

413 S GLASSELL STREET

ORANGE | CALIFORNIA



OFFICE, MEDICAL OR RETAIL FREESTANDING BUILDING FOR SALE ±2,628 SQUARE FEET

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

BROCK STRYKER
Senior Associate
CalBRE 01928271
949.790.3131
bstryker@leeirvine.com

ERIC DARNELL
Senior Associate
CalBRE 01888743
949.790.3157
edarnell@leeirvine.com



413 S Glassell Street, Orange CA

413

S GLASSELL STREET
ORANGE, CALIFORNIA

PROPERTY FEATURES

- ±2,628 SF Freestanding Building with Extra Storage Building
- Office, Medical, or Retail Use
- Corner Location with Glassell Frontage (over 20k cars per day)
- Walking Distance to Orange Circle (81 Walking Score)
- 2 Separate Parcels: 6,492 SF and 6,411 SF Lots (future flexibility)
- Total 12,903 SF Lot
- Extra 6:1 Parking
- Bonus ±1,200 SF Storage Garage/ Building

ASKING PRICE

- \$1,450,000

EXTERIOR PHOTOS

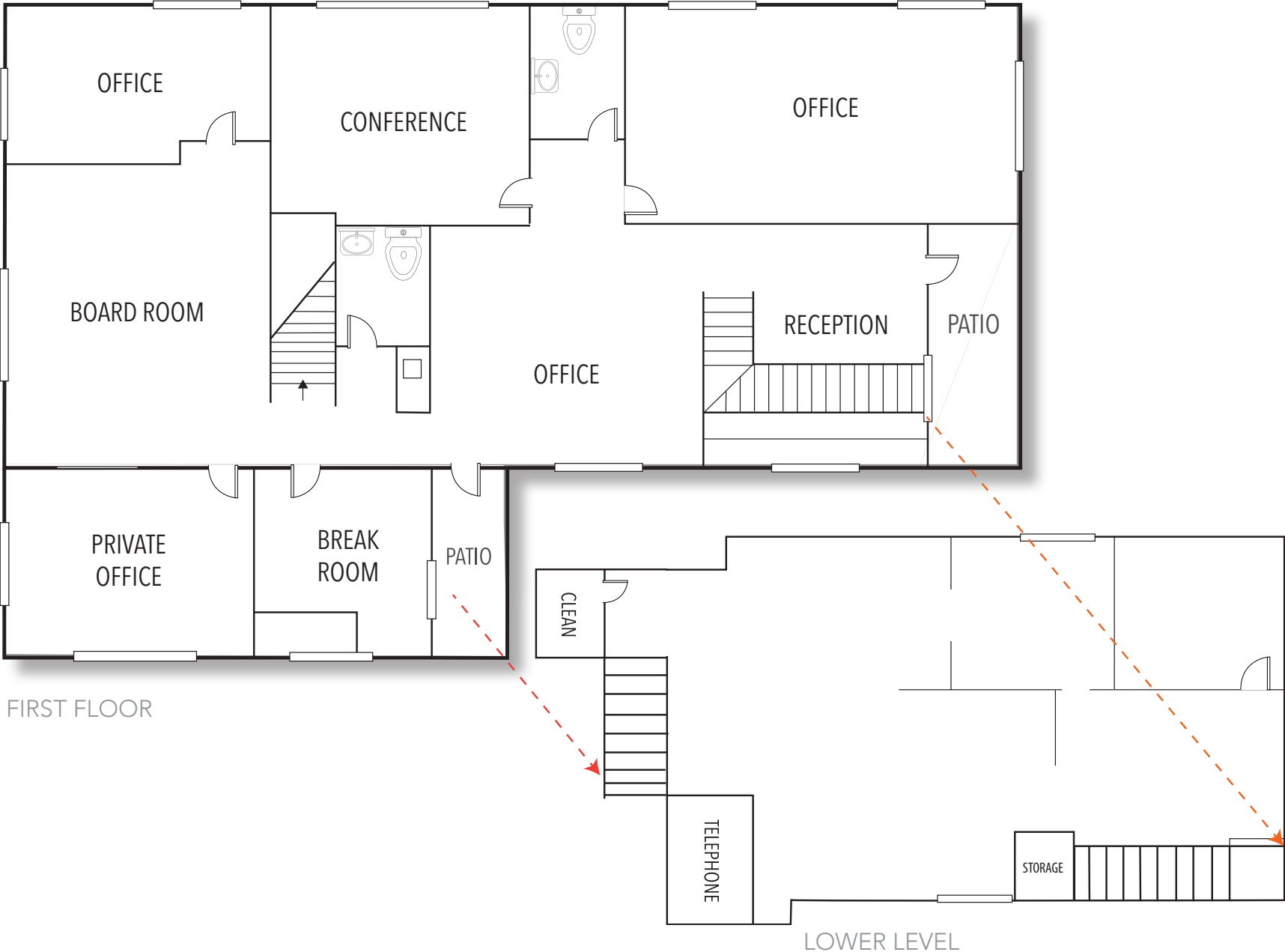


413 S Glassell Street, Orange CA

INTERIOR PHOTOS



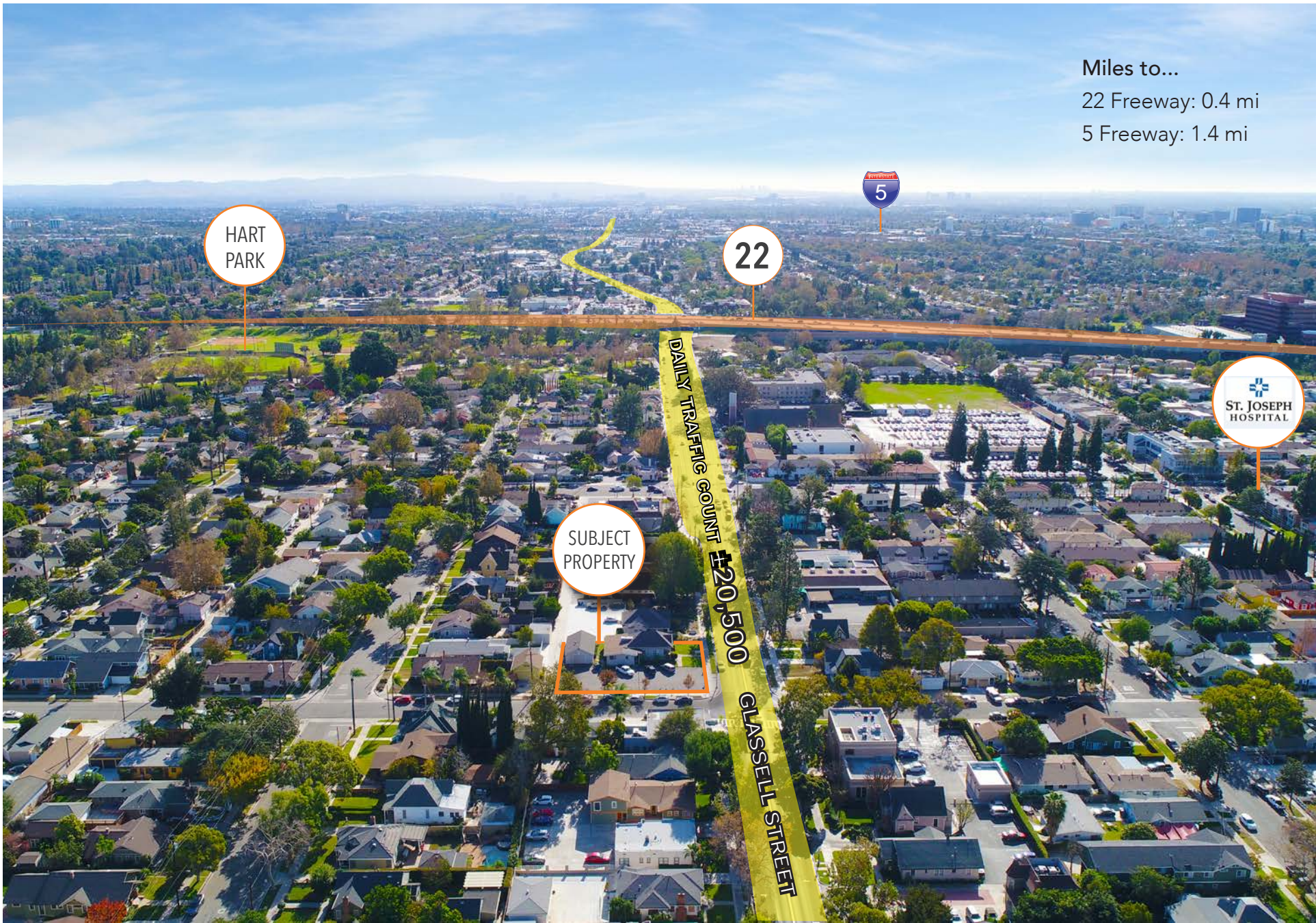
FLOOR PLAN



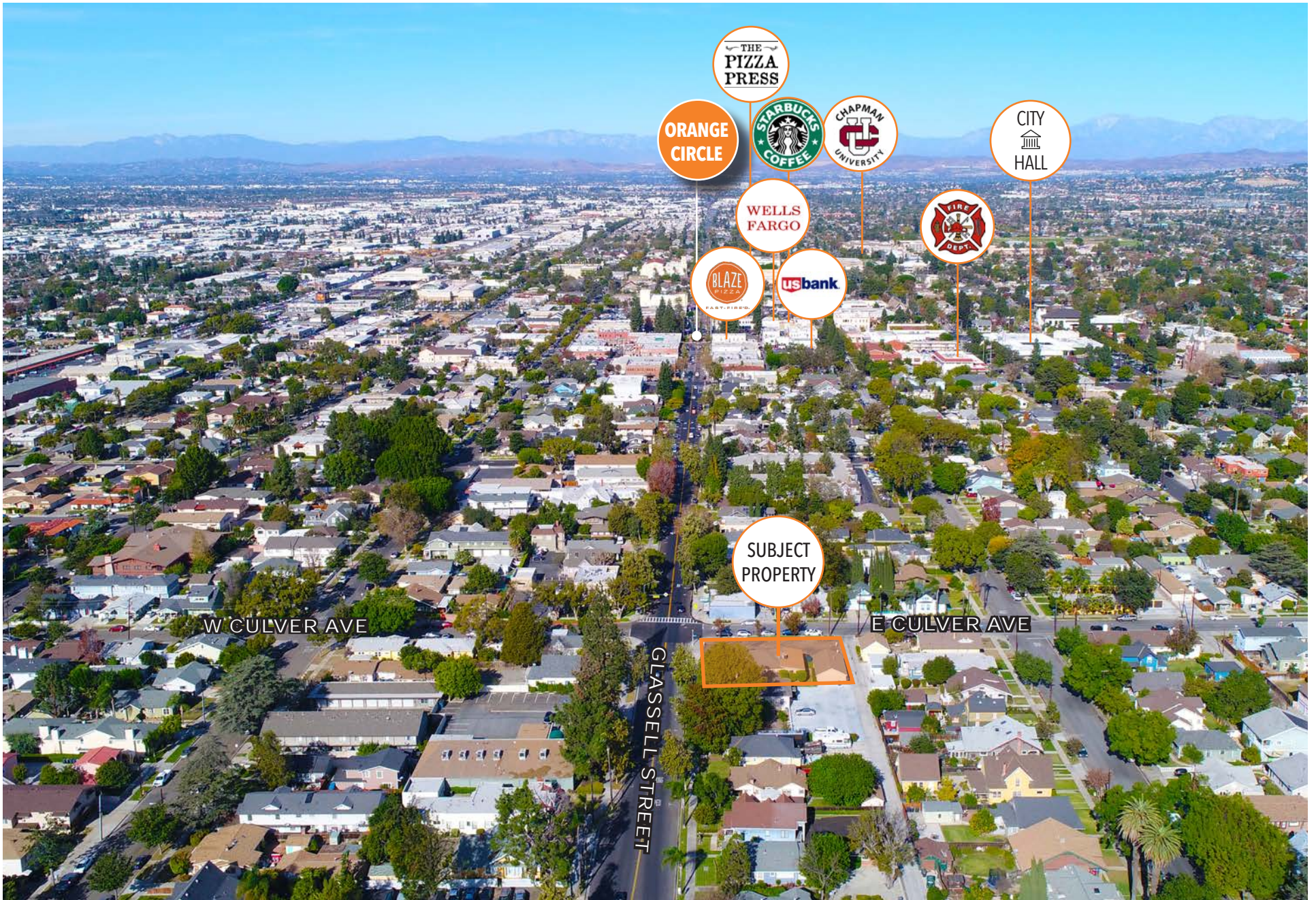
GARAGE & LOT



- 2 SEPARATE PARCELS 6,492 SF AND 6,411 SF LOTS (FUTURE FLEXIBILITY)
- ±2,628 SF FREESTANDING BUILDING WITH EXTRA STORAGE BUILDING
- BONUS ±1,200 SF STORAGE GARAGE/BUILDING
- 6:1 PARKING



413 S Glassell Street, Orange CA



NEARBY AMENITIES

ORANGE CIRCLE

- Pizza Press
- Zitoss Pizza
- Portola Coffee
- O'hara's Pub
- Nektar
- Starbucks
- Avilas El Ranchito
- Haven Gastro Pub
- Paris in a Cup
- Blaze Pizza
- Orange City Hall
- Rutabegorz
- Bruxie
- Chapman University

THE
**PIZZA
PRESS**



BRUXIE
GOURMET WAFFLE SANDWICHES



The cities and communities of Orange County offer a range of residential choices, from exclusive homes with breathtaking views of the Pacific Ocean to modest homes in captivating designed communities. The County totals 948 square miles, 42 miles of immaculate beaches, 2 major harbors, vast wilderness parks and open space, top-rated attractions, world-class shopping and a wide range of cultural arts.

Orange County is a worldwide tourist destination attracting more than 38 million visitors each year. Orange County is home to Disneyland, Knott's Berry Farm, miles of famous beaches and coastline, and the largest convention center in the west (Anaheim Convention Center). Tourist spending swelled to a record \$7.31 billion, supporting nearly 83,000 local jobs.

With a population of more than 3 million residents (8.5% of California's population), Orange County is the second largest county in California, trailing behind Los Angeles and just surpassing San Diego County, and ranks as the fifth most populated county in the nation. Orange County's population has increased by approximately 29% since 1990 and growth is expected to continue with population projections over 3.6 million by 2030. Compared to the United States overall, Orange County has a slightly younger population that is significantly more affluent and better educated. Superlative demographics continue to attract businesses to Orange County.

RECREATION

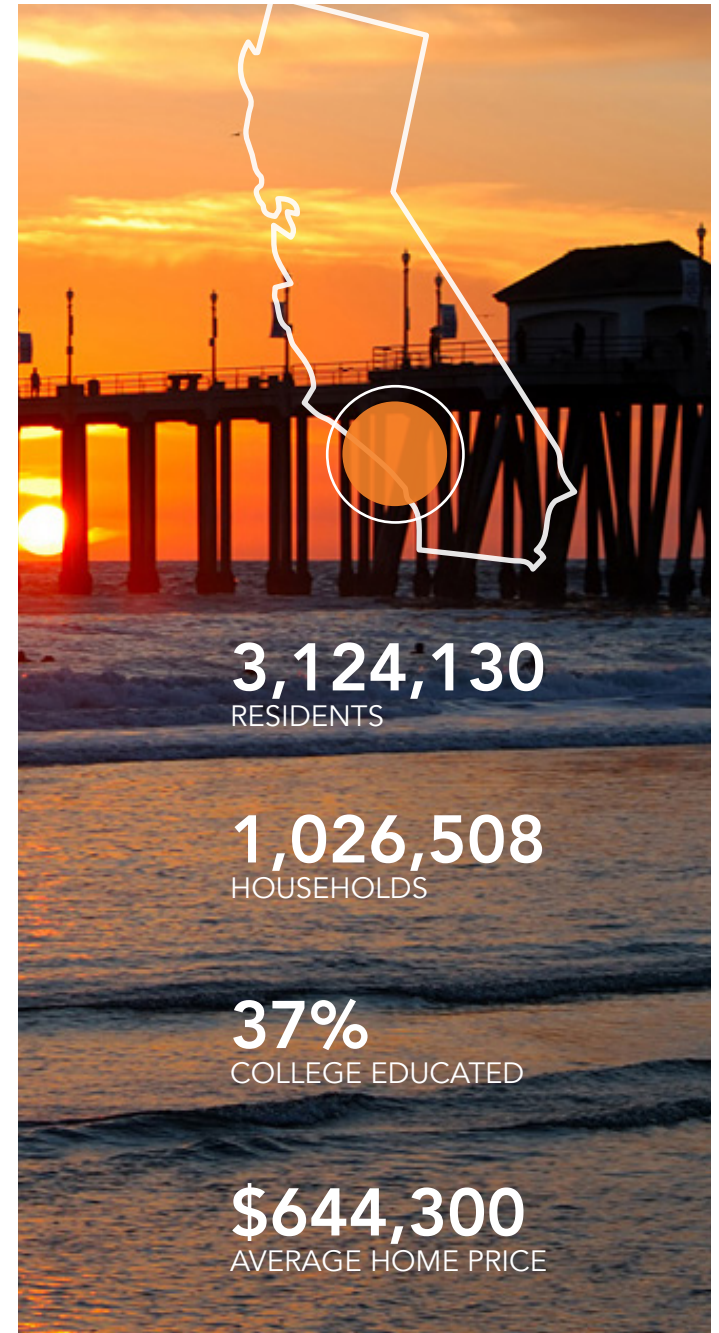
Anaheim Packing District
Balboa Island
OC Great Park
Heisler Park
Disneyland
California Adventure
Knott's Berry Farm
OC Fairgrounds

SHOPPING

Irvine Spectrum
South Coast Plaza
Fashion Island
Pacific City
Mission Viejo Mall
The District
Main Place Mall
The Lab Anti-Mall

EXCLUSIVE GOLF CLUBS

Pelican Hill Golf Club
Newport Beach Country Club
Oak Creek Golf Course
Strawberry Farms Golf Course
Shady Canyon Golf Club
Santa Ana County Club
Rancho San Joaquin Golf Course
Tijeras Creek Golf Club



413 S GLASSELL STREET

ORANGE | CALIFORNIA



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

BROCK STRYKER

Senior Associate
CalBRE 01928271
949.790.3131
bstryker@leeirvine.com

ERIC DARNELL

Senior Associate
CalBRE 01888743
949.790.3157
edarnell@leeirvine.com