

1826 W CHAPMAN AVE, ORANGE

Two Buildings Totaling $\pm 12,213$ SF on ± 1.50 Acres For Sale



Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

Rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

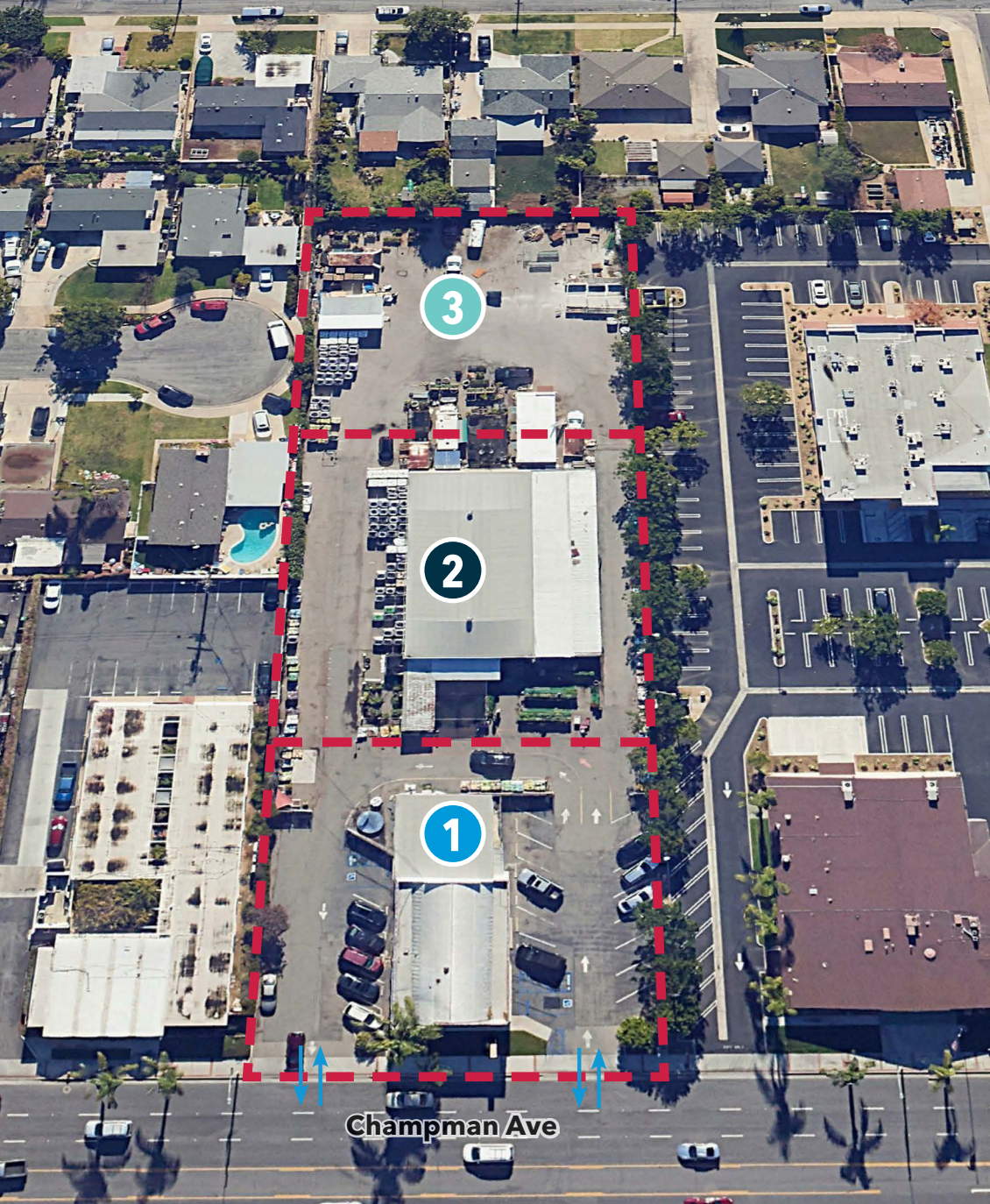
Associate | Lee & Associates - Orange

C: 714.906.5916

Nmagarian@lee-associates.com

DRE# 02236068

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS

- Two Buildings Totaling $\pm 12,213$ SF
- Showroom, Warehousing, and Retail Capabilities
- ± 1.50 Acre Total Combined Lot Size
- Major Street Frontage on Chapman Avenue
- Monument Signage
- Approximately 28,000 Cars Pass Per Day
- Huge Fenced Yard with Two Points of Access
- Close Proximity to Orange Circle, Chapman University, OC Vibe, Angel Stadium, & Honda Center
- Centrally Located in the City of Orange with Immediate Access to the 57, 91, 5, 22, & 55 Freeways

Lee & Associates Commercial Real Estate Services, Inc. - Orange. 1004 W Taft Ave, Orange, CA 92865 Corporate Id #01011260. All information contained herein has been provided by Seller, third parties, and/or AI generation programs, but has not been independently verified by Lee & Associates or its agent(s). Buyer and interested parties should independently verify all information communicated by these sources.

Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

Rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

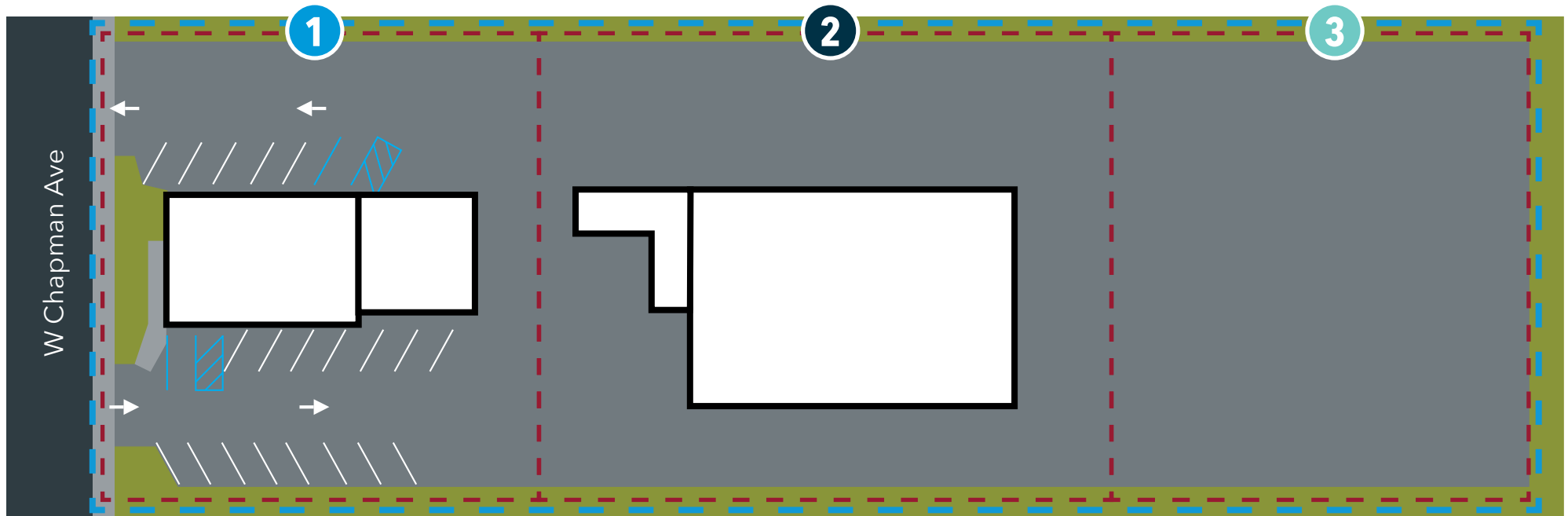
Associate | Lee & Associates - Orange

C: 714.906.5916

Nmagarian@lee-associates.com

DRE# 02236068





	PARCEL 1	PARCEL 2	PARCEL 3
BUILDING / PROPERTY TYPE	Showroom / Retail	Warehouse	Paved Lot
BUIDING SIZE	±4,318 SF	±7,895 SF	NA
PARCEL SIZE	±0.48 AC	±0.59 AC	±0.43 AC
ZONING	C-2 (General Business)	C-2 (General Business)	R-1-6 (Single Family Residential)
GENERAL PLAN	GC (General Commercial)	GC (General Commercial)	Low Density Residential

NOTE: Parcel 3 is zoned R-1-6 (Single Family Residential) but is not currently used for residential purposes. The parcel consists of a paved yard that has supported the business operations conducted on Parcels 1 and 2 (Orange County Farm Supply, Inc.) for approximately 60 years. Continuation of the parcel's existing nonresidential use may be permissible under the nonconforming use provisions at Chapter 17.38 of the Orange Municipal Code. Buyer must independently verify all zoning and permitted use matters with its own consultants and the City of Orange.

Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

Rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

Associate | Lee & Associates - Orange

C: 714.906.5916

Nmagarian@lee-associates.com

DRE# 02236068



1826 W CHAPMAN AVE, ORANGE

Two Buildings Totaling $\pm 12,213$ SF on ± 1.50 Acres For Sale



Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

Rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

Associate | Lee & Associates - Orange

C: 714.906.5916

Nmagarian@lee-associates.com

DRE# 02236068