

FOR LEASE

ORANGETHORPE PLAZA

5031-5041 E ORANGETHORPE AVE



1,000 SF
Retail
Shop Space

900 SF
Retail
Shop Space

Orangethorpe Ave

Kellogg Dr

DANIEL BARRIGA
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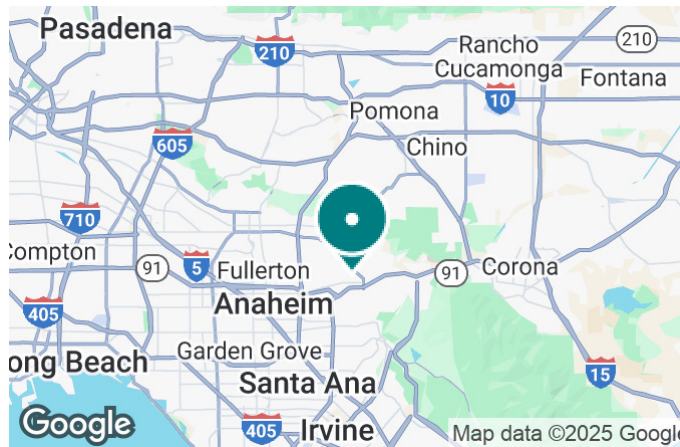
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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

ORANGETHORPE PLAZA



FEATURES & AMENITIES

- Shop space available for lease with flexible configurations
- Prime Anaheim location near Imperial Hwy & 91 Freeway
- Signalized hard corner with strong daily traffic counts
- Stater Bros.–anchored community center (anchor on adjacent parcel)
- Excellent visibility, signage opportunities, and convenient parking
- Diverse tenant mix including restaurants, service, and neighborhood retail
- Dense surrounding population with strong household income
- Ideal for food, retail, medical, and service users

NEIGHBORING ANCHOR



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,728	39,028	100,707
Total Population	10,745	114,739	300,354
Average HH Income	\$159,724	\$183,608	\$166,205

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Orangethorpe Plaza is a well-established neighborhood shopping center in Anaheim offering multiple shop spaces for lease. This community-oriented plaza provides an ideal setting for restaurants, retail, personal services, and professional uses. With a strong tenant mix, excellent visibility, and convenient parking, the property offers businesses the opportunity to thrive in a high-traffic corridor surrounded by established rooftops and daytime population.

LOCATION DESCRIPTION

Strategically located at the signalized intersection of E Orangethorpe Ave & Kellogg Dr, the center benefits from strong traffic counts and convenient access to both Imperial Highway and the Riverside (91) Freeway. The property is situated in a dense trade area with strong demographics, robust household income, and proximity to residential neighborhoods, employment centers, and regional retailers. The surrounding Anaheim/Placentia/Fullerton submarket continues to see growth in both residential and commercial development, making Orangethorpe Plaza a prime choice for retailers looking to expand in North Orange County.

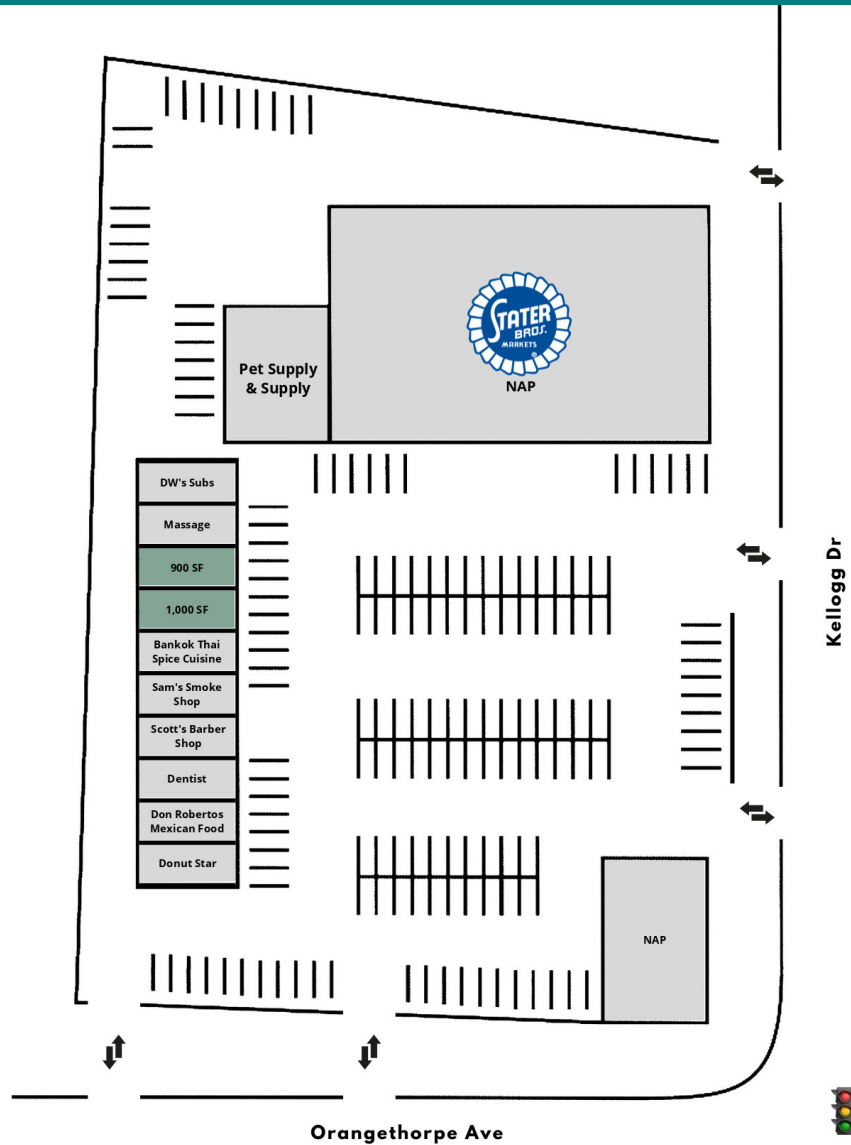
OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Est. \$0.98 NNN)
Available SF:	900 - 1,900 SF
Building Size:	13,950 SF

SPACES	LEASE RATE	SPACE SIZE
5031 E Orangethorpe Ave, F	\$2.50 SF/month	1,000 - 1,900 SF
5031 E Orangethorpe Ave, G	\$2.50 SF/month	900 - 1,900 SF

SITE PLANS

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LEASE SPACES ORANGETHORPE PLAZA

LEASE INFORMATION

Lease Type:	Est. \$0.98 NNN	Lease Term:	Negotiable
Total Space:	900 - 1,900 SF	Lease Rate:	\$2.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5031 E Orangethorpe Ave, F	Available	1,000 - 1,900 SF	Est. \$0.98 NNN	\$2.50 SF/month	Now leasing retail space in Anaheim with flexible layouts expandable up to ±1,900 SF. Perfect for bakery, pizza, dessert, bubble tea, boba, juice bar, frozen yogurt, fitness studio, tutoring center, medical/dental specialty, pet supply, insurance, real estate office, or professional services. Located within a high-traffic community center with excellent visibility and parking, this shop space offers a prime opportunity for businesses seeking a North Orange County retail location with strong demographics and established co-tenancy.
5031 E Orangethorpe Ave, G	Available	900 - 1,900 SF	Est. \$0.98 NNN	\$2.50 SF/month	Now leasing retail space in Anaheim with flexible layouts expandable up to ±1,900 SF. Perfect for bakery, pizza, dessert, bubble tea, boba, juice bar, frozen yogurt, fitness studio, tutoring center, medical/dental specialty, pet supply, insurance, real estate office, or professional services. Located within a high-traffic community center with excellent visibility and parking, this shop space offers a prime opportunity for businesses seeking a North Orange County retail location with strong demographics and established co-tenancy.

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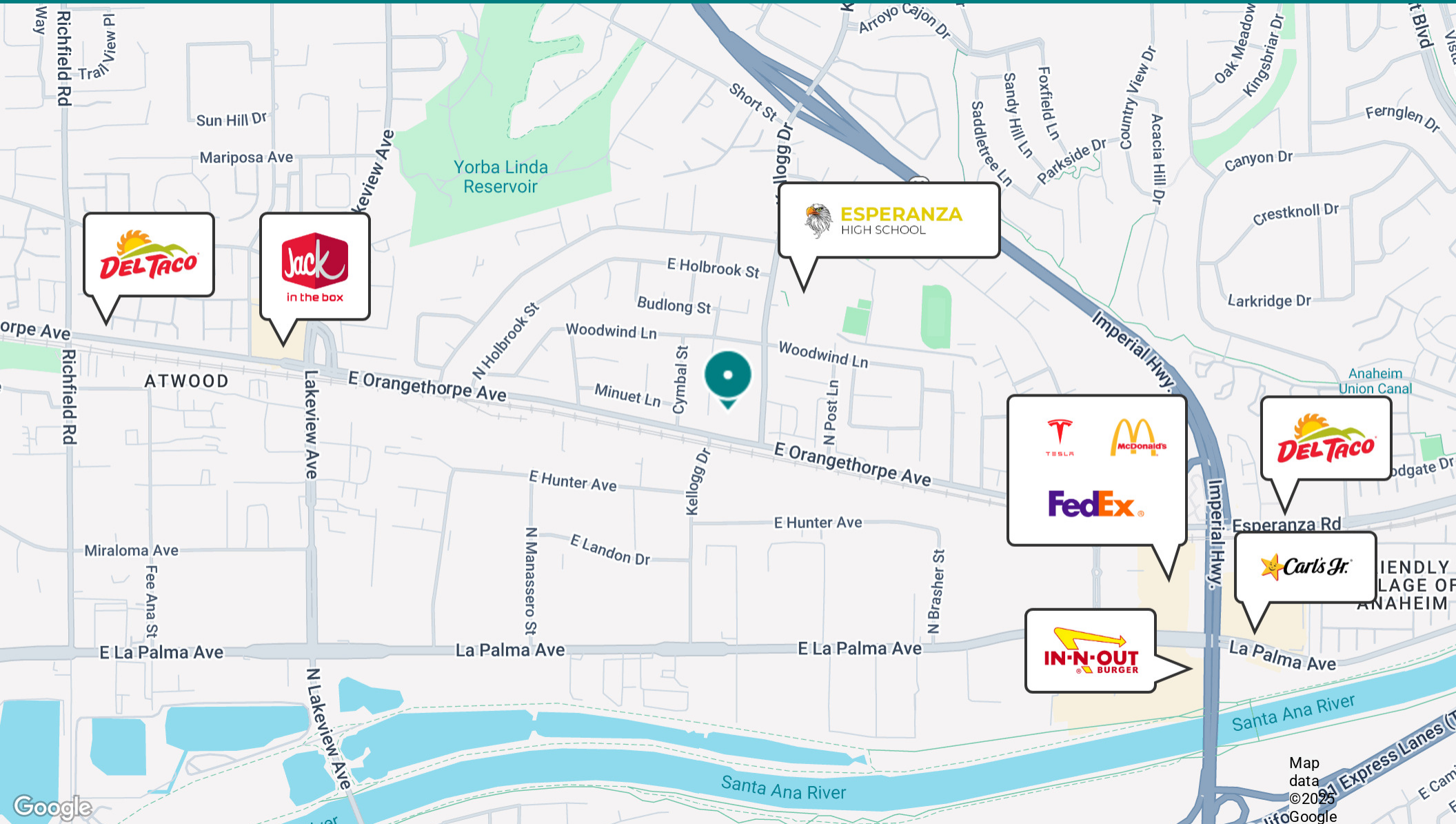
ADDITIONAL PHOTOS ORANGETHORPE PLAZA



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RETAILER MAP ORANGETHORPE PLAZA



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MEET THE TEAM

ORANGETHORPE PLAZA



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