

155 N Glassell

155 N Glassell, Orange CA 92866



OFFERING MEMORANDUM



155 N Glassell

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	155 N Glassell Orange CA 92866
COUNTY	Orange
MARKET	Orange
SUBMARKET	Old Towne
GLA (SF)	3,000 SF
LAND ACRES	.09
LAND SF	3,743 SF
YEAR BUILT	1915
APN	039-251-26

FINANCIAL SUMMARY

PRICE	\$2,500,000
PRICE PSF	\$833.33
OCCUPANCY	100%
NOI (CURRENT)	\$93,840
NOI (Pro Forma)	\$165,600
CAP RATE (CURRENT)	3.75%
CAP RATE (PRO FORMA)	6.62%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	26,327	218,458	634,378
2026 Median HH Income	\$105,107	\$107,251	\$105,833
2026 Average HH Income	\$143,026	\$143,643	\$142,524

- ❖ Unlock the full potential of this retail property and watch your investment flourish! With market rents on the horizon, this property offers a prime opportunity for maximizing ROI. The current tenant has already made significant improvements through major tenant improvements, securing a lower rent in the process. Don't miss out on this chance to capitalize on a property poised for success.

155 N GLASSELL

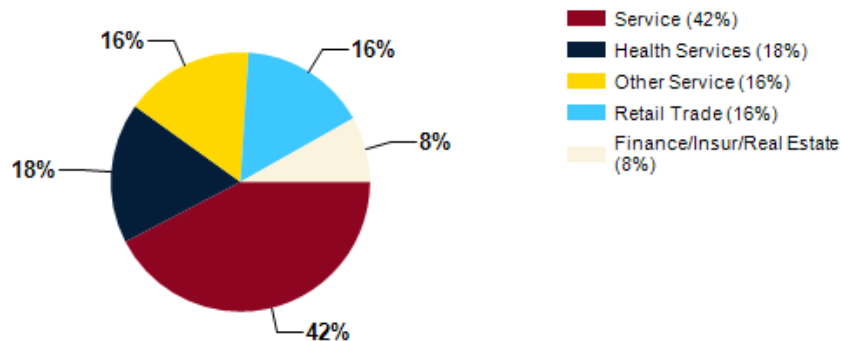
02

Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map
Traffic Counts
Drive Times (Heat Map)

- ❖ The area is home to a diverse mix of restaurants, boutiques, antique stores, and art galleries, creating a vibrant and lively atmosphere with residents having a strong median household income over \$100,000.
- ❖ Chapman University, a prestigious private university, is situated nearby, attracting students and faculty to the area and contributing to the local economy.
- ❖ The Orange Plaza Historic District, with its iconic fountain and historic buildings, is a popular destination for locals and tourists alike, enhancing the property's visibility and appeal.
- ❖ The neighborhood offers a strong sense of community and hosts events like the Orange International Street Fair, drawing in crowds and fostering a sense of camaraderie among residents and businesses.

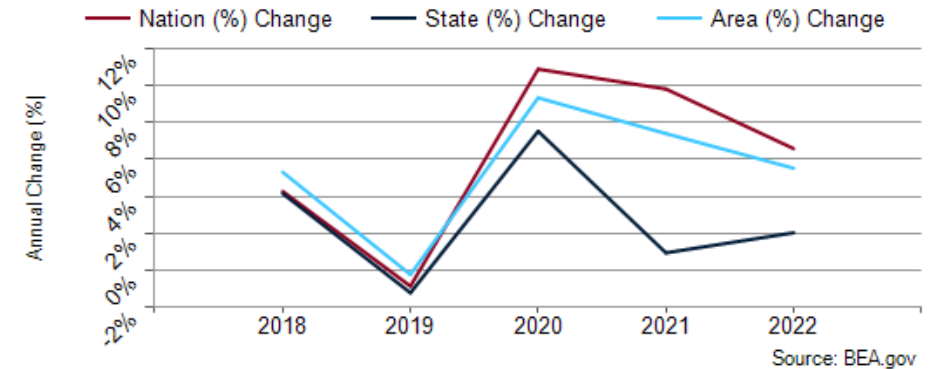
Major Industries by Employee Count

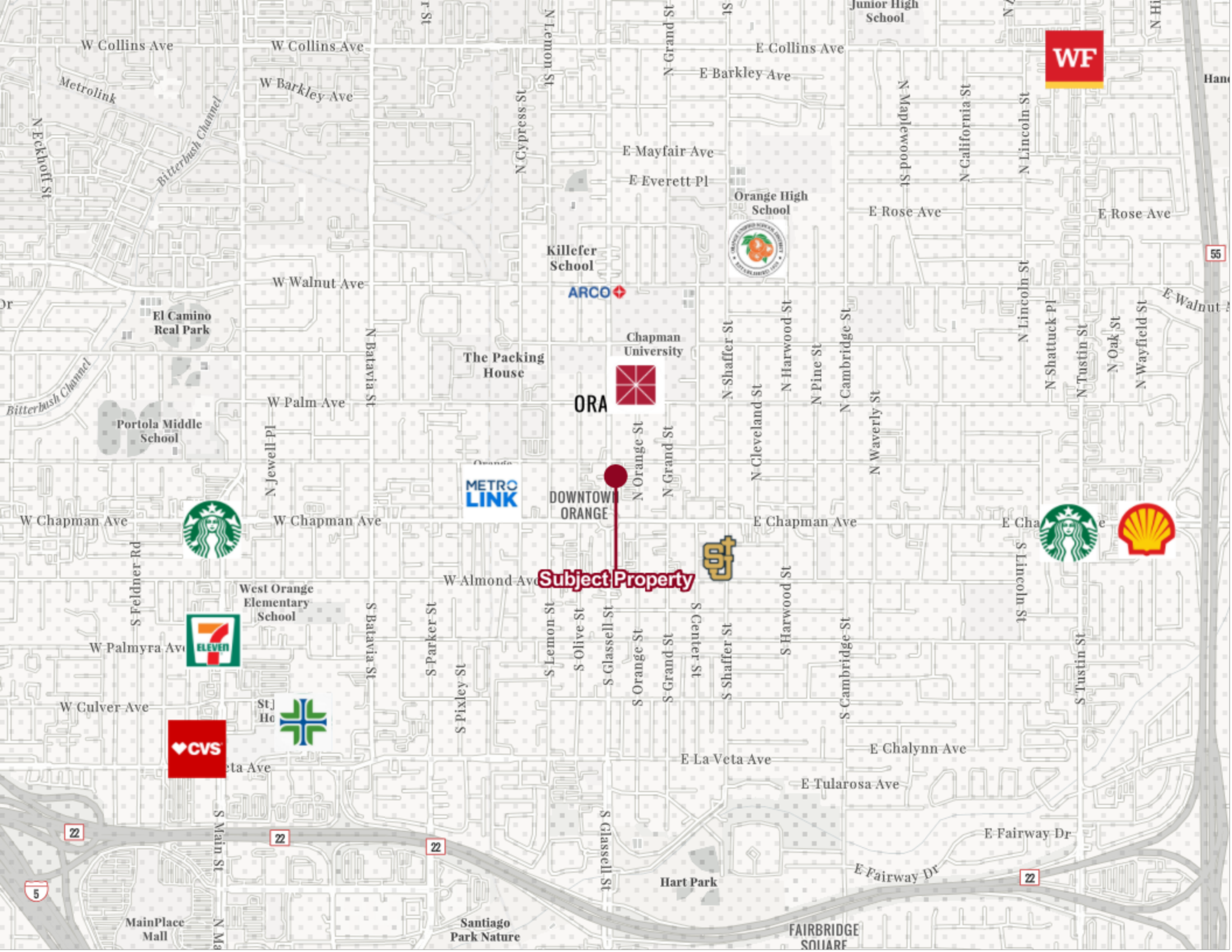


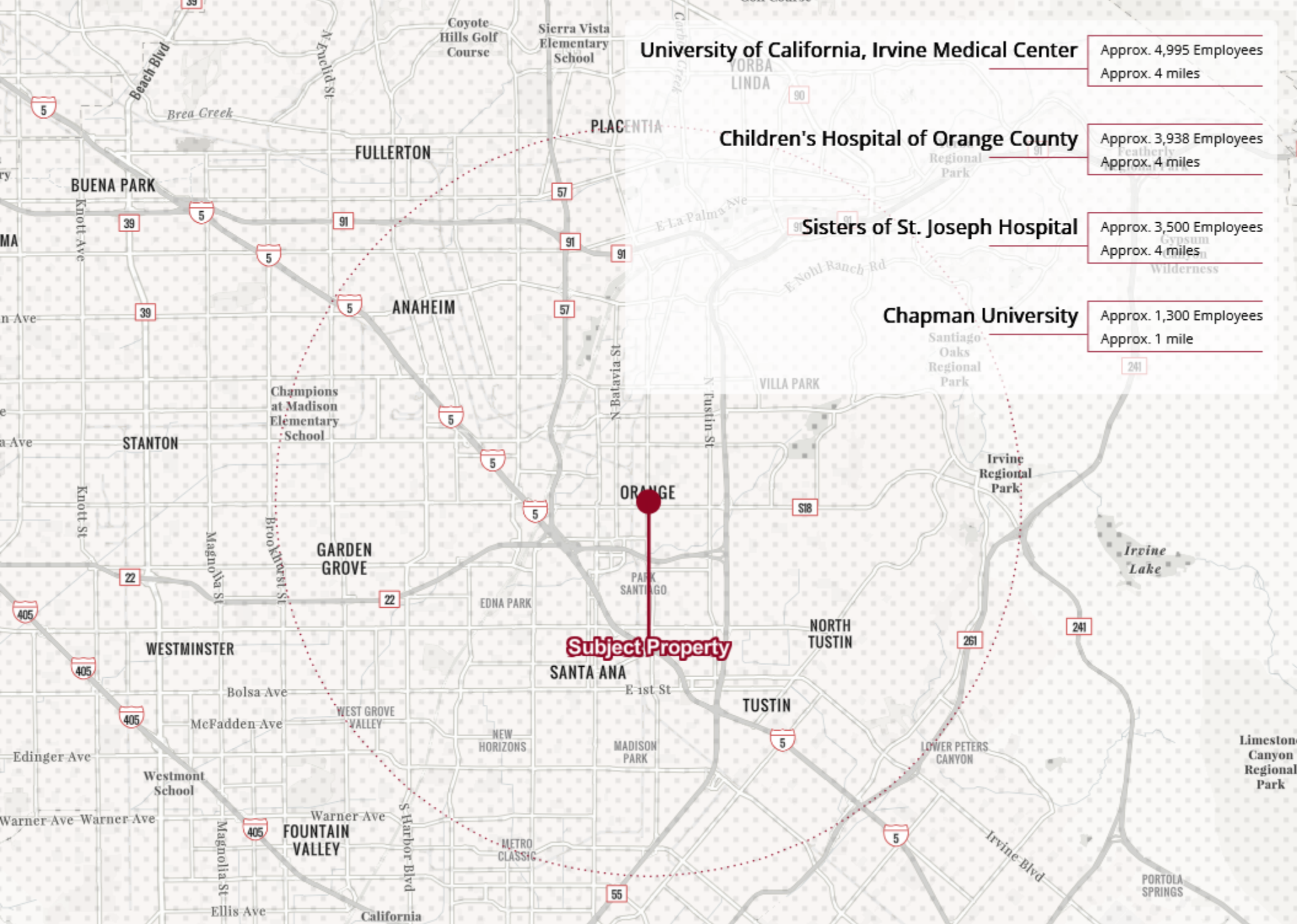
Largest Employers

University of California, Irvine Medical Center	4,995
Children's Hospital of Orange County	3,938
Sisters of St. Joseph Hospital	3,500
Chapman University	1,300
Santiago Canyon College	950
CalOptima Health Plans	930
City of Orange	800
Chapman Integrated Healthcare Holdings	700

Orange County GDP Trend







University of California, Irvine Medical Center

Approx. 4,995 Employees
Approx. 4 miles

Children's Hospital of Orange County

Approx. 3,938 Employees
Approx. 4 miles

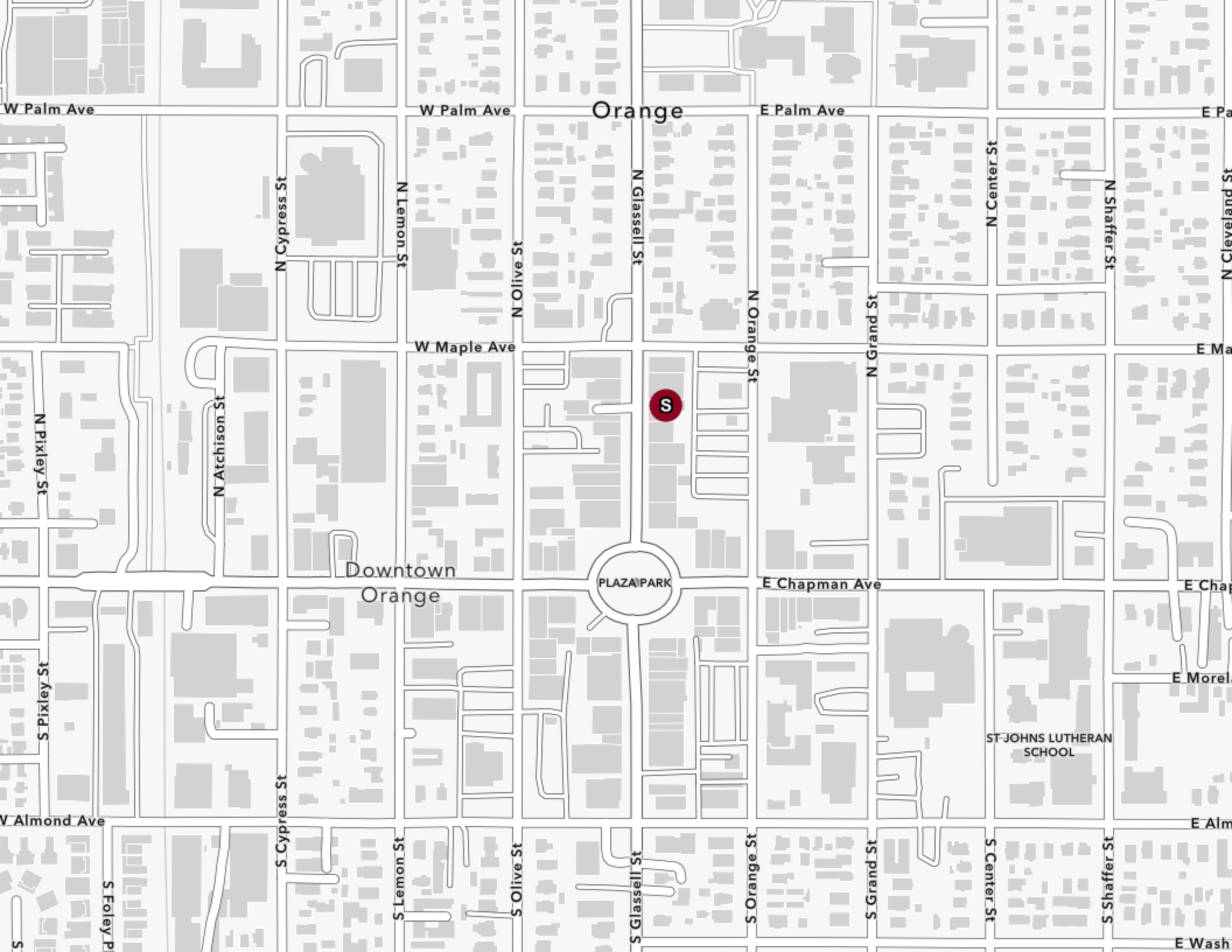
Sisters of St. Joseph Hospital

Approx. 3,500 Employees
Approx. 4 miles

Chapman University

Approx. 1,300 Employees
Approx. 1 mile

Subject Property



Orange

Downtown
Orange

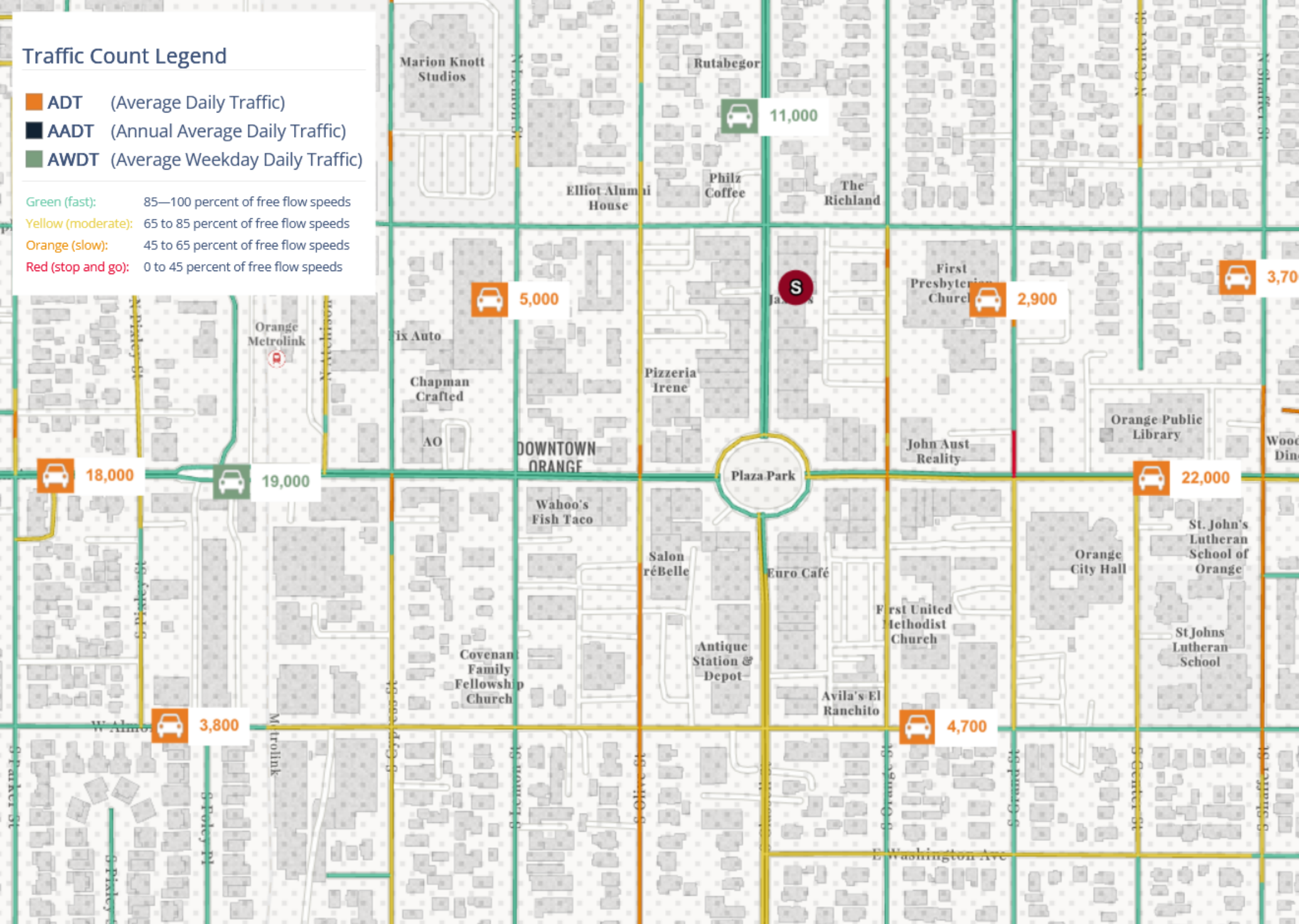
PLAZA PARK

ST-JOHN'S LUTHERAN
SCHOOL

Traffic Count Legend

- **ADT** (Average Daily Traffic)
- **AADT** (Annual Average Daily Traffic)
- **AWDT** (Average Weekday Daily Traffic)

- **Green (fast):** 85—100 percent of free flow speeds
- **Yellow (moderate):** 65 to 85 percent of free flow speeds
- **Orange (slow):** 45 to 65 percent of free flow speeds
- **Red (stop and go):** 0 to 45 percent of free flow speeds



155 N GLASSSELL

03

Property Description

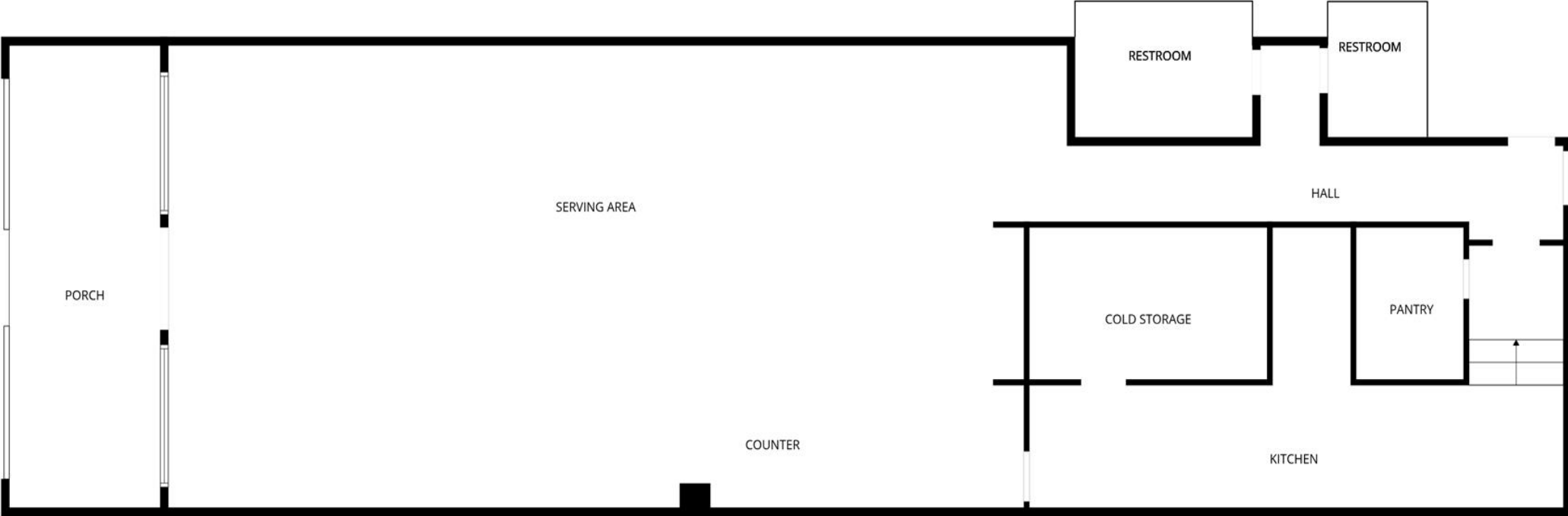
Property Features
Floor Plan
Parcel Map
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
LAND SF	3,743
GLA (SF)	3,000
LAND ACRES	.09
YEAR BUILT	1915
# OF PARCELS	1
ZONING TYPE	OTMU-15
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	2
PARKING RATIO	.67
STREET FRONTAGE	Glassell St
TRAFFIC COUNTS (DAILY)	12,000

TENANT INFORMATION

MAJOR TENANT/S	Pizza Press
LEASE TYPE	NNN

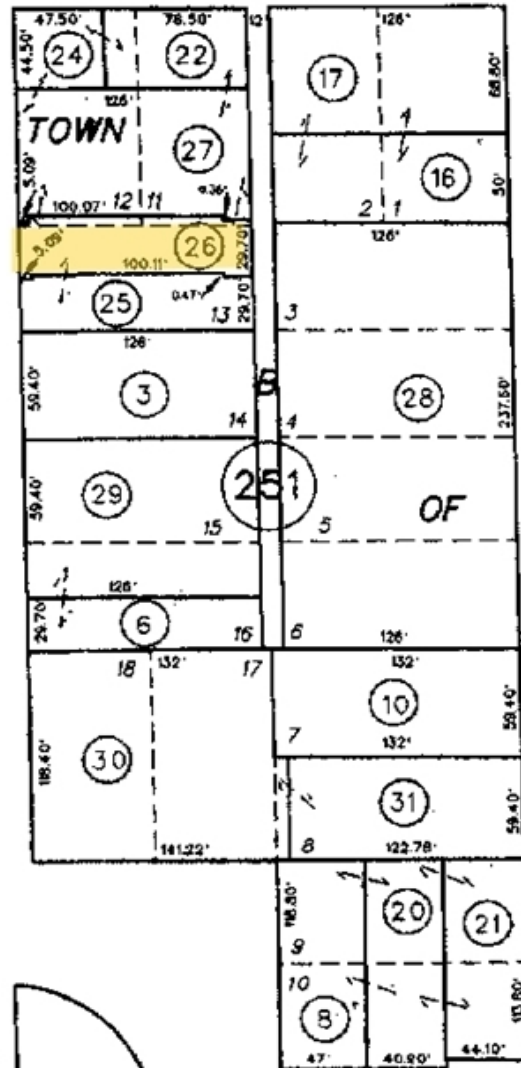


MAPLE

17

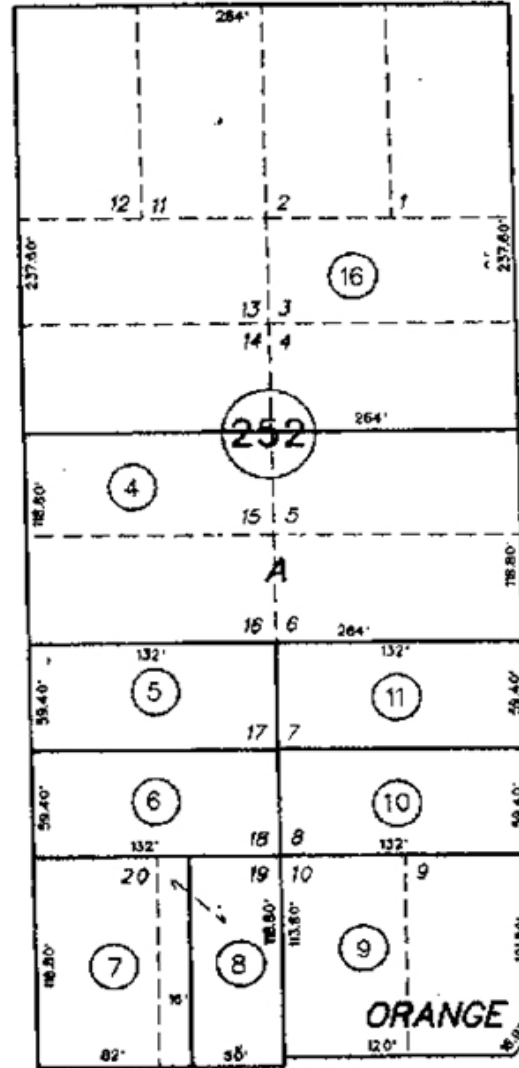
STREET

GLASSSELL



STREET

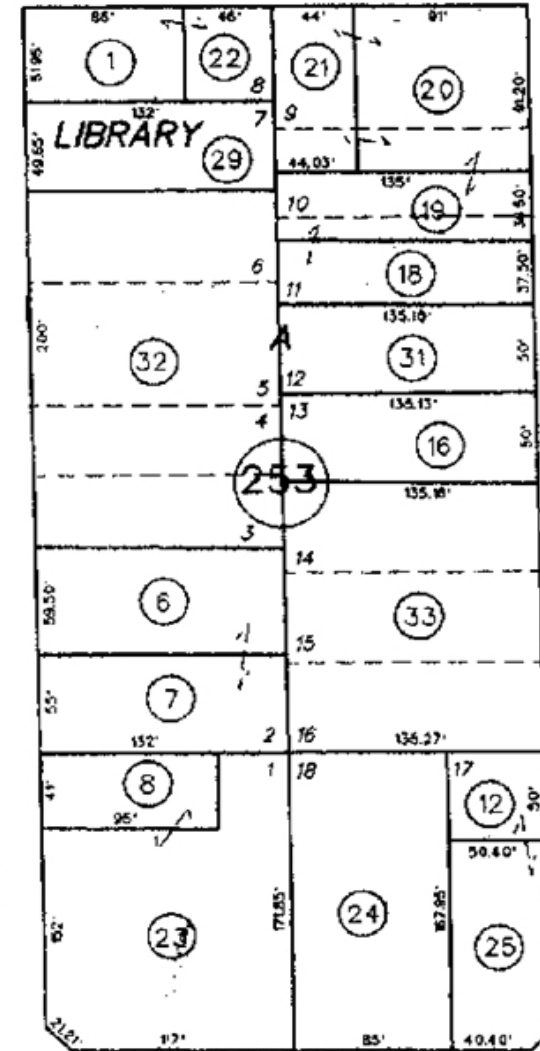
ORANGE



CHAPMAN

STREET

GRAND



390 - 38

MARCH 1949

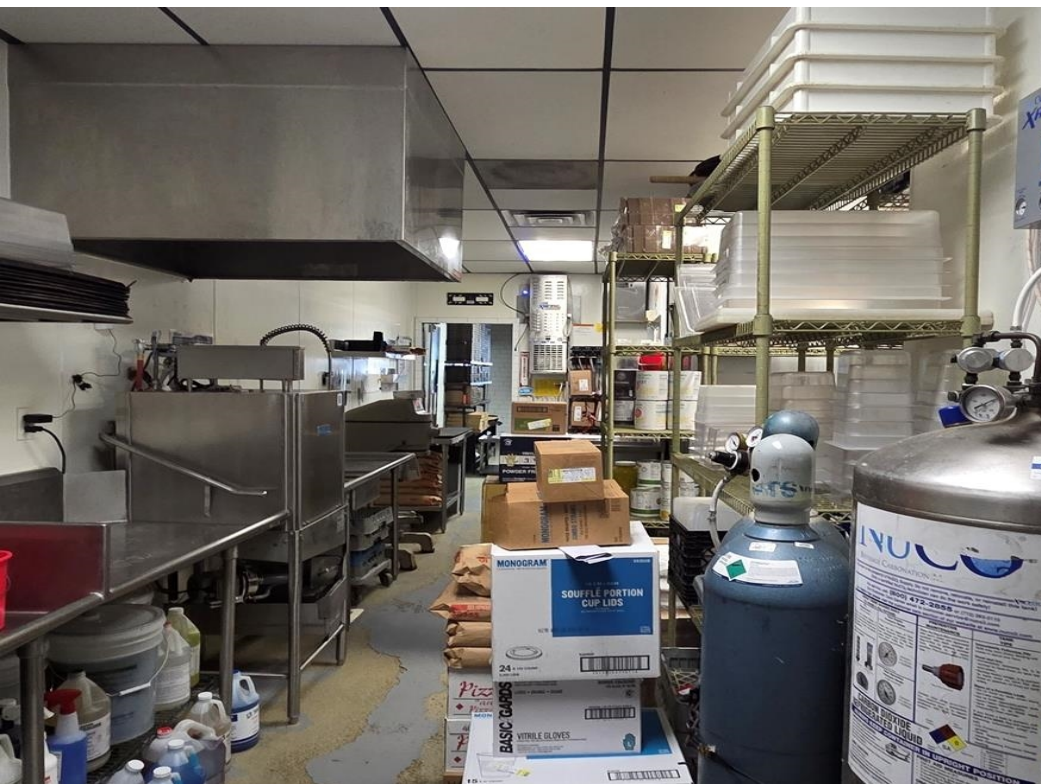
TOWN OF ORANGE
LIBRARY TRACT

L.A. 1 - 17, 18
M.M. 5 - 21

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES







155 N GLASSSELL

04

Rent Roll

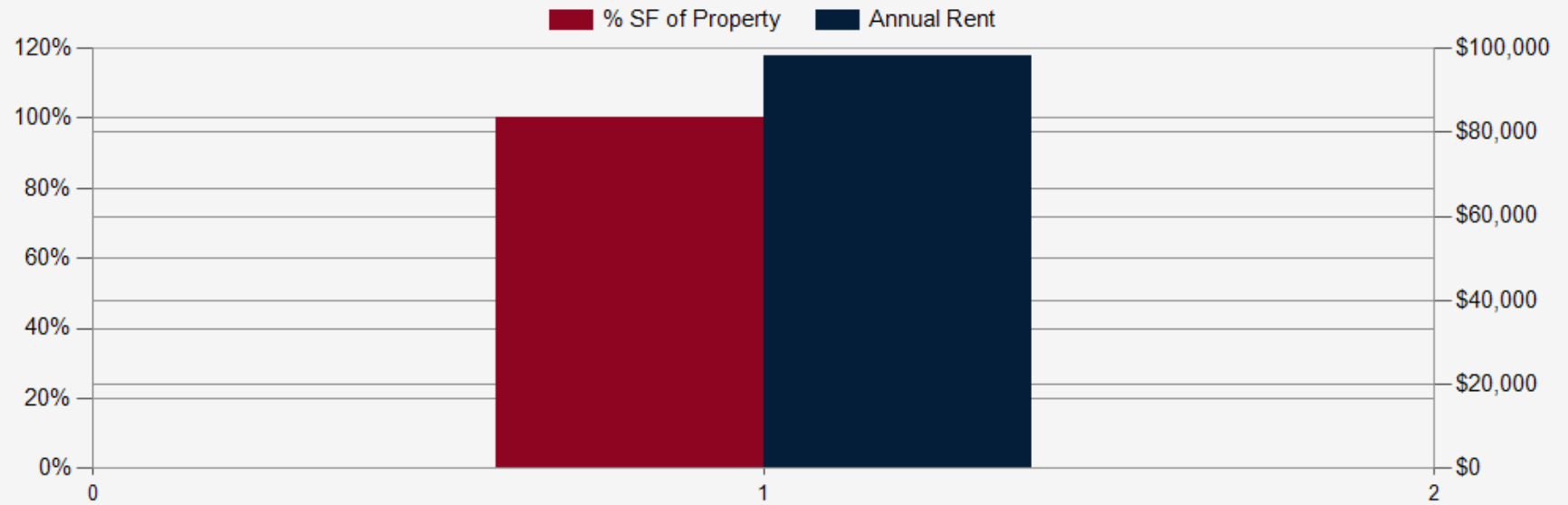
Rent Roll

Lease Expiration

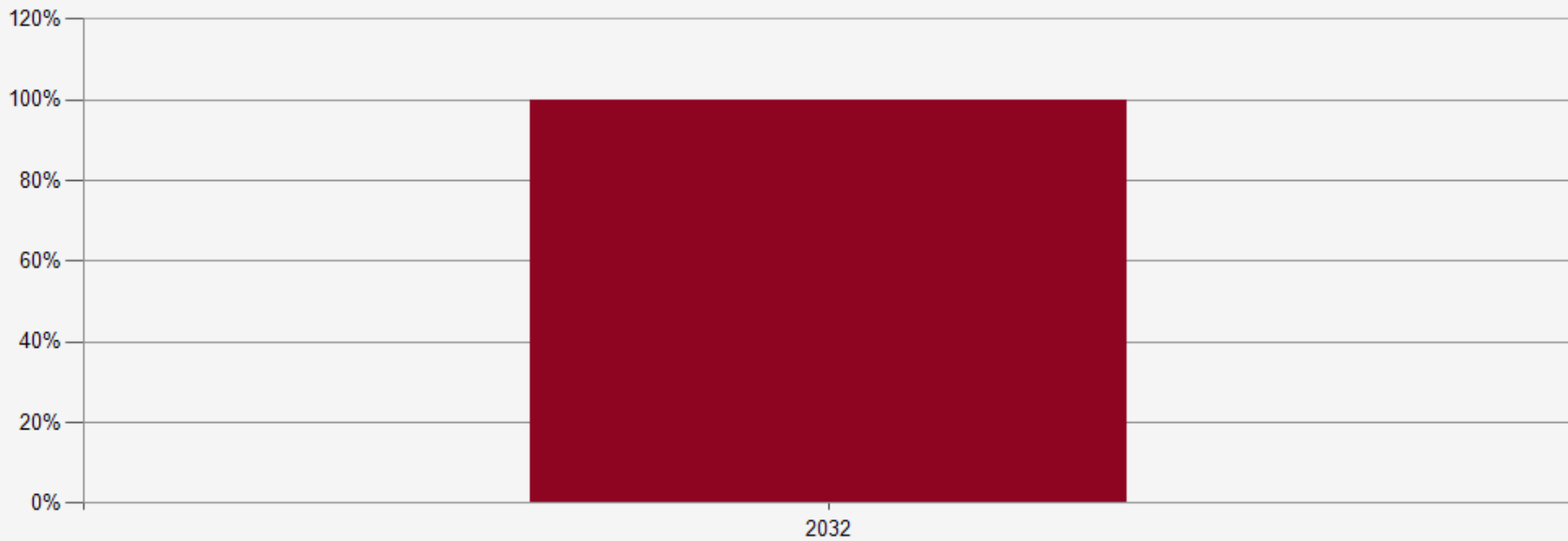
Tenant Profile

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
	Pizza Press	3,000	100.00%	06/01/14	06/01/32	CURRENT	\$8,195	\$2.73	\$98,340	\$32.78		NNN	3% Increase each year.
						07/01/2027	\$8,441	\$2.81	\$101,290	\$33.72			
						07/01/2028	\$8,694	\$2.90	\$104,329	\$34.80			
						07/01/2029	\$8,955	\$2.98	\$107,459	\$35.76			
						07/01/2030	\$9,224	\$3.07	\$110,683	\$36.84			
						07/01/2031	\$9,500	\$3.17	\$114,003	\$38.04			
						07/01/2032	\$9,785	\$3.26	\$117,423	\$39.12			
Totals:		3,000					\$8,195		\$98,340				

Tenant SF Analysis



Lease Expiration Summary





Company

Trade Name	Pizza Press
Headquartered	Anaheim, CA
# of Locations	10
Website	https://thepizzapress.com/

Description

The Pizza Press is redefining the traditional 'build your own pizza' experience, delivering guests a unique and engaging atmosphere that combines exceptional ambiance, outstanding service, and, of course, mouthwatering pizza. At the heart of The Pizza Press concept is our distinctive theme, which draws inspiration from 1920s Americana and the golden age of newspapers. This era, marked by its industrial progress and strong community ties, serves as the backdrop for our immersive dining experience. Stepping into The Pizza Press is like taking a journey back in time, where newspapers were not only a cornerstone of daily life but also a source of connection and storytelling within local communities.

155 N GLASSSELL

05

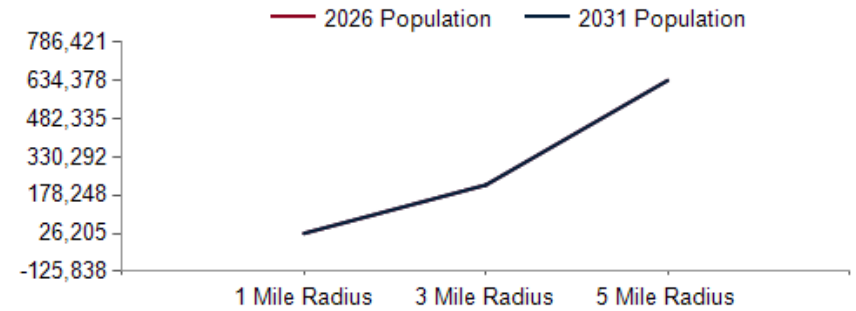
Demographics

General Demographics

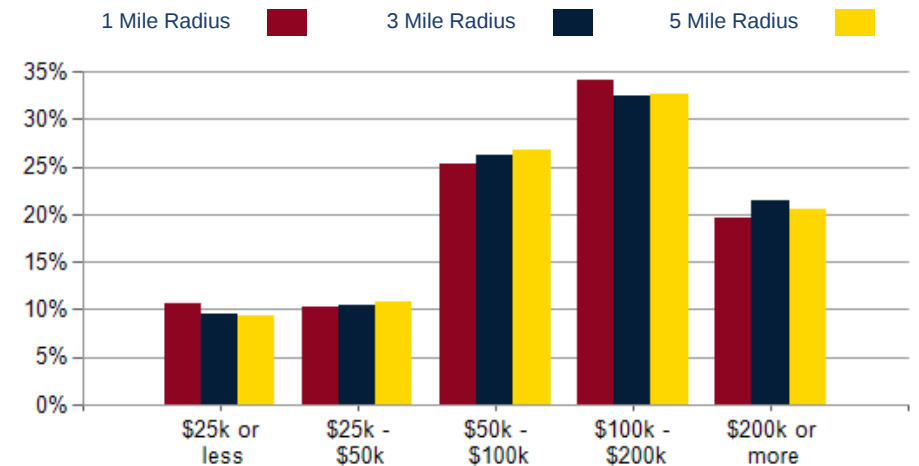
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,338	201,934	638,190
2010 Population	25,457	206,281	634,740
2026 Population	26,327	218,458	634,378
2031 Population	26,205	218,542	634,007
2026 African American	502	4,249	10,298
2026 American Indian	407	4,068	13,873
2026 Asian	2,284	25,765	88,514
2026 Hispanic	11,310	122,071	391,379
2026 Other Race	5,684	66,977	225,261
2026 White	12,953	76,283	180,580
2026 Multiracial	4,396	40,399	113,944
2026-2031: Population: Growth Rate	-0.45%	0.05%	-0.05%

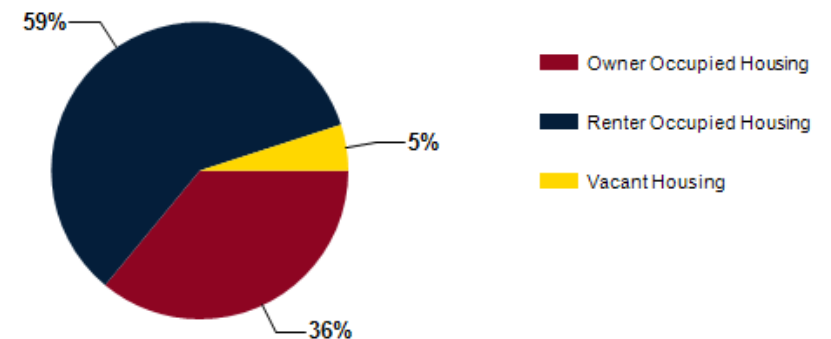
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	688	4,301	10,554
\$15,000-\$24,999	258	2,400	6,739
\$25,000-\$34,999	294	2,611	7,047
\$35,000-\$49,999	605	4,789	13,157
\$50,000-\$74,999	1,233	9,076	24,903
\$75,000-\$99,999	1,012	9,500	25,204
\$100,000-\$149,999	1,985	14,336	37,249
\$150,000-\$199,999	1,038	8,693	23,884
\$200,000 or greater	1,728	15,134	38,446
Median HH Income	\$105,107	\$107,251	\$105,833
Average HH Income	\$143,026	\$143,643	\$142,524



2026 Household Income



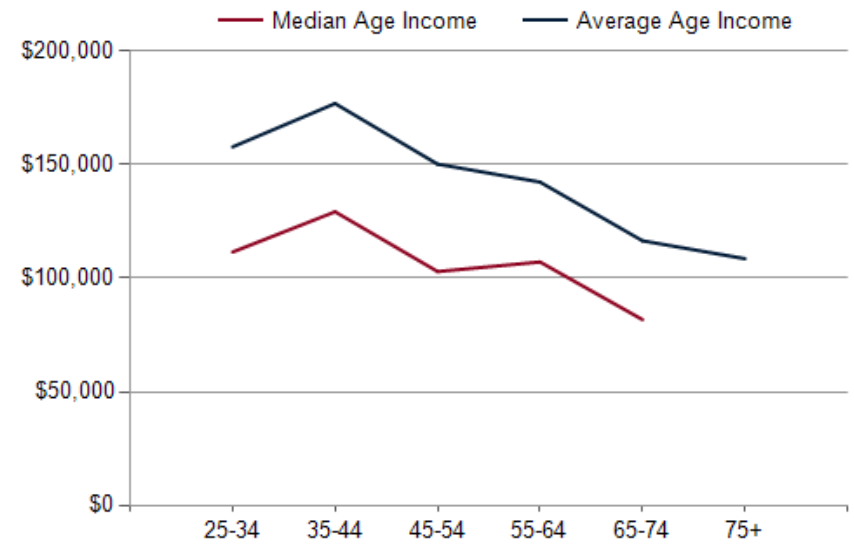
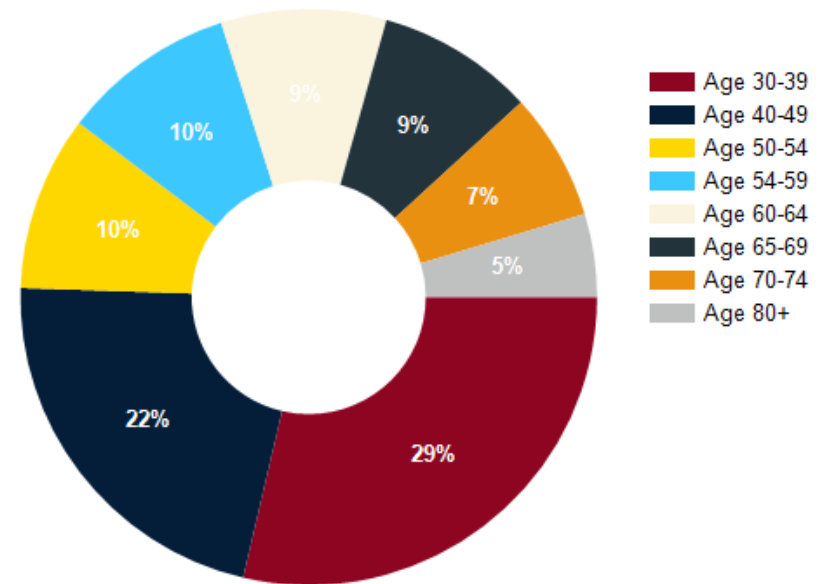
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,924	19,091	53,819
2026 Population Age 35-39	1,944	16,843	46,021
2026 Population Age 40-44	1,602	15,168	42,947
2026 Population Age 45-49	1,348	13,086	38,754
2026 Population Age 50-54	1,326	13,019	38,901
2026 Population Age 55-59	1,316	12,328	37,803
2026 Population Age 60-64	1,251	11,213	34,197
2026 Population Age 65-69	1,191	9,732	29,287
2026 Population Age 70-74	966	7,459	22,139
2026 Population Age 75-79	630	5,378	15,992
2026 Population Age 80-84	399	3,569	10,300
2026 Population Age 85+	457	3,687	9,642
2026 Population Age 18+	21,698	174,958	500,906
2026 Median Age	33	36	36
2031 Median Age	35	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,494	\$106,193	\$99,691
Average Household Income 25-34	\$157,831	\$136,749	\$130,302
Median Household Income 35-44	\$129,244	\$124,321	\$117,733
Average Household Income 35-44	\$176,941	\$162,685	\$155,704
Median Household Income 45-54	\$102,925	\$111,901	\$110,524
Average Household Income 45-54	\$150,235	\$153,939	\$149,340
Median Household Income 55-64	\$107,125	\$125,880	\$129,671
Average Household Income 55-64	\$142,330	\$161,333	\$161,332
Median Household Income 65-74	\$81,709	\$96,027	\$95,166
Average Household Income 65-74	\$116,467	\$134,787	\$141,074
Average Household Income 75+	\$108,580	\$113,432	\$115,451

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	87	86
Diversity Index (current year)	83	87	86
Diversity Index (2020)	83	86	86
Diversity Index (2010)	72	78	79

POPULATION BY RACE



1 MILE



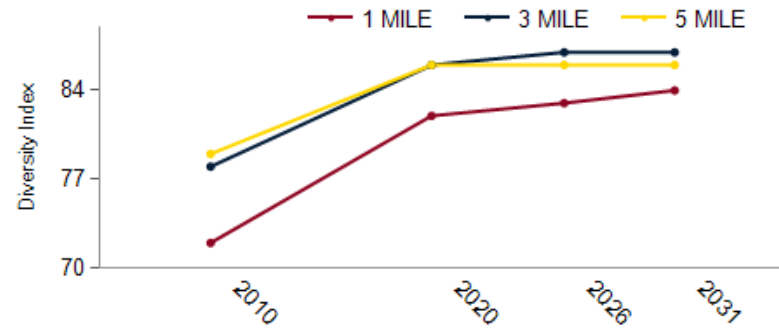
3 MILE



5 MILE

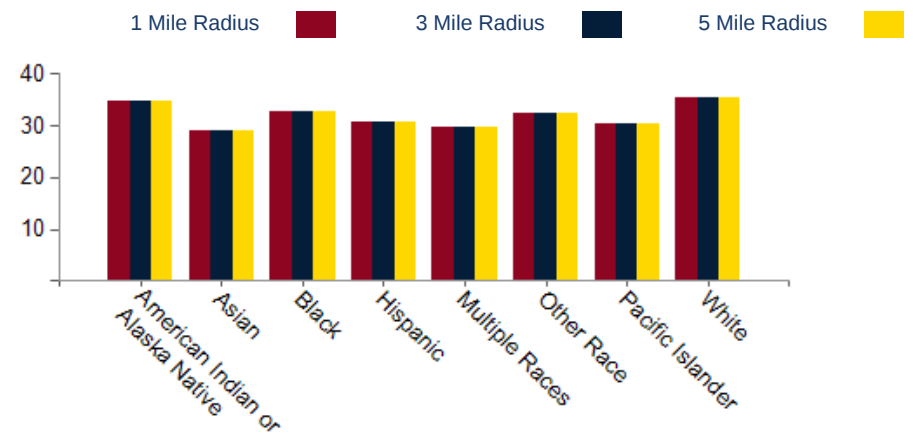
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	6%	8%	9%
Hispanic	30%	36%	38%
Multiracial	12%	12%	11%
Other Race	15%	20%	22%
White	35%	22%	18%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	34	34
Median Asian Age	29	39	42
Median Black Age	33	35	36
Median Hispanic Age	31	32	32
Median Multiple Races Age	30	33	33
Median Other Race Age	32	32	32
Median Pacific Islander Age	30	35	34
Median White Age	35	41	42

2026 MEDIAN AGE BY RACE



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