

The Royer Mansion

307 E. Chapman Avenue, Orange CA 92866

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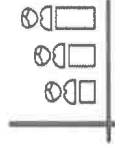
THE SPACE

Location **307 E. Chapman Avenue, Orange, CA, 92866**
 COUNTY **Orange**
 APN **039-253-23**
 Cross Street **Grand Street**
 Traffic Count **19100**
 Square Feet **6100**
 Lease Type **NNN**



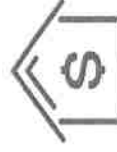
HIGHLIGHTS

- Prime Location In Old Towne Orange Near Orange Civic Center
- Desirable High Identity Corner Lot East of The Plaza
- Remarkable Historic Features Throughout
- Lease Is For the Entire Parcel (All Current Tenants are Month-To-Month)
- Perfect for Boutique Hotel, Bed & Breakfast, Restaurant, Creative Office Space
- Daily Traffic Count 19,100 CPD (City of Orange/2022)
- 17 On-Site Parking Spaces With Possible Ancillary Parking Adjacent
- Mixed-Use (OTMU-15S) Zoning
- Flexible Lease Terms - Call Listing Agents for Further Details
- Pedestrian Friendly to Chapman University and Old Towne Amenities



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
26,633	215,894	635,733



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$115,917	\$124,715	\$126,874



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,843	68,509	182,088

PROPERTY FEATURES

TOTAL TENANTS	14
BUILDING SF	6,100
LAND SF	18,308
LAND ACRES	0.42
YEAR BUILT	1900
YEAR RENOVATED	1929 & 1986

AVERAGE REMAINING TERM **All Current Leases are Month-To-Month**

ZONING TYPE	OTMU-15S
NUMBER OF STORIES	2 + Basement
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	17
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Chapman University
SOUTH	City of Orange Civic Center
EAST	City of Orange Public Library
WEST	Old Towne Orange

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Siding/Stucco/River Rock
PARKING SURFACE	Asphalt
ROOF	Composition
LANDSCAPING	Yes

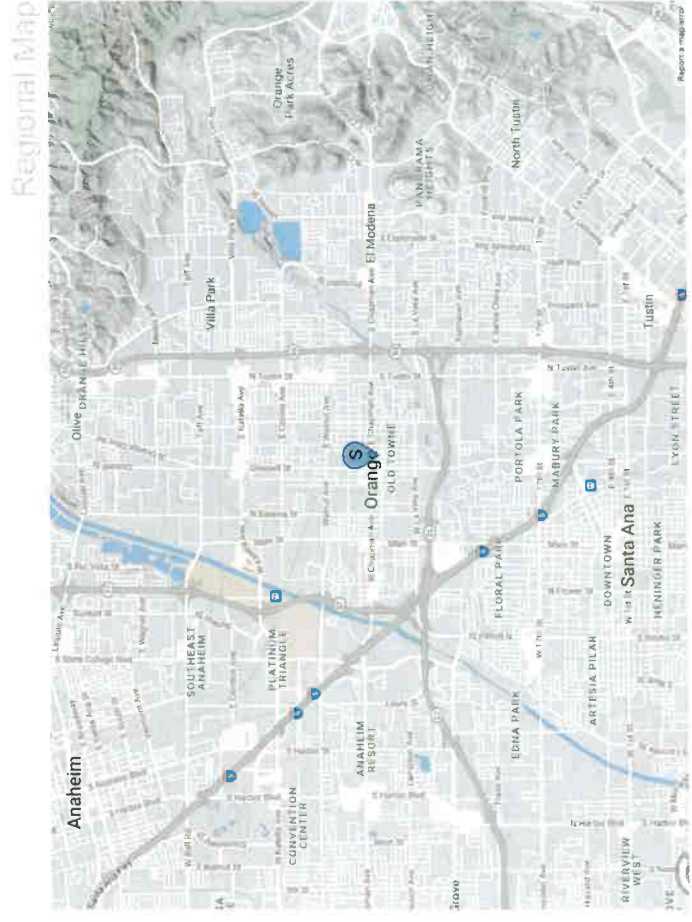
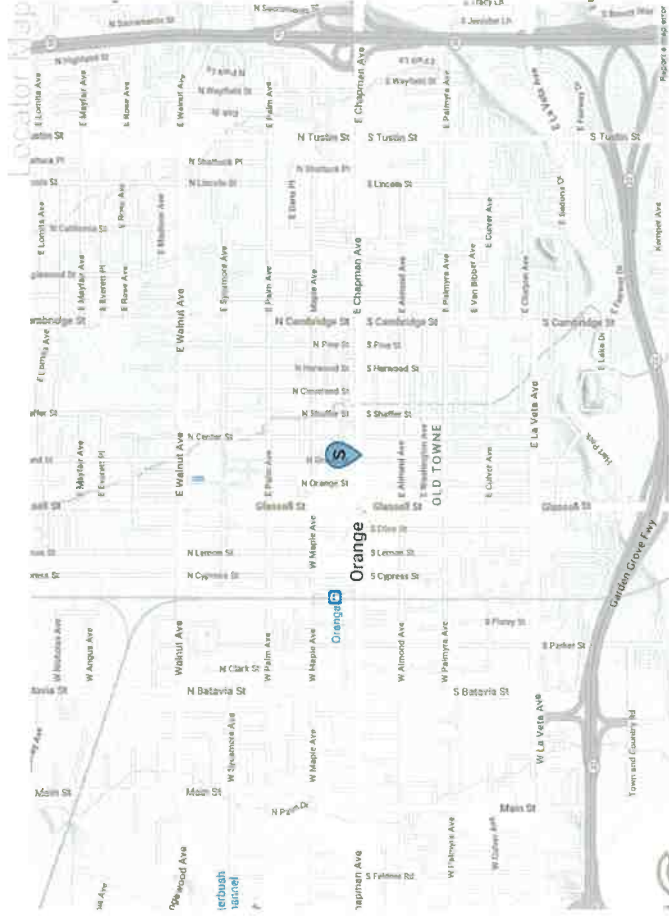
TENANT INFORMATION

LEASE TYPE **NNN**



Location Summary

- **Prime Location:** The property is situated on E. Chapman Avenue in the heart of Orange, CA, a highly desirable area for businesses due to its central location and high foot traffic.
- **Vibrant Downtown Area:** The property is located near the vibrant downtown area of Orange, which is known for its charming shops, restaurants, and entertainment options. It offers a lively atmosphere that attracts both locals and tourists.
- **Proximity to Major Freeways:** The property benefits from its proximity to major freeways, including the 5, 22, 55, 57, 91 and 405 freeways, providing convenient access to other parts of Orange County and beyond. This makes it easily accessible for employees, clients, and customers.
- **Established Business Community:** The surrounding area is home to a diverse mix of businesses, ranging from small local retailers to larger corporate offices. This creates a dynamic business community that can potentially offer networking opportunities and synergies for your business.
- **High Visibility and Exposure:** Being situated on E. Chapman Avenue, a well-traveled road, the property enjoys high visibility and exposure to passing vehicles and pedestrians. This can greatly benefit businesses looking to attract customers and increase brand awareness.
- **Historic Plaza Area Filled With Charm and Character:** Old Towne Orange contains the largest Nationally Registered Historic District in California and its distinct look makes it a popular location for film and television production.
- **City Of Orange:** The City of Orange, with a population of 138,640 is situated in Central Orange County, approximately 32 miles southeast of Los Angeles. The City's land area is 27 square miles. The City's planning area is 38 square miles, with a "Sphere of Influence" area of 55 square miles.





- Jack In the Box
- Smart & Final
- Tuskatella
- CVS
- Sally's
- TI-MAX
- DAISO JAPAN
- JOANN
- Michaels
- STATER BROS. HOME CENTER
- Albertsons
- Quality Auto Parts
- STATER BROS. HOME CENTER
- TARGET
- VILLA PARK HIGH SCHOOL
- EL MODENA HIGH SCHOOL

- CHAPMAN UNIVERSITY
- ORANGE HIGH SCHOOL
- GROCERY OUTLET
- FITNESS 19
- RITE AID
- HILBERT MUSEUM
- ORANGE
- FAITHAVEN MEMORIAL PARK & MONUMENTARY
- HART PARK
- BIG LOTS!
- HOBBY LOBBY
- ESPORTA

- CONTRA
- WILAS EL RANCHITO MEDICINES VALLEY
- BLAVEN
- MOTHERS MAINPLACE MALL
- JCPenney
- H&M
- macys
- ROUND 1
- Foot Locker
- Clarks
- 24 HOUR MARTINIS

- PROVIDENCE
- CHOC
- SANTA ANA COLLEGE
- TARGET
- Smart & Final
- Discovery Cube
- BOWERS MUSEUM
- RIVERVIEW GOLF COURSE

- CINEMARK
- HONDA
- OCUIBE
- CITY NATIONAL
- GROVE
- THE OUTLETS AT ORANGE
- AMC
- Neiman Marcus rack
- OFF 5TH
- VANS
- Marshall's
- Ruiperts
- UCI Health
- UCI
- 5
- 57
- 55
- 22
- 5



N GRAND ST

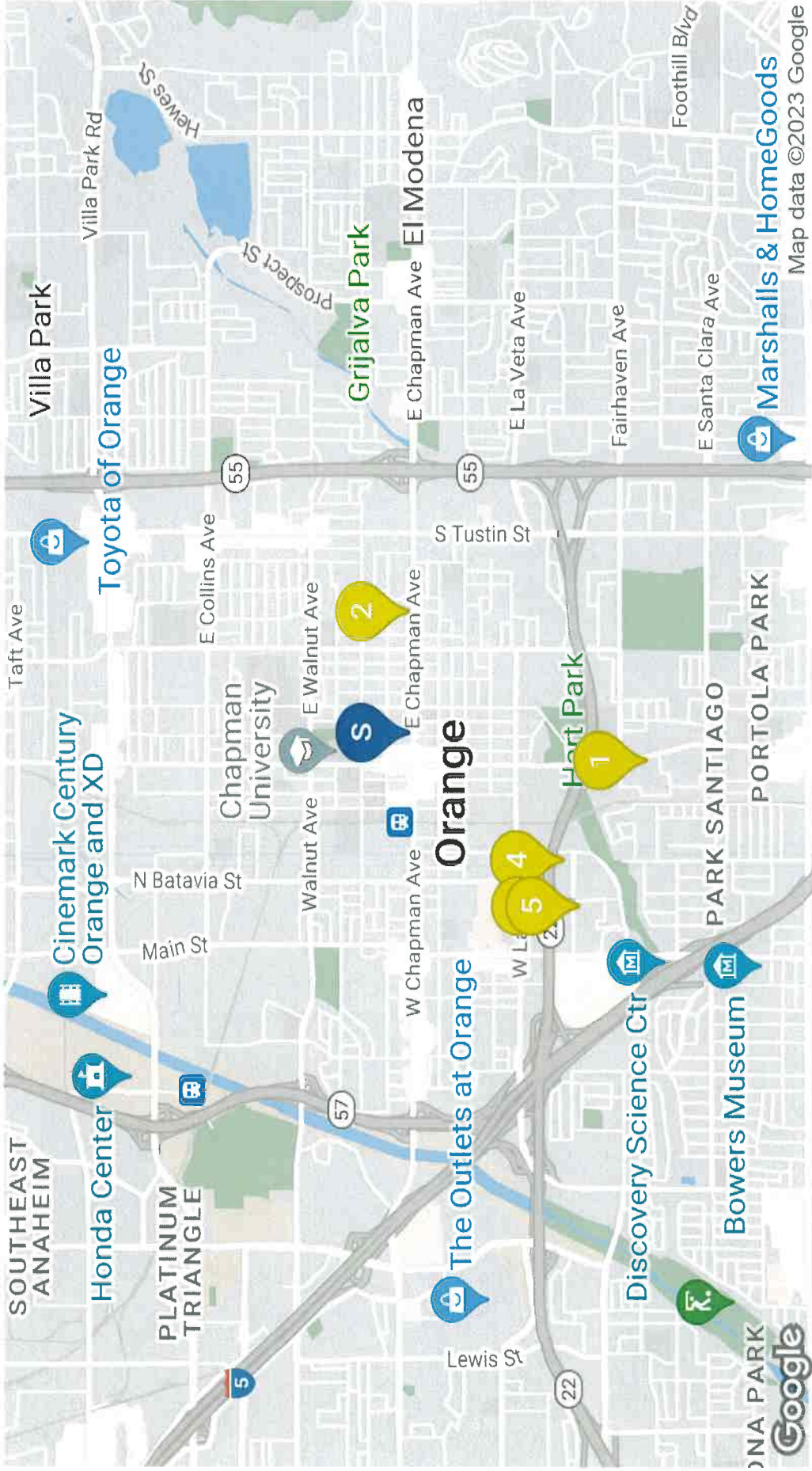
307 E CHAPMAN AVE
ORANGE, CA

E CHAPMAN AVE















#	Property Name	Address	City
S	The Royer Mansion	307 E. Chapman Avenue	Orange
1	Office Building	2530 N Grand Ave	Santa Ana
2	Professional Office Building	1107 E Chapman Ave	Orange
3	Town & Country Business Plaza	1111 W Town and Country Rd	Orange
4	725 Town & Country	725 W Town And Country Rd	Orange
5	Alignment Healthcare	1100 W Town and Country Rd	Orange

	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 Office Building 2530 N Grand Ave Santa Ana, CA 92705	7,104	\$2.20	\$0.18	1965	NNN	1.30
2	 Professional Office Building 1107 E Chapman Ave Orange, CA 92866	11,342	\$2.25	\$0.19	1970	MG	0.50
3	 Town & Country Business Plaza 1111 W Town and Country Rd Orange, CA 92868	54,000	\$1.75	\$0.15	1976	NNN	1.60
4	 725 Town & Country 725 W Town And Country Rd Orange, CA 92868	91,145	\$2.10	\$0.18	1986	Direct	1.30
5	 Alignment Healthcare 1100 W Town and Country Rd Orange, CA 92868	4,607	\$1.95	\$0.16	1987	Sub-Lease	1.50
AVERAGES		33,640	\$2.05	\$0.17			
S	 The Royer Mansion 307 E. Chapman Avenue Orange, CA 92866				1900	NNN	



Office Building

2530 N Grand Ave
 Santa Ana, CA 92705

BUILDING SF	7,104
LAND SF	23,087
LAND ACRES	0.53
YEAR BUILT	1965
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$2.20
RENT PSF (MONTHLY)	\$0.18
DISTANCE	1.3 miles

ANNUAL RENT PSF \$2 - \$2

LOW HIGH

BUILDING PSF 4,607 - 91,145

LOW HIGH

1



Professional Office Building

1107 E Chapman Ave
 Orange, CA 92866

BUILDING SF	11,342
LAND SF	19,602
LAND ACRES	.045
YEAR BUILT	1970
LEASE TYPE	MG
RENT PSF (YEARLY)	\$2.25
RENT PSF (MONTHLY)	\$0.19
DISTANCE	0.5 miles

ANNUAL RENT PSF \$2 - \$2

LOW HIGH

BUILDING PSF 4,607 - 91,145

LOW HIGH

2



BUILDING SF	54,000
LAND SF	141,134
LAND ACRES	3.24
YEAR BUILT	1976
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$1.75
RENT PSF (MONTHLY)	\$0.15
DISTANCE	1.6 miles

Town & Country Business Plaza
 1111 W Town and Country Rd
 Orange, CA 92868

ANNUAL RENT PSF \$2 - \$2

LOW HIGH

BUILDING PSF 4,607 - 91,145

LOW HIGH

3



BUILDING SF	91,145
LAND SF	133,294
LAND ACRES	3.06
YEAR BUILT	1986
LEASE TYPE	Direct
RENT PSF (YEARLY)	\$2.10
RENT PSF (MONTHLY)	\$0.18
DISTANCE	1.3 miles

725 Town & Country
 725 W Town And Country Rd
 Orange, CA 92868

ANNUAL RENT PSF \$2 - \$2

LOW HIGH

BUILDING PSF 4,607 - 91,145

LOW HIGH

4

5



Alignment Healthcare

1100 W Town and Country Rd
Orange, CA 92868

BUILDING SF	4,607
LAND SF	252,648
LAND ACRES	5.08
YEAR BUILT	1987
LEASE TYPE	Sub-Lease
RENT PSF (YEARLY)	\$1.95
RENT PSF (MONTHLY)	\$0.16
DISTANCE	1.5 miles

ANNUAL RENT PSF \$2 - \$2

LOW HIGH

BUILDING PSF 4,607 - 91,145

LOW HIGH

5



The Royer Mansion

307 E. Chapman Avenue
Orange, CA 92866

YEAR BUILT	1900
LEASE TYPE	NNN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,050	197,825	634,651
2010 Population	25,308	202,572	631,617
2023 Population	26,633	215,894	635,733
2028 Population	26,491	217,985	641,115
2023-2028: Population: Growth Rate	-0.55 %	0.95 %	0.85 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	869	4,733	11,663
\$15,000-\$24,999	475	2,880	8,024
\$25,000-\$34,999	302	3,666	9,893
\$35,000-\$49,999	673	5,295	15,004
\$50,000-\$74,999	1,472	11,306	29,795
\$75,000-\$99,999	1,285	9,300	24,824
\$100,000-\$149,999	1,707	13,380	35,171
\$150,000-\$199,999	957	8,241	22,167
\$200,000 or greater	1,102	9,707	25,536
Median HH Income	\$85,459	\$90,591	\$90,198
Average HH Income	\$115,917	\$124,715	\$126,874

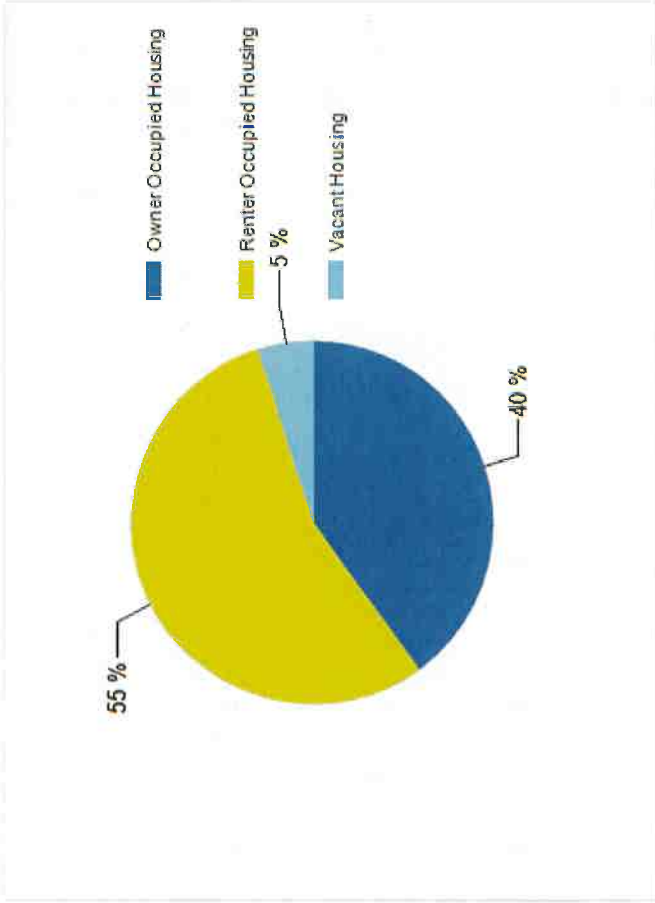
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,172	60,345	171,275
2010 Total Households	8,773	61,058	169,354
2023 Total Households	8,843	68,509	182,088
2028 Total Households	8,841	69,934	185,256
2023 Average Household Size	2.66	3.02	3.41
2000 Owner Occupied Housing	3,836	30,982	90,025
2000 Renter Occupied Housing	5,107	27,999	77,298
2023 Owner Occupied Housing	3,706	31,190	90,762
2023 Renter Occupied Housing	5,137	37,319	91,326
2023 Vacant Housing	484	4,194	7,973
2023 Total Housing	9,327	72,703	190,061
2028 Owner Occupied Housing	3,817	32,004	92,916
2028 Renter Occupied Housing	5,024	37,930	92,340
2028 Vacant Housing	525	4,103	8,205
2028 Total Housing	9,366	74,037	193,461
2023-2028: Households: Growth Rate	0.00 %	2.05 %	1.75 %

Notes: City of Orange Demographics

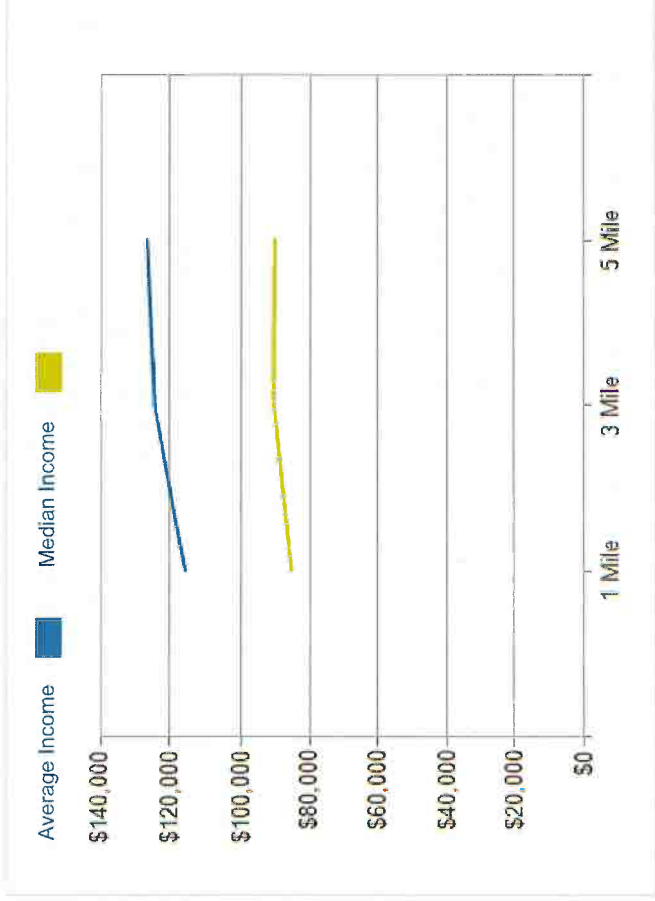
2023 POPULATION BY AGE		1 MILE	3 MILE	5 MILE	2028 POPULATION BY AGE		1 MILE	3 MILE	5 MILE
2023 Population Age 30-34		2,359	19,032	52,743	2028 Population Age 30-34		1,939	17,335	48,646
2023 Population Age 35-39		2,037	16,505	47,405	2028 Population Age 35-39		2,285	18,028	51,499
2023 Population Age 40-44		1,752	14,197	41,945	2028 Population Age 40-44		1,861	15,479	46,032
2023 Population Age 45-49		1,442	12,411	37,314	2028 Population Age 45-49		1,621	13,380	40,126
2023 Population Age 50-54		1,444	12,401	36,857	2028 Population Age 50-54		1,343	11,706	35,239
2023 Population Age 55-59		1,382	11,303	32,766	2028 Population Age 55-59		1,345	11,495	34,066
2023 Population Age 60-64		1,343	10,658	30,678	2028 Population Age 60-64		1,220	10,125	29,478
2023 Population Age 65-69		1,103	8,608	24,924	2028 Population Age 65-69		1,129	9,316	26,957
2023 Population Age 70-74		791	6,981	19,631	2028 Population Age 70-74		915	7,565	21,485
2023 Population Age 75-79		549	5,061	13,817	2028 Population Age 75-79		666	5,875	16,343
2023 Population Age 80-84		329	3,477	8,851	2028 Population Age 80-84		429	4,143	10,920
2023 Population Age 85+		404	3,481	8,121	2028 Population Age 85+		409	3,896	9,560
2023 Population Age 18+		21,788	166,801	474,719	2028 Population Age 18+		21,971	170,996	486,332
2023 Median Age		33	34	34	2028 Median Age		35	36	35

2023 INCOME BY AGE		1 MILE	3 MILE	5 MILE	2028 INCOME BY AGE		1 MILE	3 MILE	5 MILE
Median Household Income 25-34		\$87,513	\$88,744	\$87,238	Median Household Income 25-34		\$95,943	\$99,950	\$97,305
Average Household Income 25-34		\$113,108	\$113,026	\$110,354	Average Household Income 25-34		\$130,151	\$128,041	\$124,435
Median Household Income 35-44		\$100,777	\$100,006	\$98,464	Median Household Income 35-44		\$116,167	\$115,226	\$112,680
Average Household Income 35-44		\$135,848	\$135,045	\$134,954	Average Household Income 35-44		\$158,284	\$158,152	\$157,339
Median Household Income 45-54		\$105,649	\$108,010	\$104,704	Median Household Income 45-54		\$118,424	\$118,506	\$115,051
Average Household Income 45-54		\$137,533	\$145,268	\$144,538	Average Household Income 45-54		\$158,697	\$162,416	\$161,709
Median Household Income 55-64		\$94,347	\$105,749	\$104,032	Median Household Income 55-64		\$110,280	\$117,602	\$113,594
Average Household Income 55-64		\$126,592	\$143,362	\$147,534	Average Household Income 55-64		\$150,390	\$161,546	\$162,412
Median Household Income 65-74		\$74,523	\$83,386	\$84,118	Median Household Income 65-74		\$91,014	\$101,257	\$101,629
Average Household Income 65-74		\$102,097	\$118,103	\$123,717	Average Household Income 65-74		\$125,535	\$140,791	\$145,348
Median Household Income 75+		\$64,292	\$87,600	\$88,212	Average Household Income 75+		\$82,018	\$108,735	\$109,524

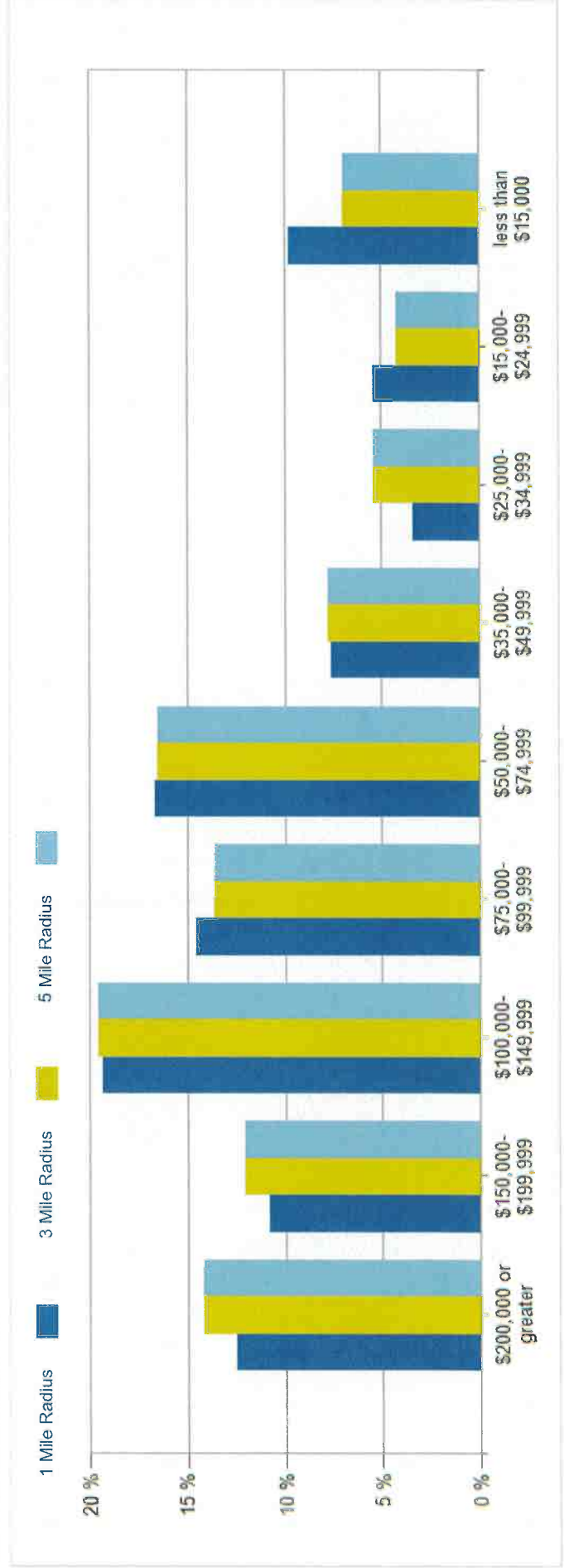
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



The Royer Mansion

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