

237 W CHAPMAN AVENUE

FOR SALE CORNER RETAIL IN OLD TOWNE ORANGE

ORANGE PLAZA
HISTORIC DISTRICT



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Building Details



Price:

\$3,300,000

Seller Financing available

Building Square Feet:

1,760

Land Square Feet:

10,898

Parking:

NOT REQUIRED

Zoning:

OTMU-15

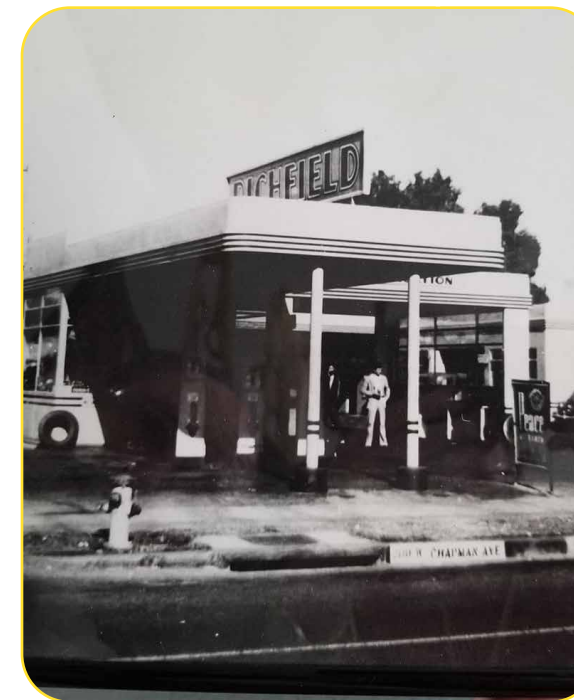
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Retail Development Potential:

This is an incredible opportunity to acquire a prime corner lot in the Orange Plaza Historic District, conveniently situated within walking distance of Chapman University Campus and the renowned The Orange Plaza. In this highly coveted area where commercial real estate is scarce, this charming downtown serves the needs of numerous students, residents, and visitors. Its exceptional location presents a great opportunity to fulfill the demand for fast-casual dining and takeout establishments.

History:

Historic early roadside gas station built in 1924 (see p.8)



Demographics

- 10,001 students enrolled: 7,656 undergraduate and 2,345 graduate
- 49 states, 2 territories and 82 countries represented in student population
- 1,117 faculty members
- 2023-2024 Undergraduate Cost of Attendance: \$62,400
- Average household family income of students: \$149,800



ORANGE

Chipotle

1886
BREWING COMPANY

CHASE

PLAZA SQUARE

HECTORS

BUTRTON

BLAZE PIZZA

N GLASSELL ST

Urth Caffé

FRANCOLI
Gourmet

blk:
coffee

PC

Starbucks

BLUESTONE

Doszrat
Liquors & Spirits

DISTRICT
LOUNGE
ESTD 2004
ORANGE, CA

W CHAPMAN AVE

Snooze
AVAIL EATERY



Parking Not Required

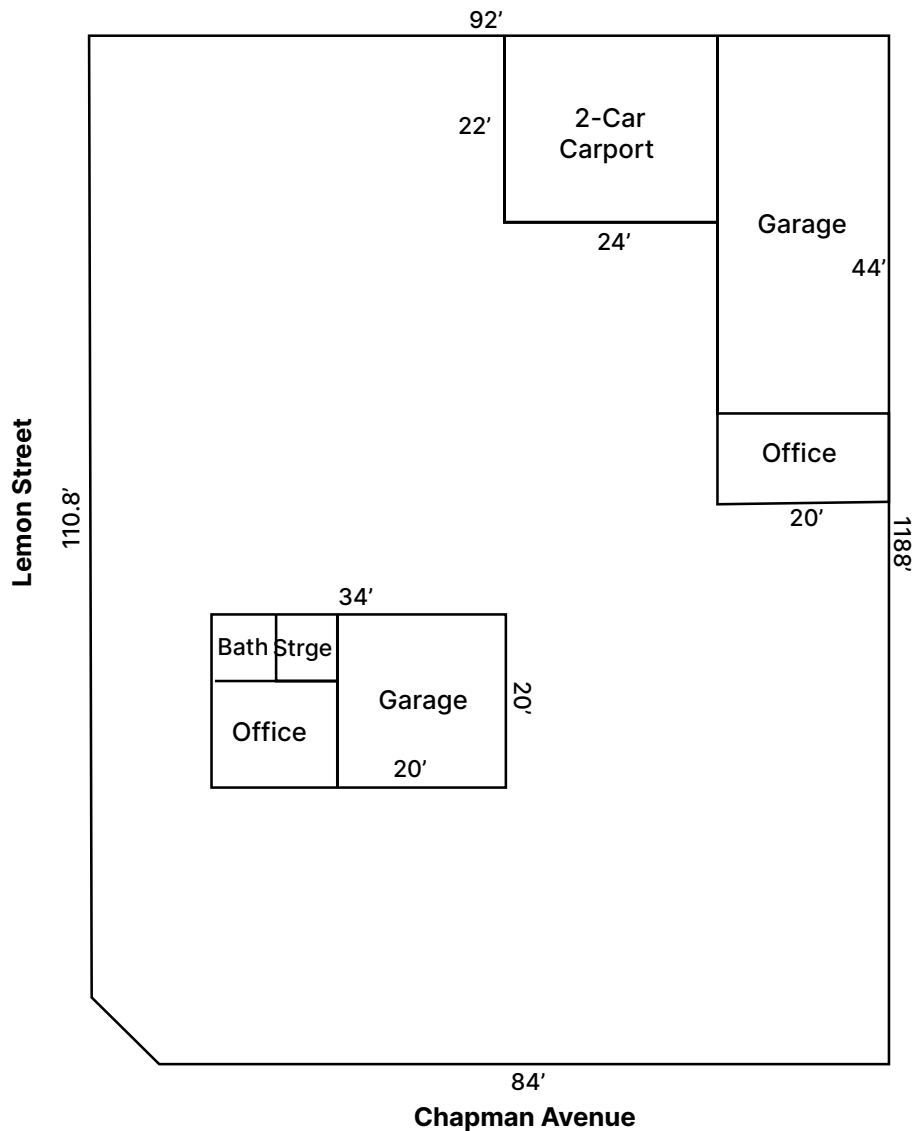
Subject property does not have to provide on-site parking with a 611-space free public parking structure located across Lemon Street based on a May 2022 Valuation Report (*Buyer Shall verify*).

3 Hour Free
Parking Structure

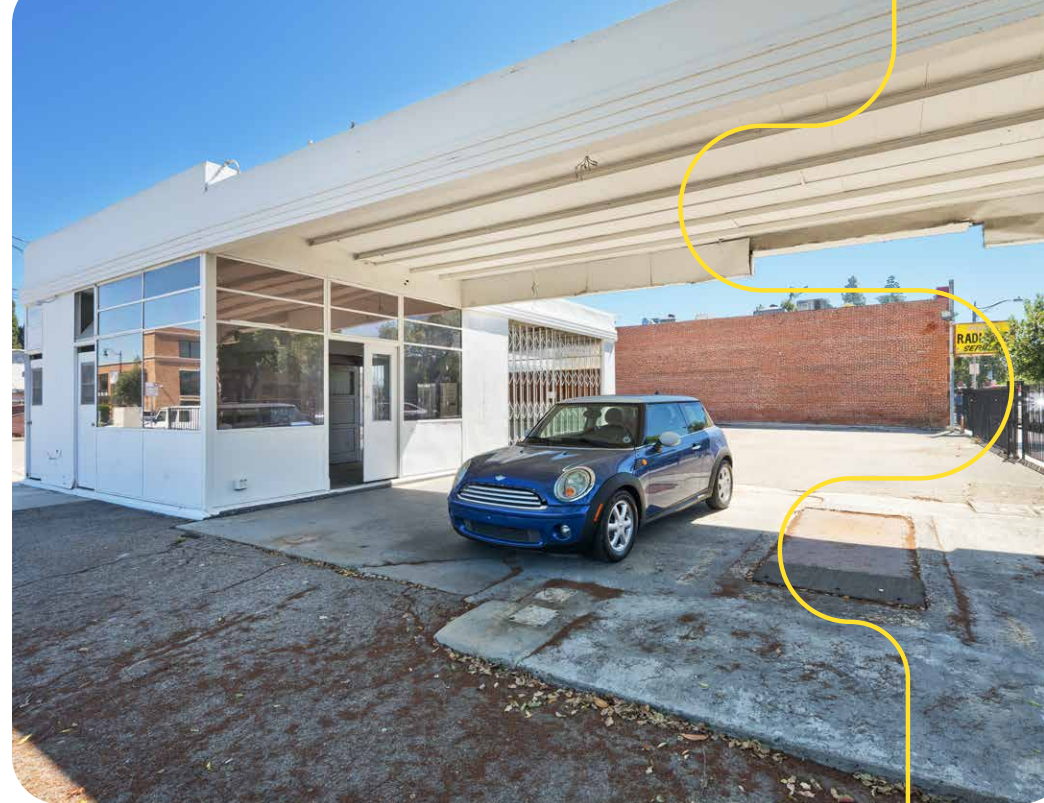
237 W CHAPMAN AVENUE

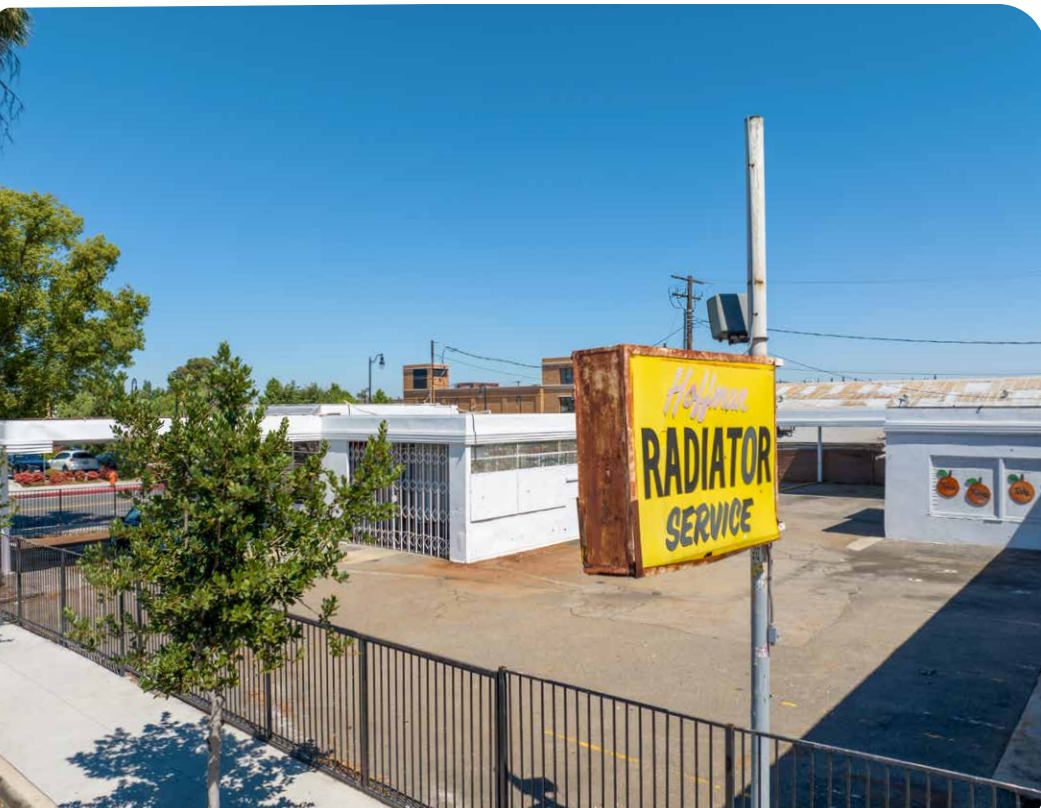


Site Plan



LAND	10,898 sq ft
FRONT BLDG	680 sq ft
REAR BLDG	1080 sq ft
TOTAL BLDG	1760 sq ft







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If You So Desire

PHILCO DEALERS

SANTA ANA

Jerry Hall Service Station
118 No. Main Street

BARNEY KOSTER
Second and Main Street

RADIO MAINTENANCE CO.
116 East 5th Street

UNITED AUTOMOTIVE SERVICE

Fifth and Spurgeon Streets

GRAND CENTRAL GARAGE
102 No. Sycamore Street

HERBERT L. MILLER, Inc.
209 Bush Street

KAY & BURBANK
114 So. Main Street

ORANGE

H. H. HILL
237 West Chapman Street

ANAHEIM

ARNOLD HOWARD
113 No. Palm Street

BILL PAYNE'S GARAGE
226 So. Los Angeles Street

HAROLD'S AUTO SERVICE
419 West Center Street

BALBOA BEACH

HAROLD JOHNSON
706 East Bay Avenue

FULLERTON

Troutman Electric & Battery Service

505 North Spadra Street

LES THOMPSON'S GARAGE
212 West Commonwealth

HUNTINGTON BEACH

Huntington Beach Auto Elec.
426 Main Street



Historical

Built in 1925, this small local service station was one of the first in Orange. Later, a Richfield Service station was constructed, which brought with it this now iconic Streamline Moderne style architecture. The last incarnation was Hoffman Radiator Service that served its customers for decades. 237 W Chapman was added to the National Register as a part of the Old Towne Orange Historic District.



TIRES ON CREDIT

614 N. Main-In Santa Ana-614 N. Main

—The motoring public of Orange county can now buy their tires with a small down payment and the balance on easy terms. In fact, terms so low that they will meet the individual demand. Terms that will be easy to meet whether your purchase is for 30x3 1/2 casing or a full set of balloons.

—**NO NEED IN THE FUTURE** to waste your time in going to the larger cities to buy your tires on credit as Orange County now has what has been in need for a long time—A safe place where Mr. Car Owner or Mr. Truck Owner can buy tires on the small payment plan at the right price with fair and courteous treatment and no red tape.

—**WE CARRY A COMPLETE LINE** of cords, full balloons, semi-balloons, pneumatic truck tires and tubes, and every article sold is guaranteed to give entire satisfaction. Our buying power enables us to furnish you any make of tire—Call for your pet brand.

—**LOOK YOUR TIRES OVER**, maybe the tread is gone—or perhaps you have from one to a half dozen boots in one holding it up—No need of that—then the rainy season will soon be here and when that time arrives you will want and need tires to insure you of a safe, quick stop, a tire with a real **NON-SKID**. That tire we have in stock waiting to be mounted **ON YOUR RIM**.

CALL IN AND TELL US YOUR WANTS—ASK FOR OUR PRICES AND CONVENIENT TERMS AND REMEMBER YOU ARE UNDER NO OBLIGATION—YOUR OLD TIRES TAKEN IN ON TRADE.

TERMS:

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\$1.00 PER WEEK**

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C. M. HAPEMAN, Sales & Service Mgr.

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OPEN EVERY EVENING AND SUNDAY

ORANGE BRANCH—237 WEST CHAPMAN



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THE PLAZA - ORANGE, CAL.

Case Study: Philz Coffee

This former service station located at 202 N Glassell Street now operates as Philz Coffee, a national chain. The building was remodeled in 2019 by KDC CONSTRUCTION Company, based in Orange. The sleek lines of the Moderne style architecture pay homage to its original automotive use while preserving the “old towne” aesthetic of the neighborhood.

Pre-Renovation



Contact Information

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