

240 W
Chapman
Avenue

RARE RESTAURANT
OPPORTUNITY



JOIN

Snooze
AN A.M. CAFE

&



THE TACO STAND
HECHO A MANO

RI

RETAIL INSITE



Rare

restaurant opportunity in **Orange Old Towne Historic District**

- 240 W Chapman Avenue is a unique **9,493 SF restaurant or retail opportunity in the Historical Old Towne Orange** with original brick construction from 1922, open wood truss beams, and prominent exposure to Chapman Avenue. Single-tenant or multi-tenant opportunity.
- Join Snooze AM out of Denver, CO, and The Taco Stand from San Diego, CA. 1,534 SF restaurant or retail space with a 578 SF patio.
- Located near the main thoroughfare to **Chapman University with 8,305 students enrolled.**
- One of the few buildings with a **private 15-stall parking lot** and within close proximity to multiple public parking lots and a proposed 600-car parking structure.
- Property is 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.
- Orange is an affluent suburban community with **Villa Park being one of the wealthiest cities in Orange County.** The property sits just east of CHOC hospital and over 3.2 million square feet of office space.

THIS IS
Orange

Old Towne Orange is approximately one square mile with a unique collection of small shops and vibrant restaurants. A diversity of architectural styles, building types and neighborhood characteristics is present in this exciting Historic Commercial District. Home to many businesses from the Oldest Operating Bank to the oldest operating soda fountain and includes 1,300 residential homes.

The entire stock of buildings, which are a part of the Old Towne Orange Historic community is accompanied by schools, old Santa Fe Depot, Post Office, packing houses, industrial buildings, clubhouses, and parks which continue to be lively since their establishment in the early part of the century.

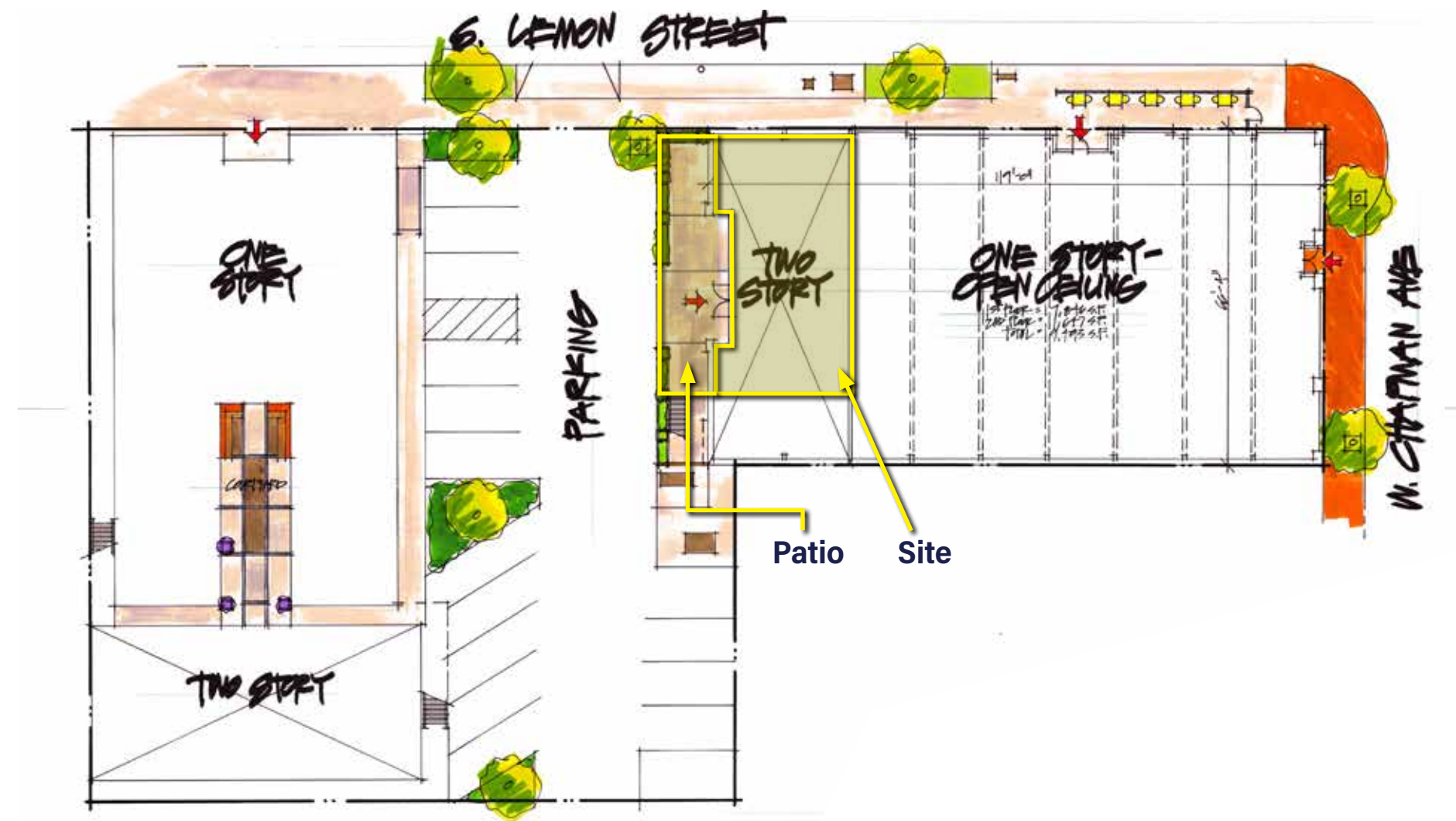
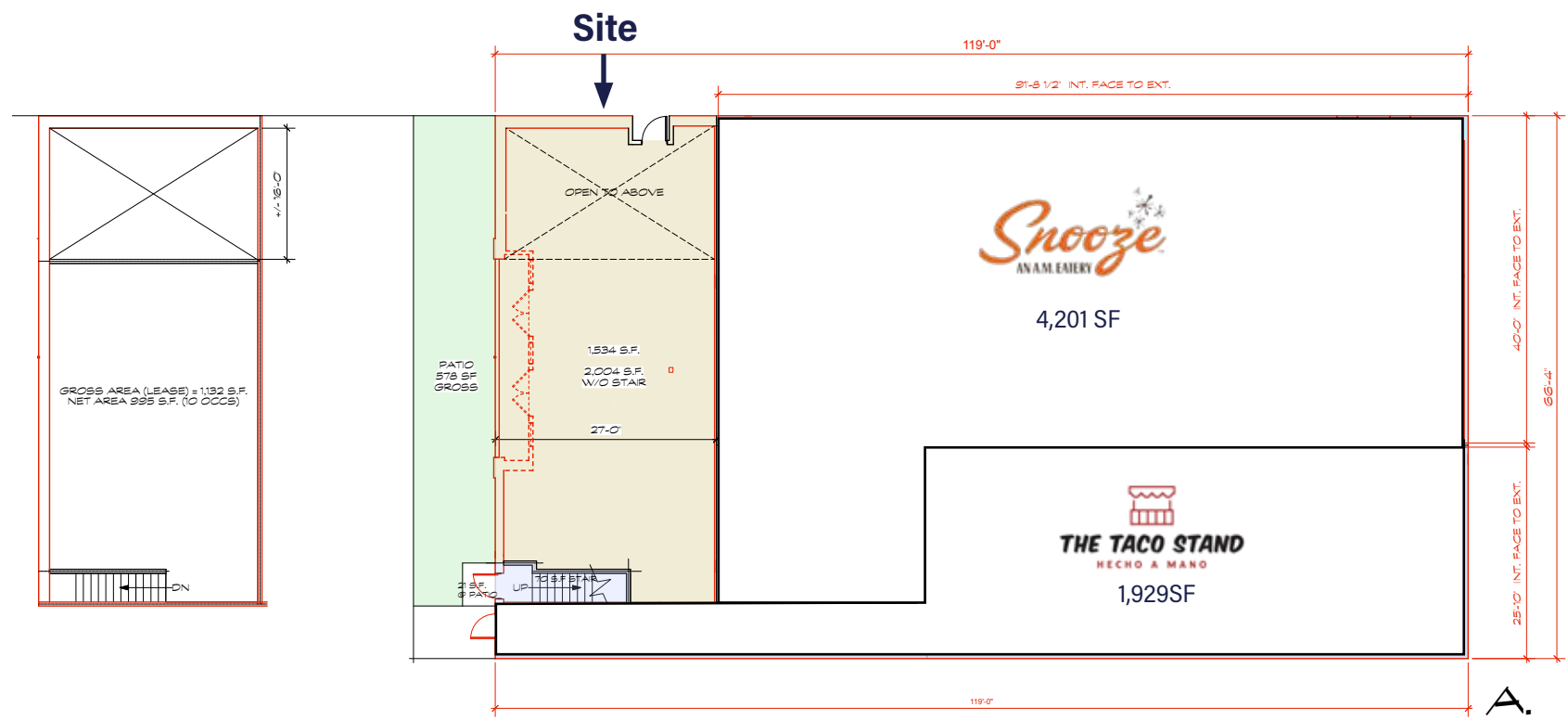
ORANGE DEMOGRAPHICS

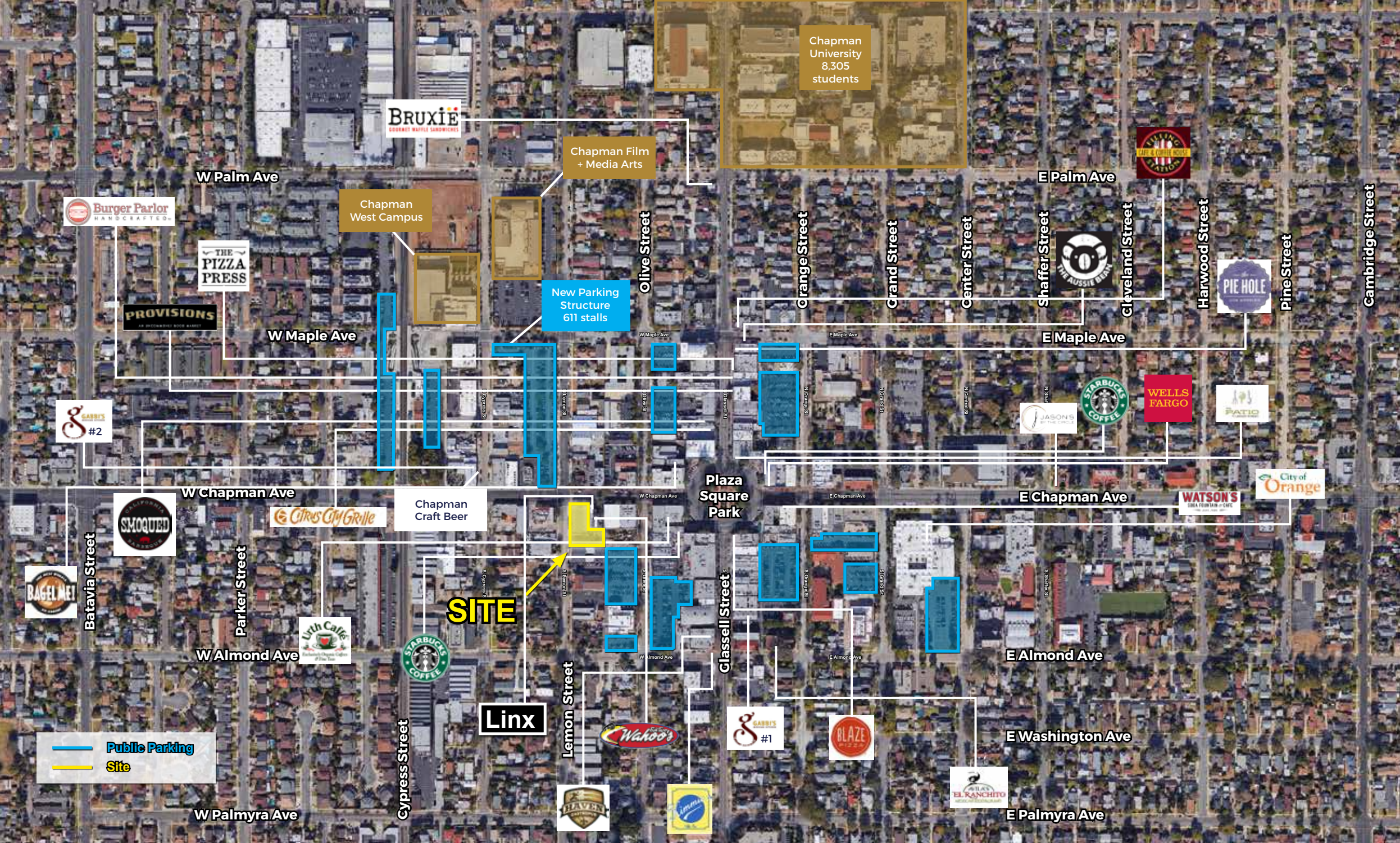
Total Estimated Population **137,431**
Average Household Income **\$111,314**
Total Number of Businesses **8,481**
Total Number of Employees **94,749**





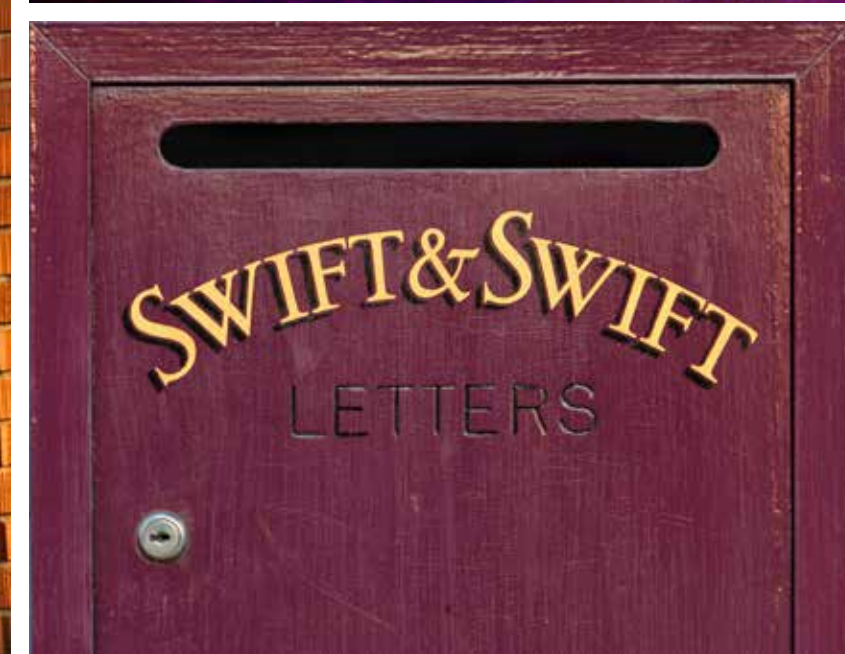
DEMISING Plans





THE Location

Old Towne Orange is a community in transformation. A hotbed for food 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 Caffe, Pie Hole, Blaze Pizza, and Aussie Coffee taking hold. You cannot recreate history; you can only choose to be a part of it. 240 W Chapman is a one of kind opportunity to be a part of this dynamic community. The opportunity to harness the natural beauty of this structure and to create a restaurant experience that cannot be duplicated. A single tenant or multi-tenant opportunity.



DISCOVER

CHAPMAN
UNIVERSITY

RI

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