

THE OFFICES

@ MERCHANTS CENTRE

1108-1224 E KATELLA AVE | ORANGE, CA 92867



*The Offices at
Merchants Centre*



Katella Ave

GEOFFREY GROSSMAN

CALDRE #1265002

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AARON GUIDO

CalDRE #01924254

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LEASING

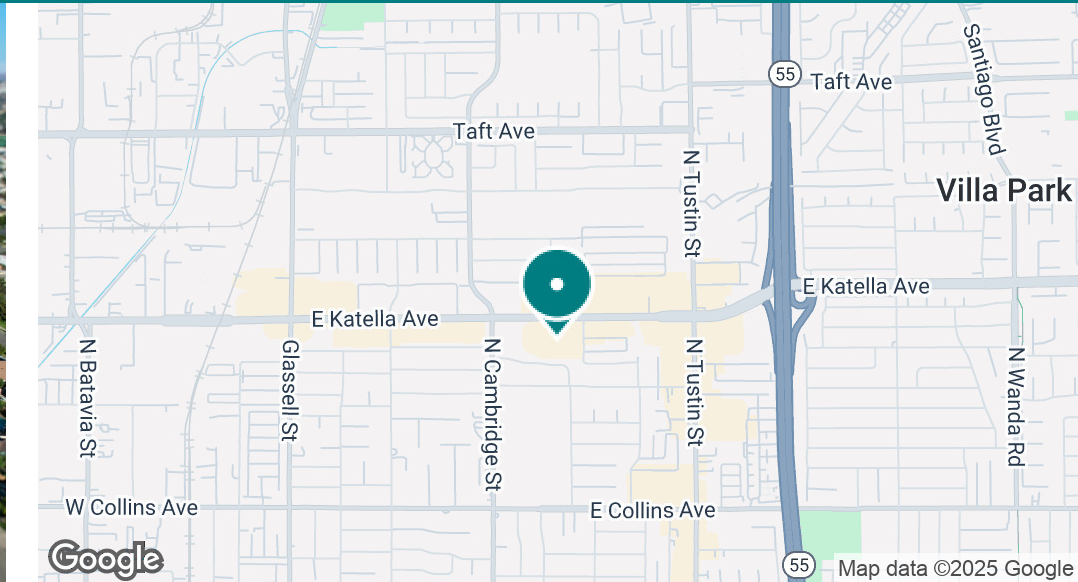
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

OFFICE BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (MG)
Building Size:	41,572 SF
Available SF:	960 - 1,000 SF
Lot Size:	17.6 Acres
Price / SF:	\$0.00
Year Built:	1979
Zoning:	C-P
Market:	Orange County
Submarket:	East Orange
Traffic Count:	34,000

PROPERTY OVERVIEW

Welcome to Merchants Centre, a multi-building community shopping center fronting onto busy Katella Avenue. Property features high street visibility along a heavily traveled area thoroughfare, prominent monument signage, a diverse mix of service and restaurant tenants, and multiple entrances from both cross streets to the enormous onsite parking. Additionally, a Farmers & Merchants Bank branch is positioned on the property's hard corner, at the signalized intersection of Katella Avenue and California Street. Prime City of Orange location, just off the 55 freeway, and only minutes from the Honda Center and Angel Stadium.

LOCATION OVERVIEW

Approx. 41,000 SF three-building retail shopping center situated at the signalized intersection of Katella Avenue and Californian Street. Prime City of Orange location, just off the 55 freeway, and only minutes from the Honda Center and Angel Stadium.

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MERCHANTS CENTRE: SITE PLAN

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

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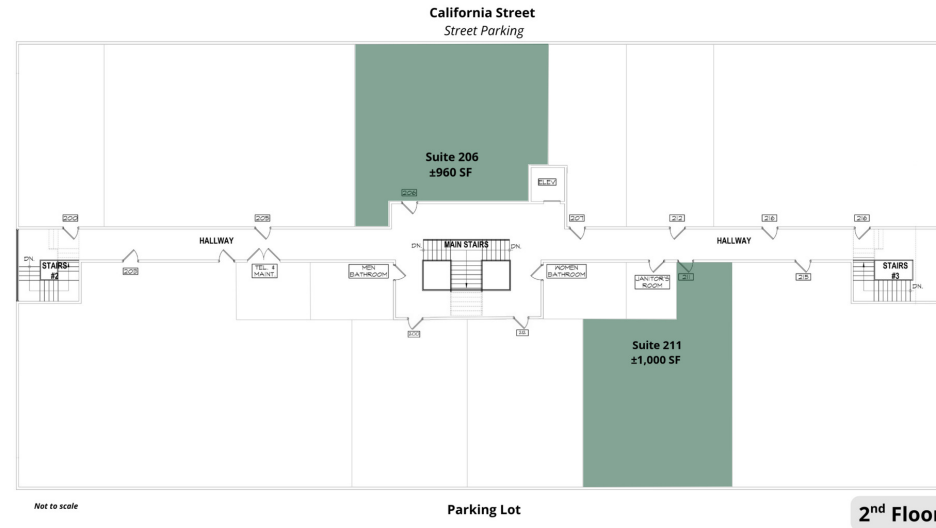
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THE OFFICES: 2ND FLOOR

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
206	Available	960 SF	Modified Gross	\$2.00 SF/month	2nd Floor Office Space - Elevator Service
211	Available	1,000 SF	Modified Gross	\$2.00 SF/month	2nd floor office space with, reception, private offices and elevator service

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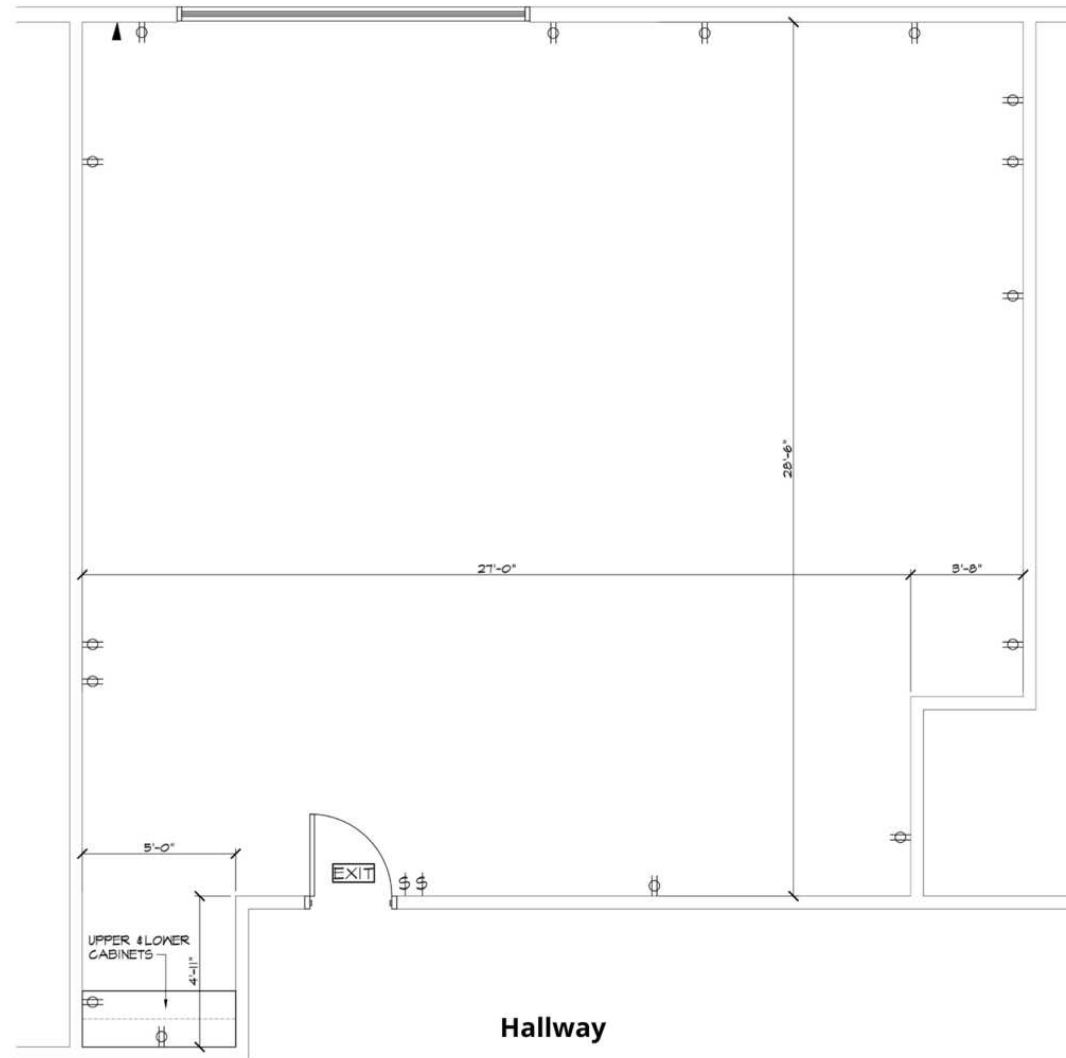
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SUITE 206 FLOOR PLAN

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

Suite 206

±960 SF



Not to scale

2nd Floor

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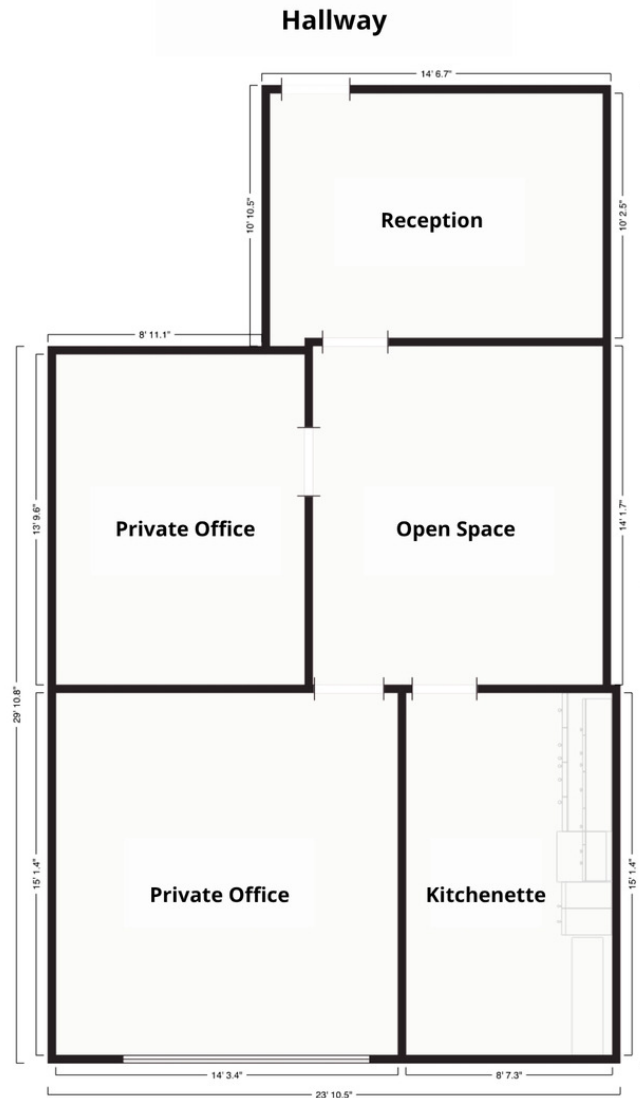
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SUITE 211 FLOOR PLAN

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

Suite 211

±1,000 SF



Not to scale

2nd Floor

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ADDITIONAL PHOTOS

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OFFICE BROCHURE | PAGE 8



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RETAILER MAP

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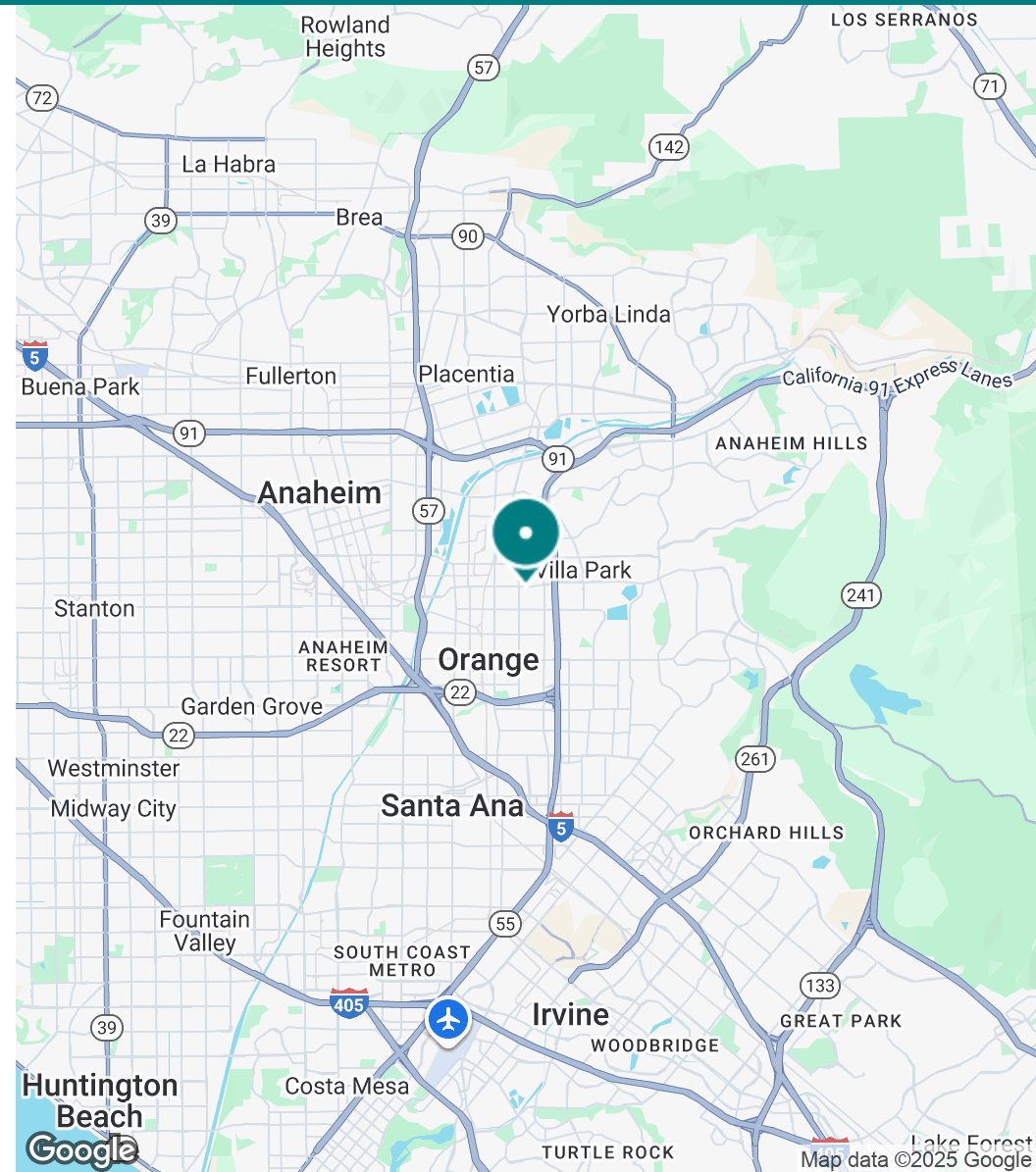
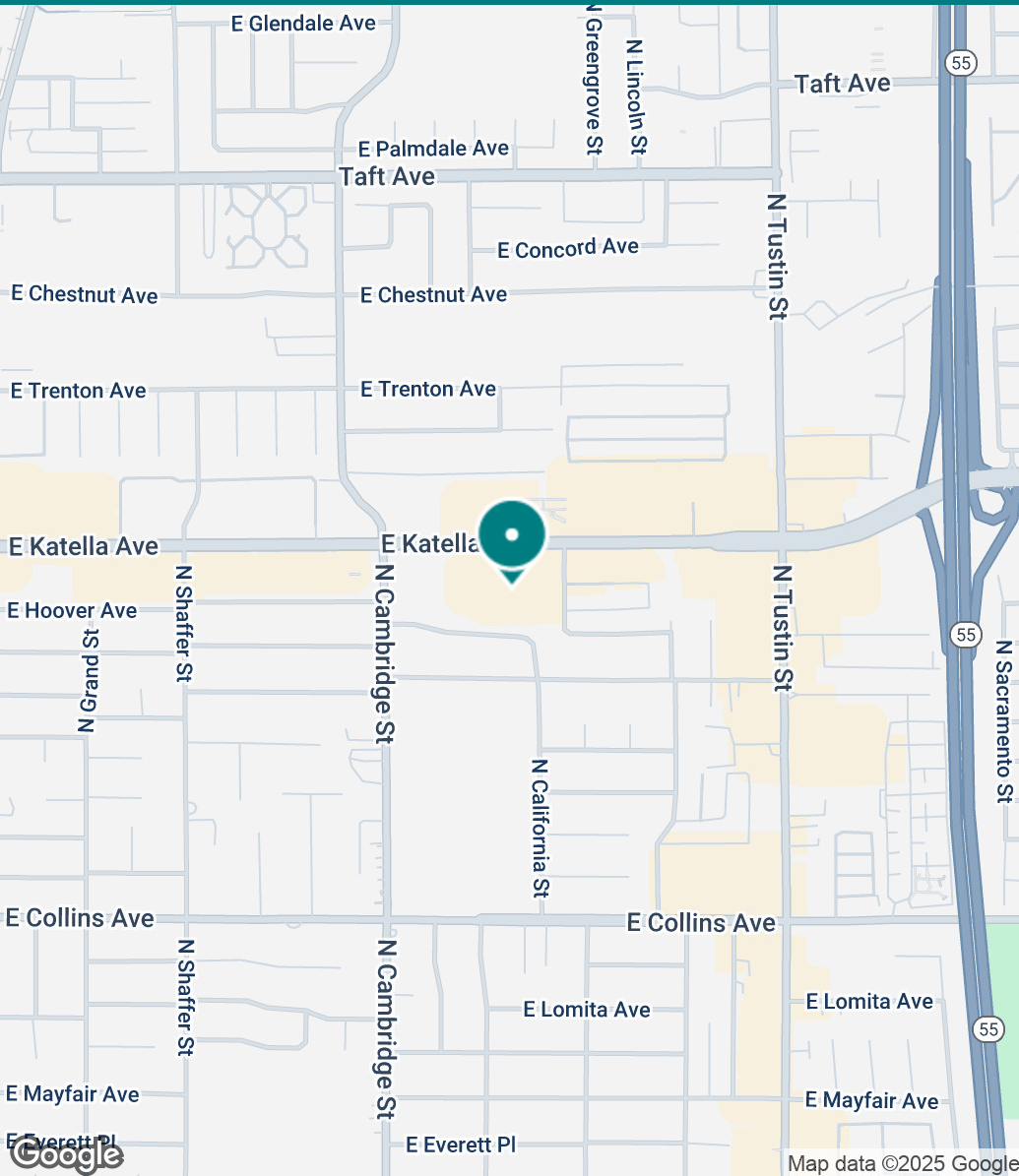
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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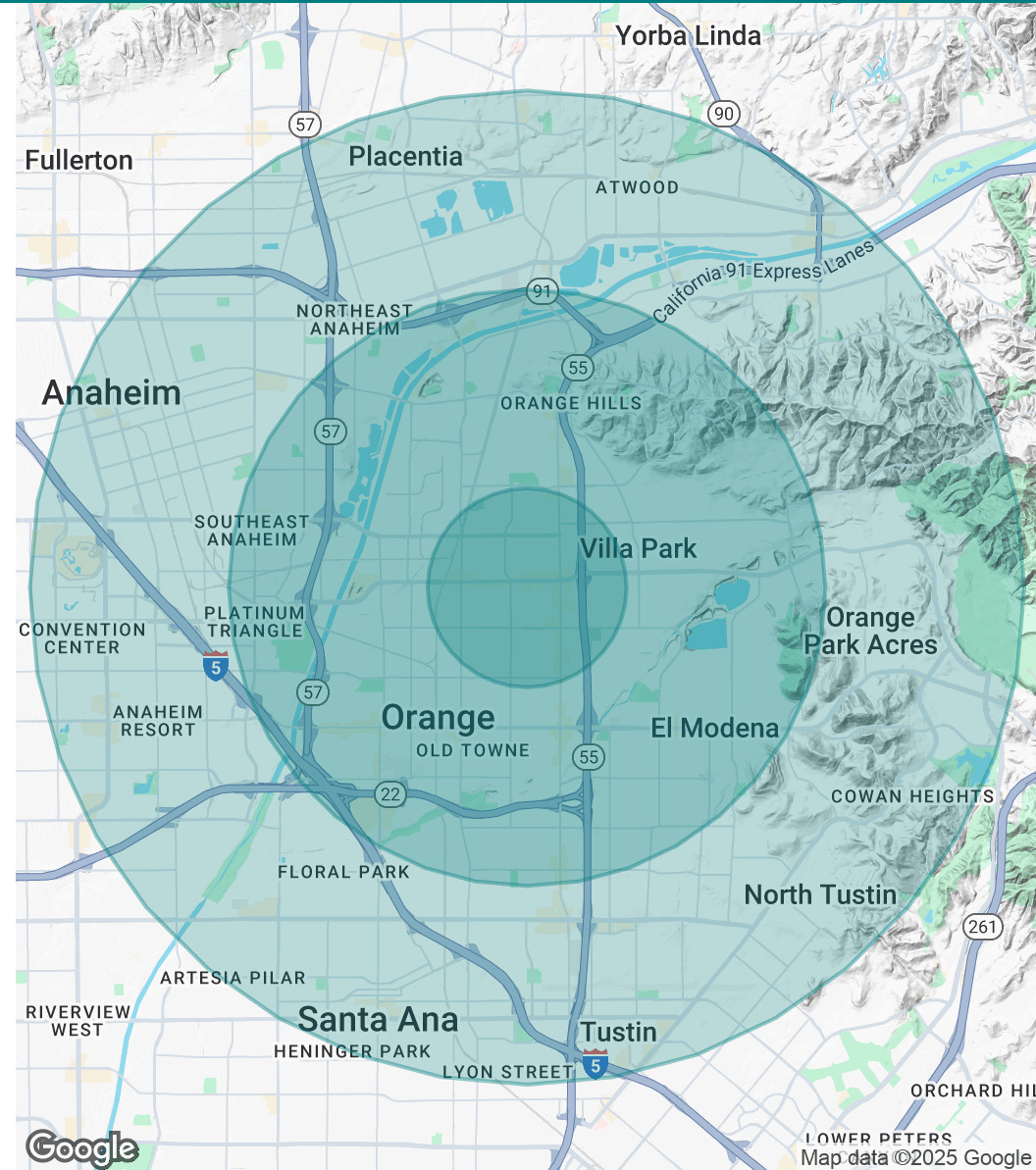
OFFICE BROCHURE | PAGE 11

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,732	165,728	491,814
Average age	32.7	34.6	33.2
Average age (Male)	33.0	33.7	32.4
Average age (Female)	33.5	35.7	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,734	52,149	143,762
# of persons per HH	3.4	3.2	3.4
Average HH income	\$79,823	\$90,236	\$87,577
Average house value	\$552,680	\$570,884	\$582,754

RACE	1 MILE	3 MILES	5 MILES
% White	66.3%	63.7%	61.2%
% Black	1.3%	1.5%	1.5%
% Asian	5.8%	10.1%	10.3%
% Hawaiian	0.0%	0.2%	0.2%
% American Indian	0.5%	0.4%	0.5%
% Other	23.0%	21.2%	23.8%

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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OFFICE BROCHURE | PAGE 12



GEOFFREY GROSSMAN

Managing Principal

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