



FELLOWS HALL

ORANGE, CALIFORNIA

A CULINARY DESTINATION

Old Towne Orange has emerged as a culinary destination in Orange County. The historic architecture, natural charm, and walkable streets create a unique and inviting retail and restaurant environment. With its mix of locally owned restaurants, specialty shops, and a strong sense of community, Old Towne Orange offers both residents and visitors an experience that blends tradition with modern flair. Whether enjoying a meal at one of its renowned eateries, browsing through vintage shops, or simply taking in the atmosphere of the historic plaza, Old Towne Orange continues to stand out as a vibrant hub in the region.



CULINARY DROPOUT



GRAND GIMENO



URTH CAFE



FINNEY'S



GABBI'S



SNOOZE

TRADE AERIAL



PROPERTY HIGHLIGHTS



FELLOWS HALL

- Two distinct restaurant opportunities adjacent to Culinary Dropout and the Grand Gimeno event space on Orange Street
- Proposed common area restrooms and façade upgrades
- Ample public and street parking. The existing Lemon Street parking structure has approximately 608 parking stalls
- Within walking distance of Chapman University with an estimated 10,000 students.
- Restaurant #1: Approximately 3,109 SF of interior space with an opportunity for two patios totaling 2,588 SF (can be combined)

Restaurant #2: Approximately 2,190 SF of interior space with 507 SF of patio seating (can be combined)

SITE PLAN

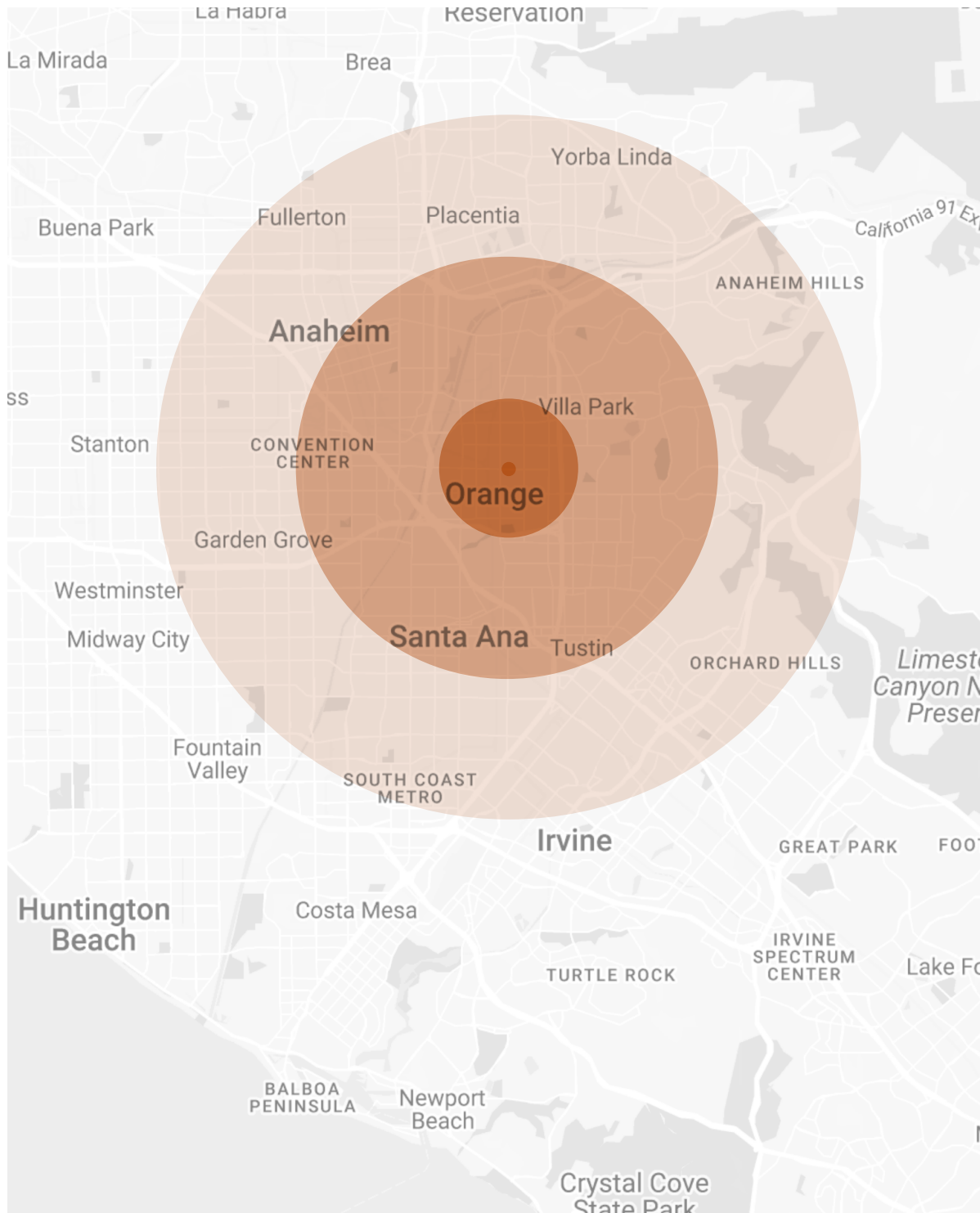


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

CONCEPTUAL RENDERINGS



DEMOGRAPHICS



180 N GRAND STREET			
O R A N G E / C A L I F O R N I A			
Population	1 Mile	3 Mile	5 Mile
Estimated Population	26,365	218,238	630,847
Forecasted Population (2030)	25,752	218,594	614,494
Daytime Demos			
Total Daytime Population	22,403	178,950	511,447
Median Household Income			
Estimated Median Household Income	\$106,546	\$112,106	\$112,163
Estimated Median Family Income	\$121,545	\$125,350	\$123,717
Average Household Income			
Estimated Average Household Income	\$135,637	\$134,836	\$136,766
Estimated Average Family Income	\$156,492	\$150,945	\$150,401

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