

191 N Orange St

O R A N G E / C A L I F O R N I A



COMING SOON:



**For Lease -
Retail/Creative Office Space**

Chris Hodgman

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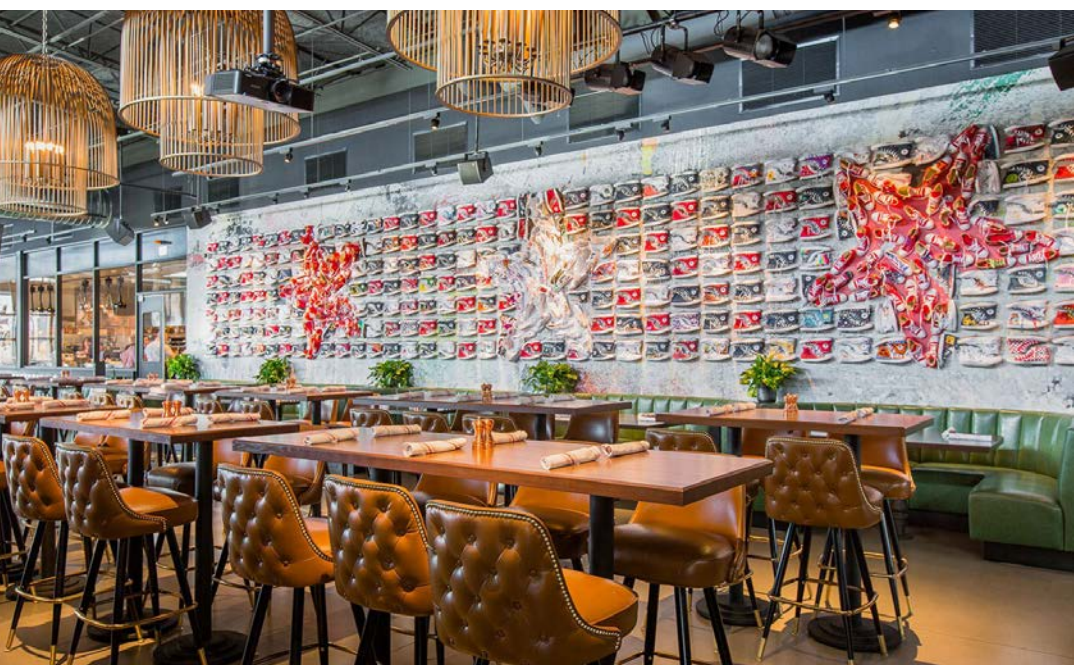
RI

The
Neighborhood.



ORANGE / CALIFORNIA

Culinary Dropout Coming Soon.

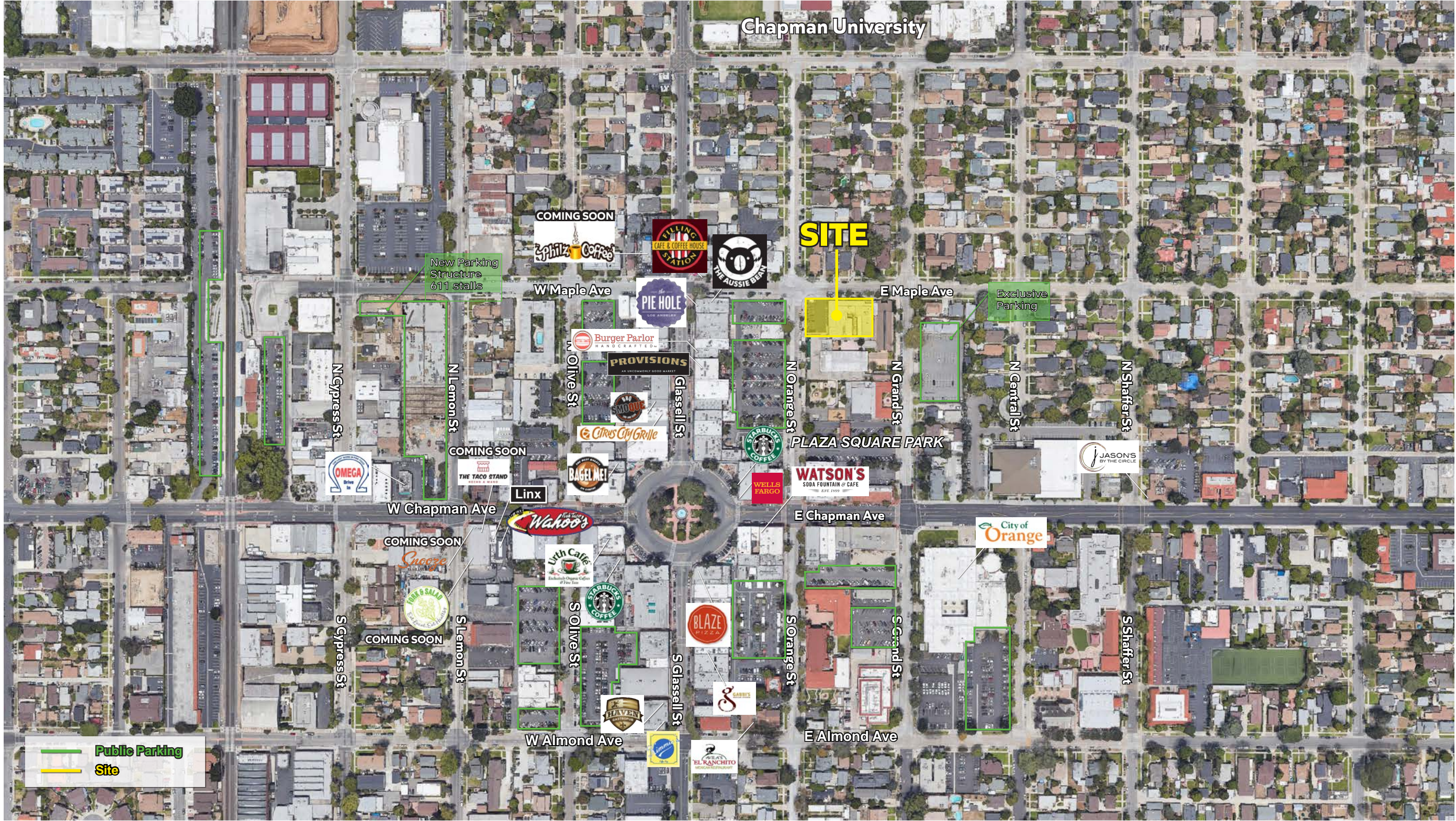


CULINARY DROPOUT

DAMN GOOD FOOD FOR
DAMN GOOD PEOPLE

At Culinary Dropout, raise your glass to friends coming together. A place where food and music are life. Join CDO for happy hour ice cold beer and famous soft pretzels with provolone fondue. At dinner, a signature cocktail and slow braised 36-hour pork ribs are a perfect pair. A neighborhood hangout where your crew can enjoy damn good food and drinks. Come hang out and stay a while.

Aerial Map



About 191 N Orange St.

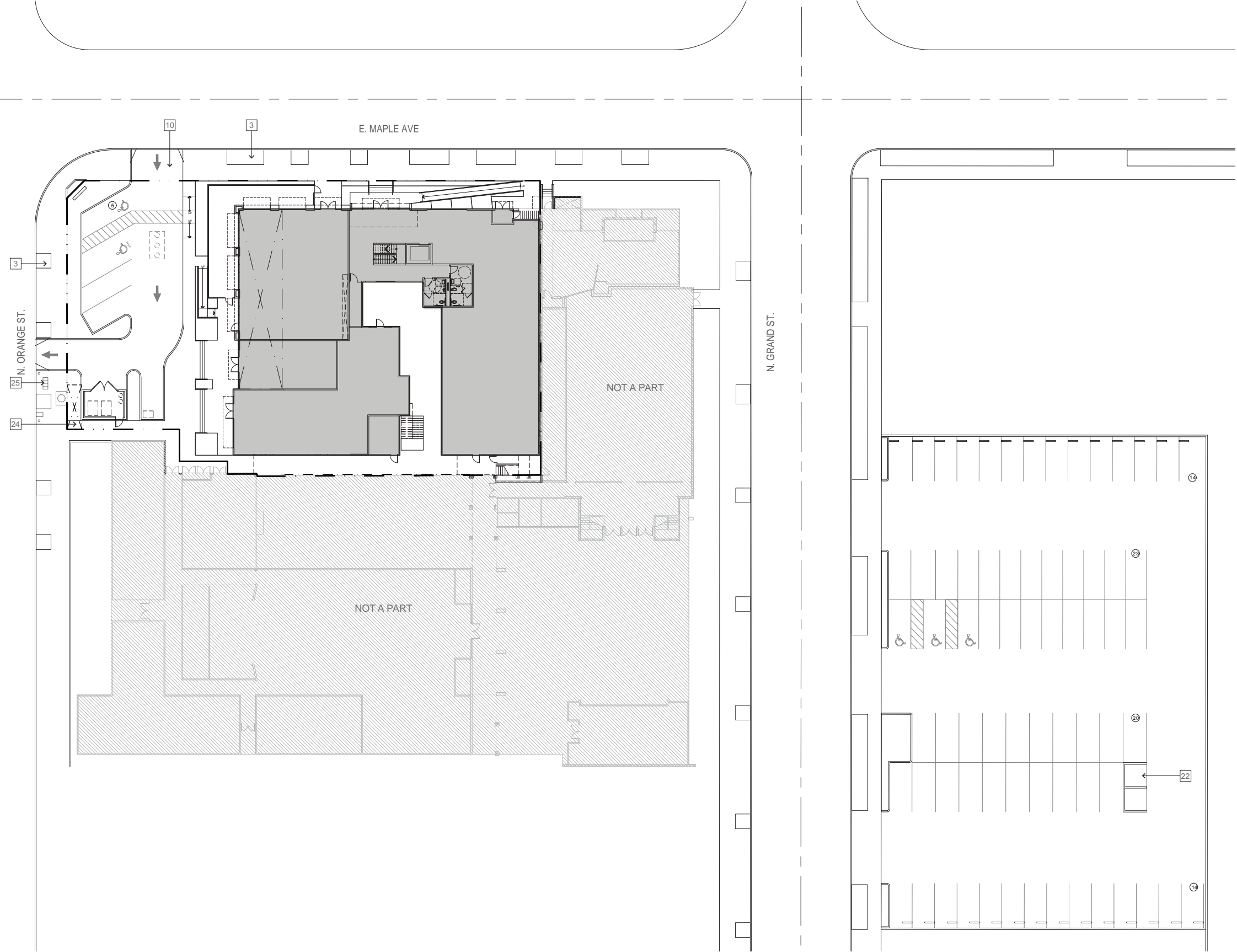


PROPERTY HIGHLIGHTS

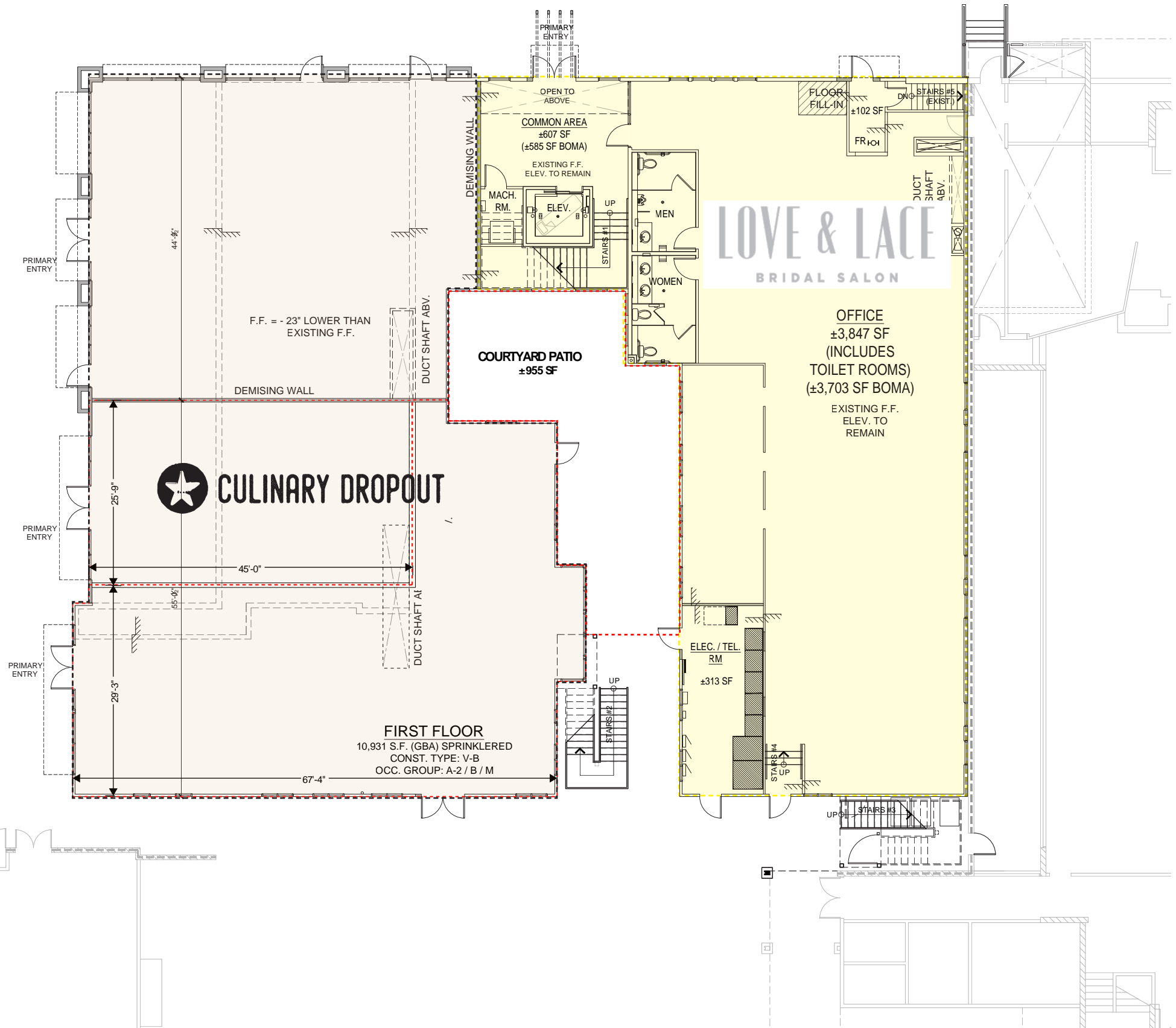
AVAILABLE:
2nd Floor Retail/Creative Office: 7,275 SF

- 191 N Orange Street is a mixed used retail and creative office redevelopment in Historical Old Town Orange
- Join one of the hottest retail and restaurant markets in Orange County.
- Walking distance to Urth Caffè, Philz Coffee, Snooze, Citrus City Grille, The Taco Stand, and more.
- Conveniently located within walking distance of the Orange Circle, Chapman University, and the Metrolink. One metrolink stop away from Angel Stadium and the Honda Center.
- Located near the main thoroughfare to the rapidly growing Chapman University with 10,001 students enrolled and home to the Dodge College of Film and Media Arts.
- Exclusive 10 store front parking stalls & 72 overflow parking stalls

Site Plan.



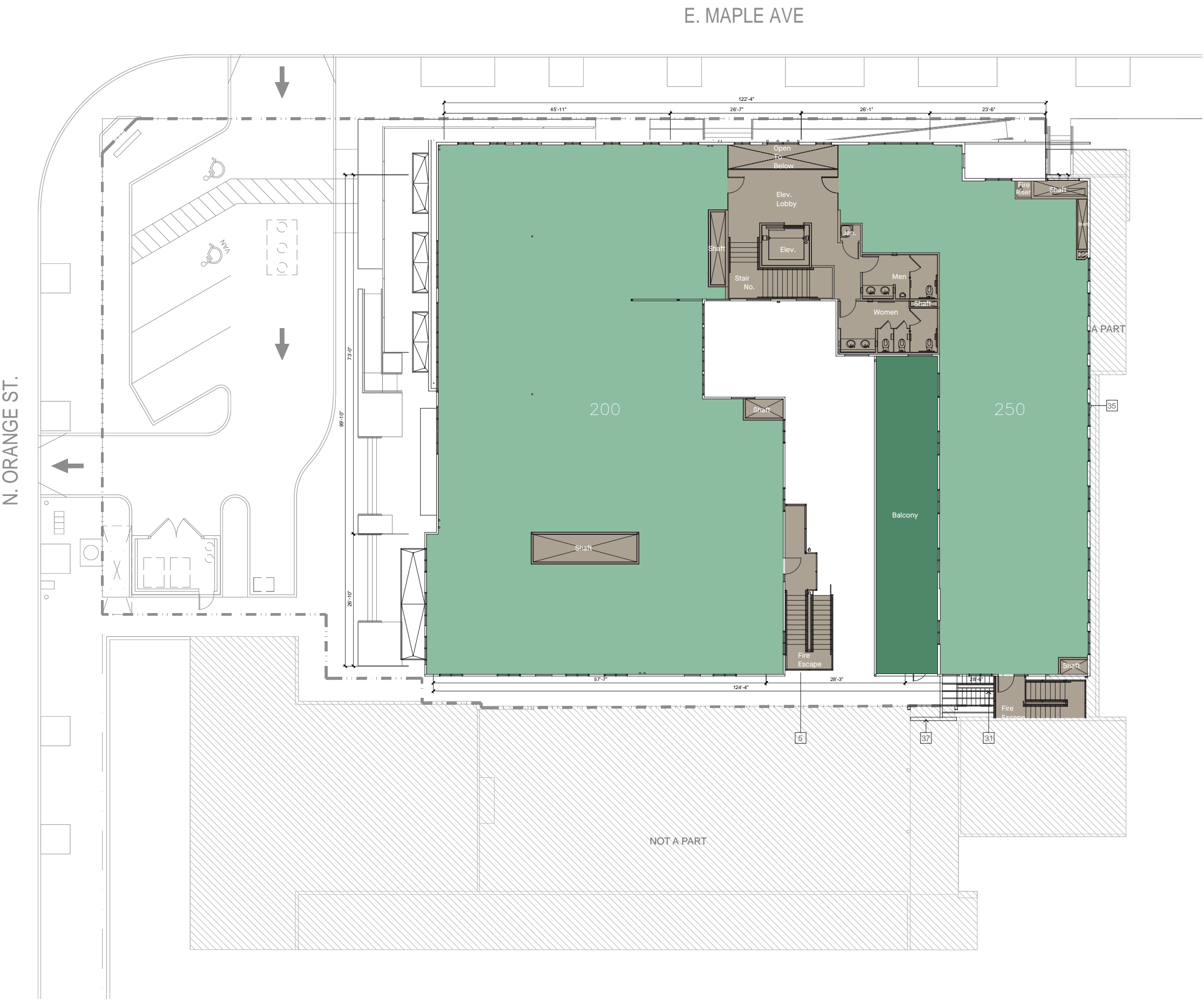
Proposed 1st Floor



Floor Plan.

Proposed 2nd Floor

RETAIL/CREATIVE OFFICE SPACE
7,275 SF

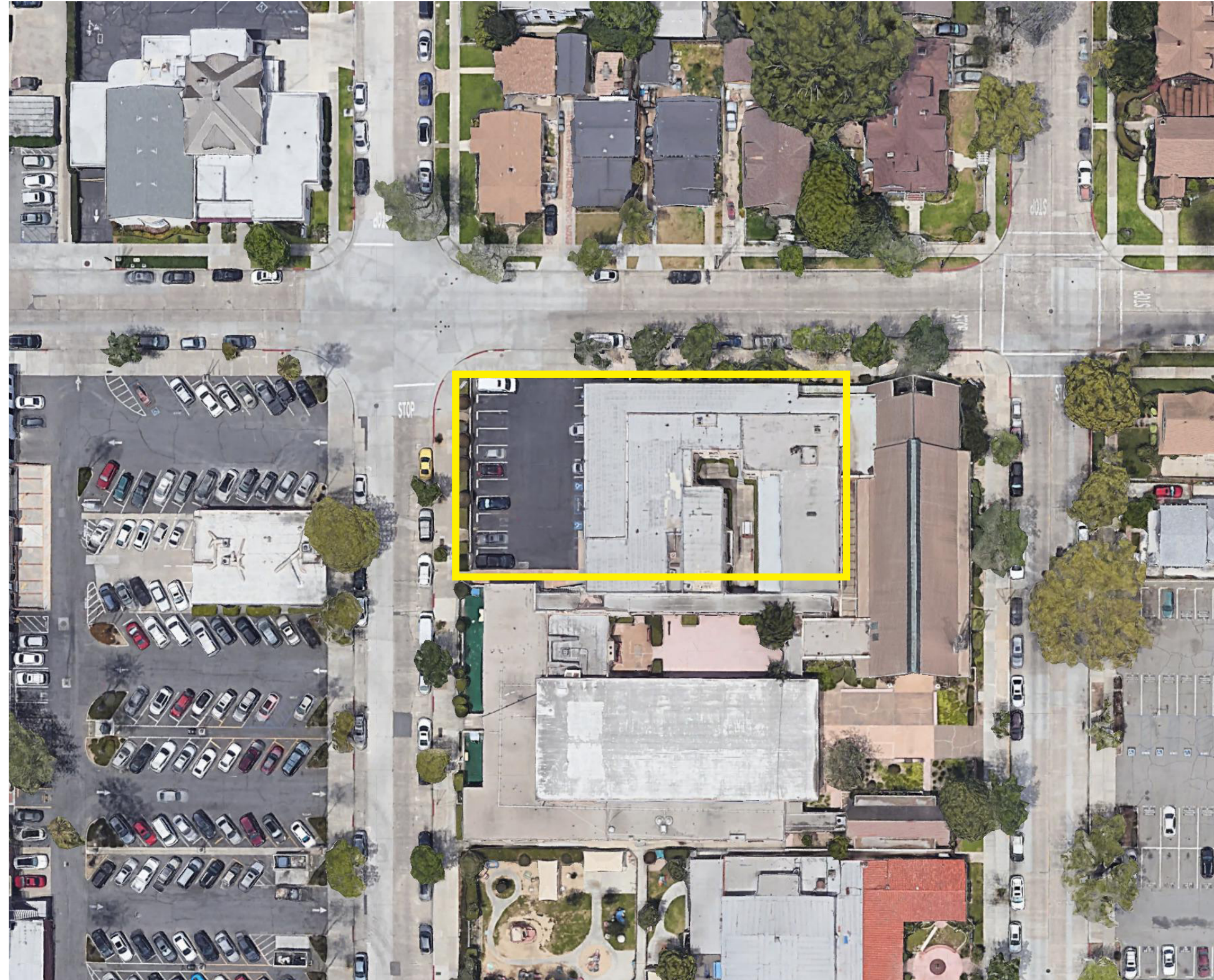


The Location.

O R A N G E / C A L I F O R N I A

Old Towne Orange offers arterial freeway access and a central location. That makes it accessible to residents from across the metro, which helps drive demand. It's a community in transformation with an emerging creative office market. A hotbed for food the local area is highly amenitized with long loved favorites such as Gabbi's Mexican Kitchen, Citrus City Grille, Haven Gastropub, and Francoli Gourmet. The food scene continues to transform with new concepts such as Urth Caffè, Pie Hole, Blaze Pizza, and Aussie Coffee taking hold. Home to many businesses from the Oldest Operating Bank to the oldest operating soda fountain. Old Towne Orange is comprised of 1,300 residential homes and Chapman University with 10,001 students enrolled. You cannot recreate history; you can only choose to be a part of it. 191 N Orange Street is a unique opportunity to be a part of this growing dynamic community.

Parking Stall Count:
10 Dedicated
72 Overflow



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