

FOR SALE OR LEASE

1150 E Orangethorpe Ave, Placentia, CA 92870

±16,761 SF Renovated Owner-User Office Building – Medical Permitted



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —

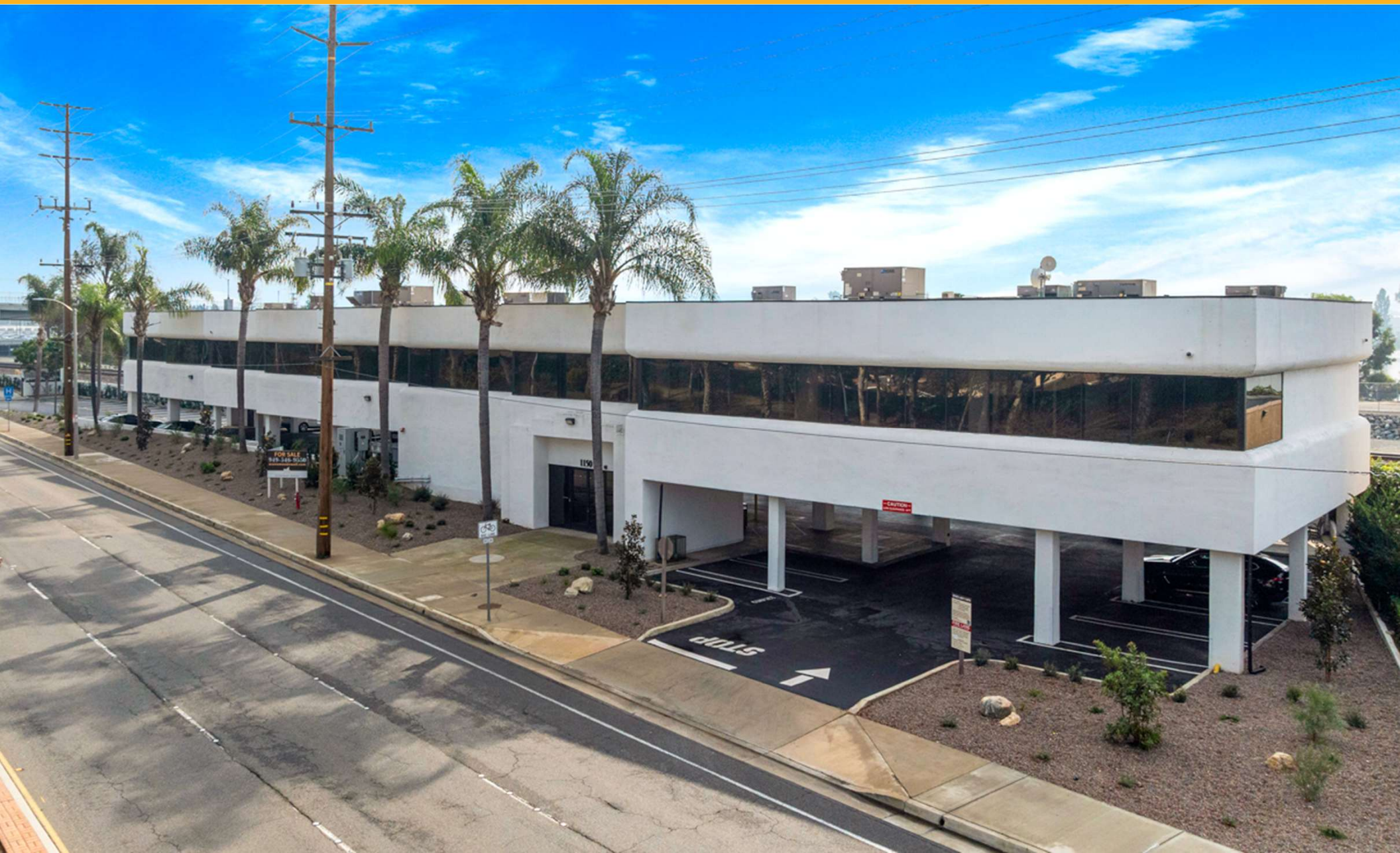


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 **Images.** Here you'll find attractive interior and exterior photographs and floor plans. **Pages 7-9**

 **Market.** This section includes permitted uses, demographics, and sale comps highlighting why 1150 E Orangethorpe Ave is a solid value. **Pages 10-13**

Economos DeWolf, Inc.

4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

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SUMMARY

Offering **1150 E Orangethorpe Ave, Placentia, CA 92870**

Two-story, elevator-served, 16,761 square foot office building built in 1988 on its own parcel totaling approximately 0.90-acres (no association). Medical use is permitted as parking required by the city is the same ratio as necessary for office (4:1 ratio).

Sale Price **\$5,850,000 (±\$349 per square foot)**

Office/Medical Lease Rate **\$2.50/SF Full-Service Gross** (tenant handles in-suite janitorial)

Square Footage An Owner-User Buyer Can Occupy and For Lease Suites: **Suite 100: ±4,456 SF – Medical/Office Suite for Lease**

Suite 101: ±5,465 SF – Leased until 8/31/2031

Suite 102: ±1,004 SF – **Vacant** (Can be contiguous with Ste 100 for ±5,460-SF)

Suite 106: ±1,664 SF – MTM

Suite 107: ±1,334 SF – Medical/Office Suite for Lease

Suite 108: ±445 SF - MTM

Suite 109: ±913, SF – MTM

Suite 113: ±1,479 SF – Medical/Office Suite for Lease

An owner-user can occupy up to ±11,295 SF of the building in the near term. Occupancy can be immediately over the 51% necessary to qualify for an SBA loan.

Parking Ownership has completed a **2025 parking lot renovation**, including repairs, sealing and striping for nearly \$25,000. Also, **rooftop solar with a battery backup** were installed in 2025 at a cost of \$280,000.

There are 52 covered parking parking stalls and 18 surface stalls (70 total) for a ratio of ±4.18 stalls per 1,000 square feet.

Condition Complete renovation list on the following page.

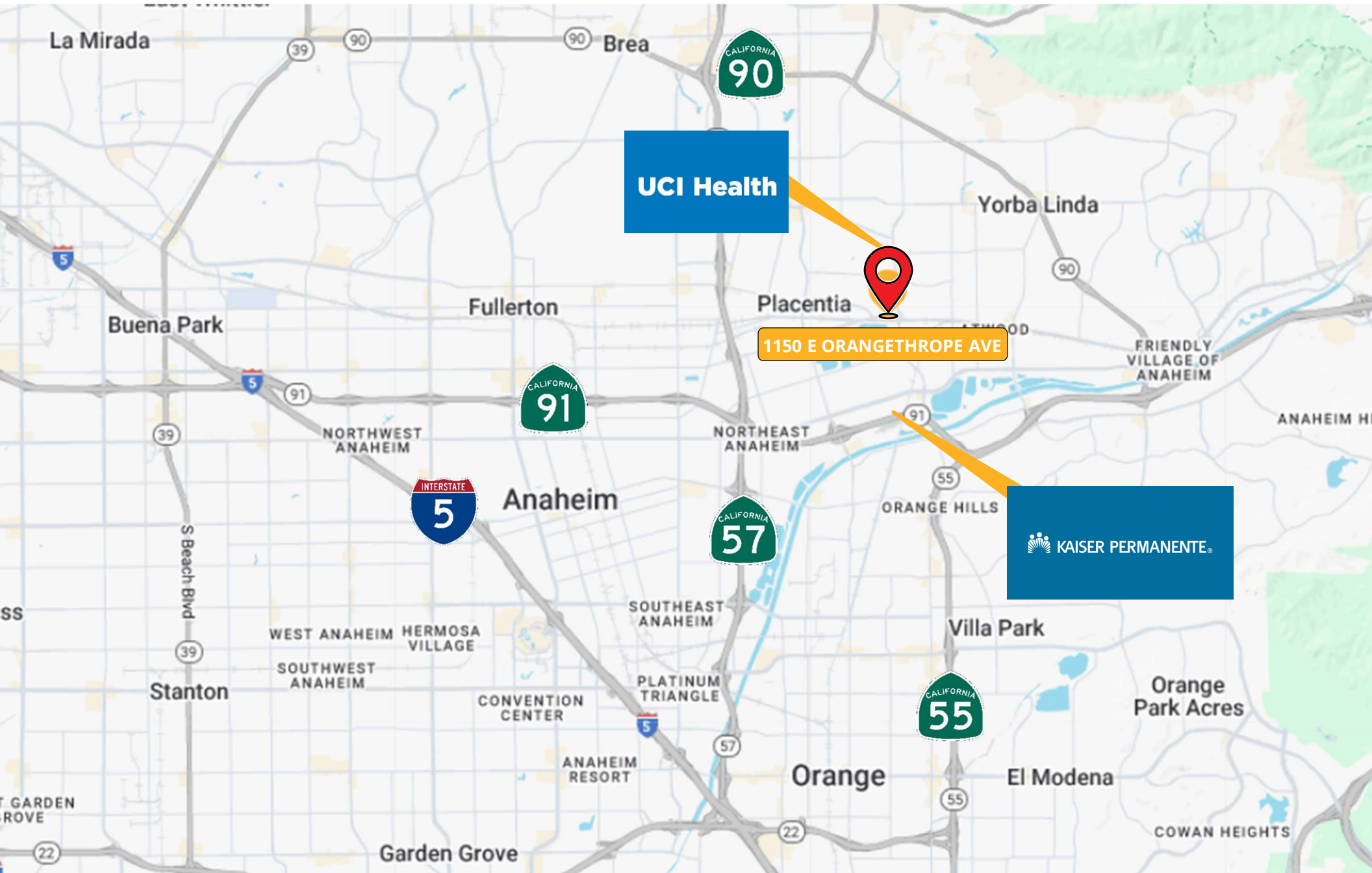
HIGHLIGHTS

What Makes 1150 E Orangethorpe Ave Unique?

- Office building on its own parcel with no association and covered parking that was recently renovated. Medical use is permitted.
- Less than two miles from Kaiser Permanente and UCI Health Center.
- Recent renovations since 2018 include:
 - New roof (20-year silicone roof)
 - Parking lot resurfaced (2025)
 - Upgraded elevator (modernized in 2018)
 - Updated rooftop HVAC Units with high efficiency rating
 - Renovated bathrooms with new finishes
 - New tile and stair surfaces in entries
 - New ceiling tile and led lighting fixtures throughout
 - New flooring (carpet and VCT)
 - New doors (solid panel stain grade) with new ADA compliant mortise locks
 - Rekeyed building to master key system
 - Repainted entire building
 - New exterior led lighting fixtures including parking area under building
 - Suite 100 and 101 have renovated break rooms with new finishes
 - New fiber provided by Gigabit Now
 - New landscaping with drought tolerant plants
 - Rooftop solar and back up battery system installed in 2025 (\$280,000 cost)
- Owner-user opportunity – the building has vacancy for an owner-user to occupy ±9,631 SF at the close of escrow and the full building by 08/31/2026, which will satisfy an SBA loan requirement. Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- Building top signage is allowed.
- Solar panels and a backup battery are estimated to have annual electricity savings of \$32,425.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map on Page 6.
- Priced to sell, at \$380/sf this offering is a clear value compared to sale comps described on Page 14.

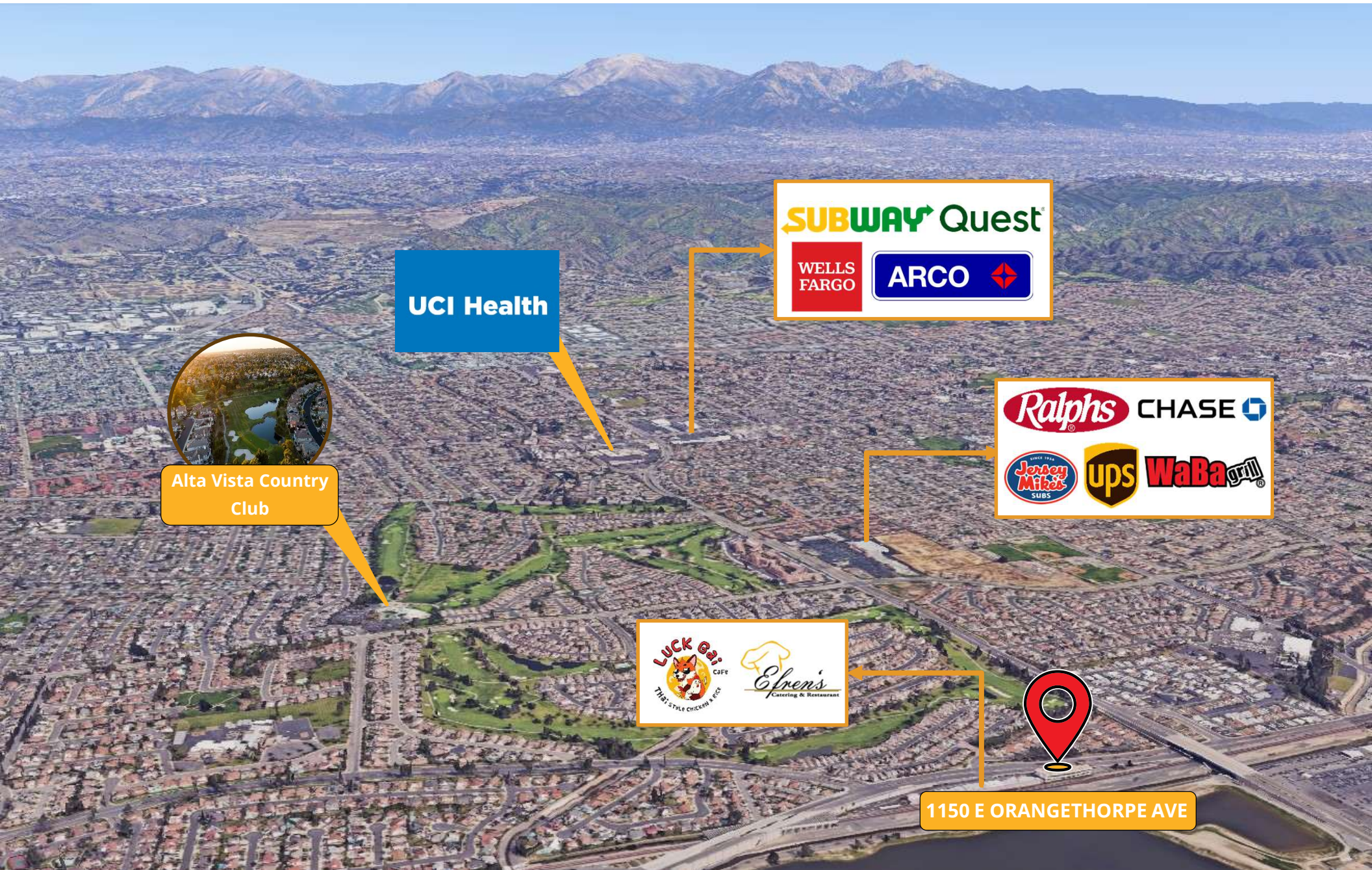
LOCATION

Dynamic Location Surrounded by Major Freeways and Hospitals



AMENITIES

Amenities in the Immediate Vicinity



UCI Health

Alta Vista Country Club

SUBWAY Quest

WELLS FARGO

ARCO

Ralphs

CHASE

Jersey Mike's SUBS

ups

WaBa grill

LUCK 921
CAFE
That Style Chicken & Rice

Elren's
Catering & Restaurant

1150 E ORANGETHORPE AVE

PHOTOGRAPHS



6 Lanes, 21,000+ Cars Per Day





C-O ZONING

C-O ZONING PERMITTED USES:

- Medical, dental offices and clinics (requires the same 4:1 parking ratio as office)
- Business, executive and financial offices
- Personal service businesses including but not limited to barber shops, beauty/hair salons, newsstands and other similar uses provided they shall remain incidental and subordinate to the intended office use of the building or property
- Private parking lots and garages
- **City has confirmed “C-O allows medical uses at a parking ratio of 4 spaces per 1,000 sq. ft.”**



FLOOR PLANS

All Square Footage on a Single Floor over Covered Parking

Suite 100: ±4,456 SF – Medical/Office Suite for Lease

Suite 101: ±5,465 SF – Leased until 8/31/2031

Suite 102: ±1,004 SF – **Vacant** (Can be contiguous with Ste 100 for ±5,460-SF)

Suite 106: ±1,664 SF – Leased until 2/28/2025 (MTM)

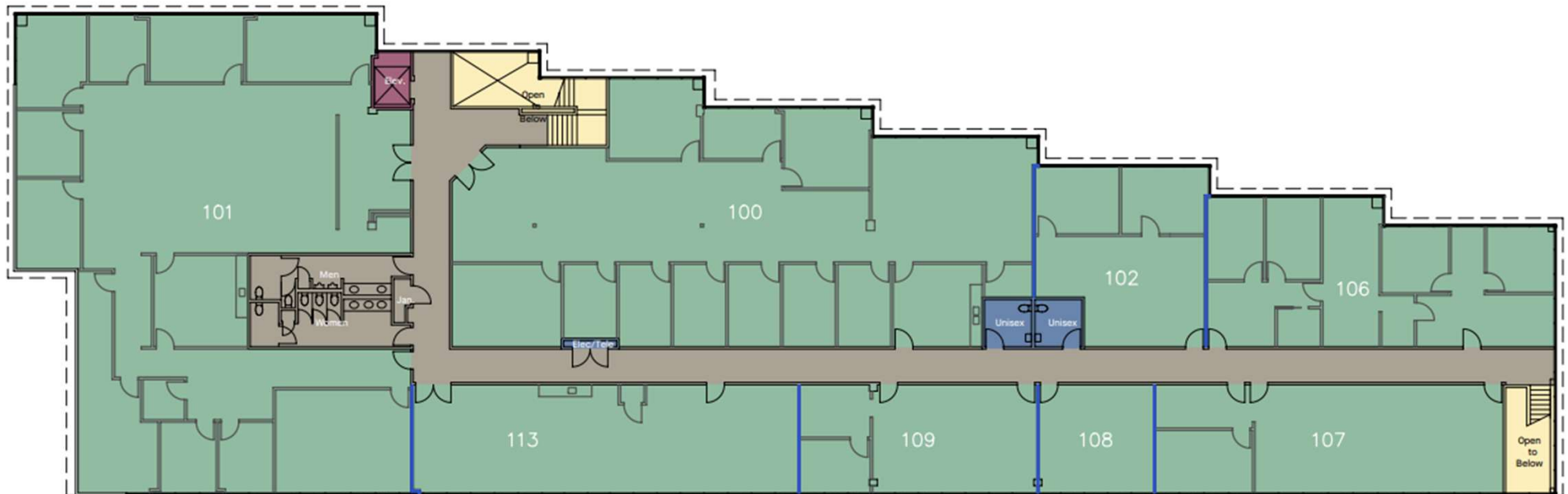
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Suite 108: ±445 SF - MTM

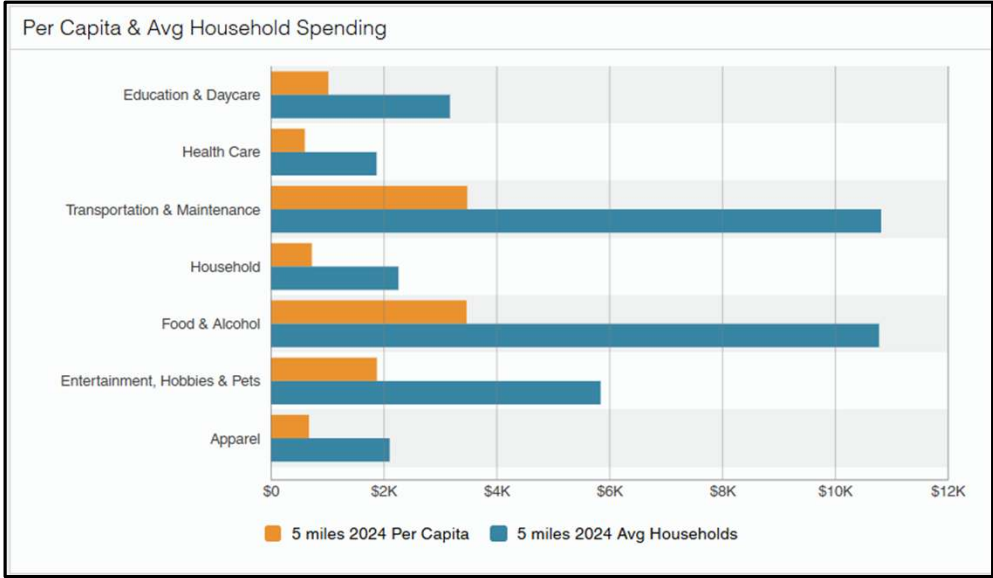
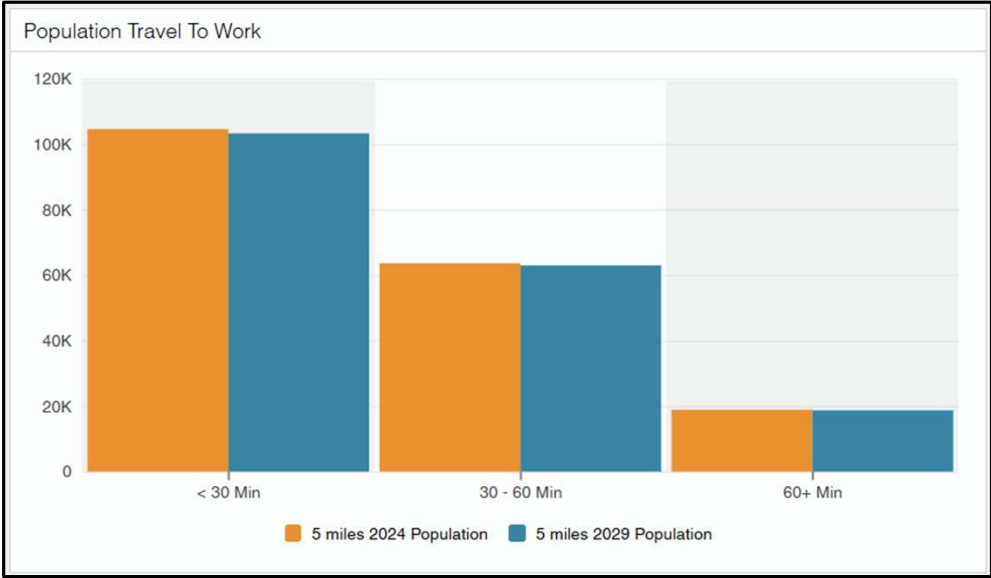
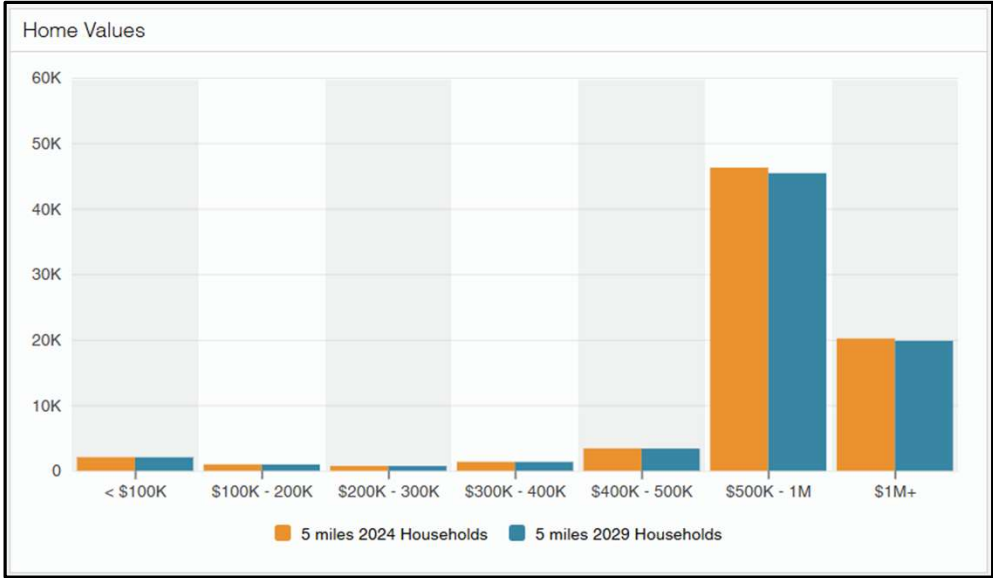
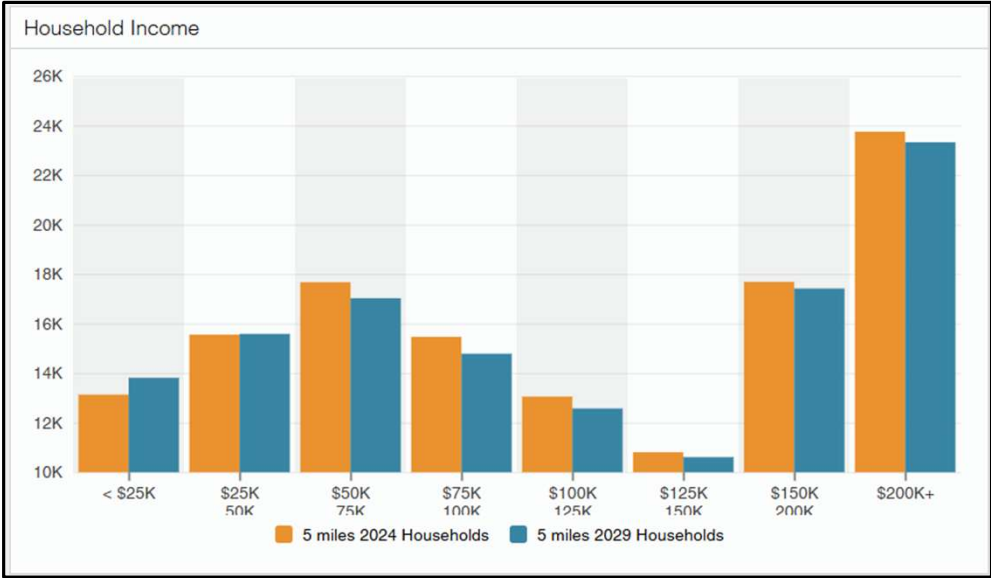
Suite 109: ±913, SF – MTM

Suite 113: ±1,479 SF – Medical/Office Suite for Lease

An owner-user can occupy up to ±9,631 SF of the building in the near term and the entire building by 8/31/2026. **Office/Medical lease rate is \$2.50/SF FSG.**



STRONG LOCAL DEMOGRAPHICS

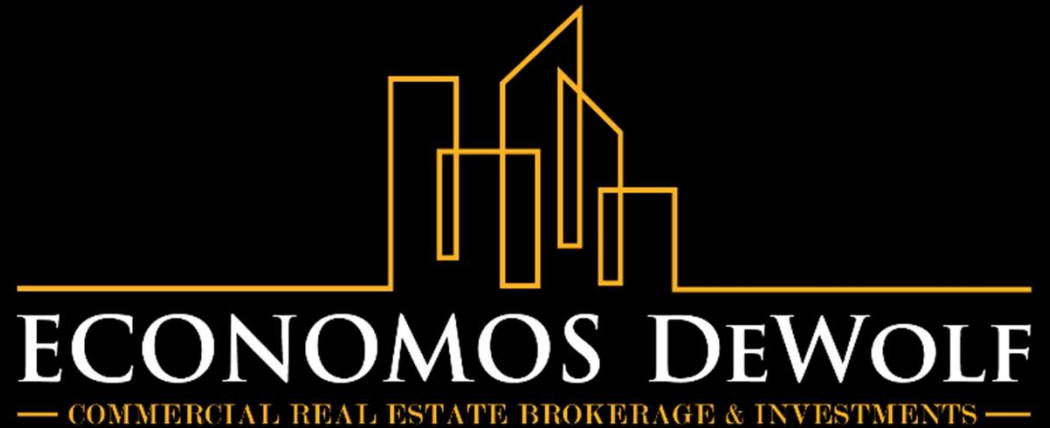


OFFICE SALE COMPS

1150 E Orangethorpe is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 3707 E Garden Grove Blvd Orange	Dec 2025	26,405 SF	<u>\$9,700,000</u> \$367	This 1987 office building sold to an owner-user for \$367/sf. 1150 E Orangethorpe is smaller and in far better condition, so should be worth more, yet is priced at only \$349/sf.
 14101 Yorba St Tustin	May 2025	9,176 SF	<u>\$3,550,000</u> \$387	This 1980 office building sold to an owner-user in May of 2025 for \$387/sf. This building had an office buildout as well but sold to a medical user who plans a conversion. 1150 E Orangethorpe Ave is in far superior condition with higher class finishes yet is priced \$38 less per square foot.
 21850 Yorba Linda Blvd Yorba Linda	Nov 2024	9,999 SF	<u>\$4,250,000</u> \$425	This 1988 office building sold to an owner-user in November of 2024 for \$425/sf. This building had an office buildout as well but sold to a medical user who plans a conversion. 1150 E Orangethorpe Ave is in superior condition with higher class finishes yet is priced \$76/sf less.



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Founder
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License #01319312

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matt@economosdewolf.com
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