

FOR LEASE

OLIVE HEIGHTS CENTER

804-846 E LINCOLN AVE. | ORANGE, CA 92865



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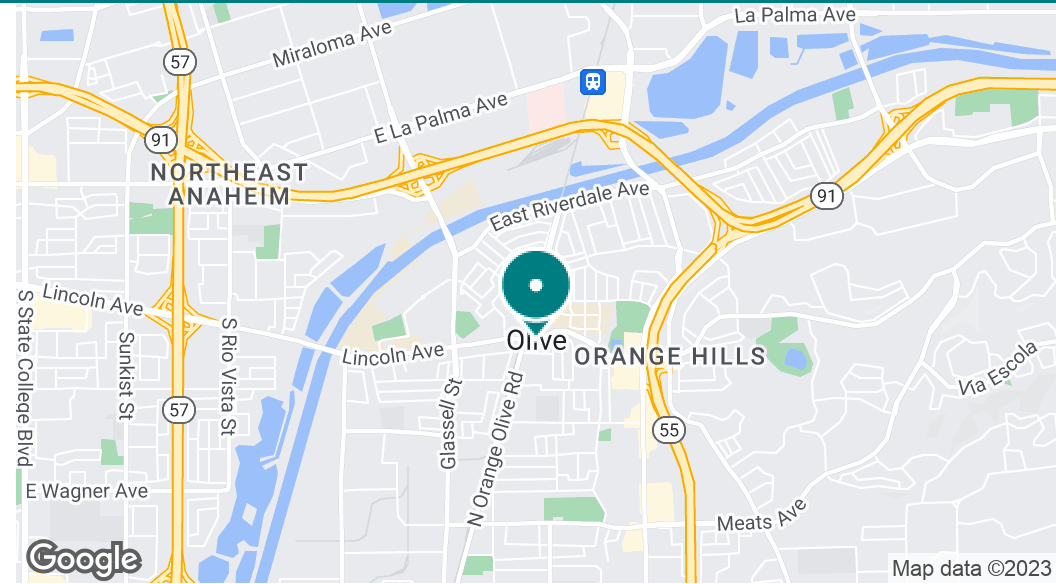
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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

OLIVE HEIGHTS CENTER | 804-846 E LINCOLN AVE., ORANGE, CA 92865

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PROPERTY DESCRIPTION

- 3 Recently remodeled Street Facing units available now
- Join a diverse mix of tenants that draw repeat customer traffic
- Excellent on site Parking in front and rear
- Densely populated and affluent neighborhood
- Brand New HVAC Systems installed
- New Ownership & Professionally Managed

LOCATION DESCRIPTION

Neighborhood Strip Center adjacent to a signalized intersection. One block away from 55 Frwy and 91 Frwy on-ramps. Strong demographics with \$116,302 Avg HH income (within a 2-mile radius). High traffic counts, with approx. 24,533 cars per day.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,308	43,108	140,914
Total Population	18,385	139,100	455,378
Average HH Income	\$84,060	\$91,629	\$87,270

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	600 - 3,000 SF	Lease Rate:	\$1.50 - \$2.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
846	Available	1,200 - 2,400 SF	NNN	\$1.75 - \$2.00 SF/month	Retail/Office/Medical	View Here
808	Available	600 SF	NNN	\$1.75 - \$2.00 SF/month	Retail/Office/Medical	View Here
830	Available	1,000 SF	NNN	\$1.75 - \$1.50 SF/month	Retail/Office/Medical/Fitness	View Here

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SITE PLANS

OLIVE HEIGHTS CENTER | 804-846 E LINCOLN AVE., ORANGE, CA 92865

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It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

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ADDITIONAL PHOTOS

OLIVE HEIGHTS CENTER | 804-846 E LINCOLN AVE., ORANGE, CA 92865

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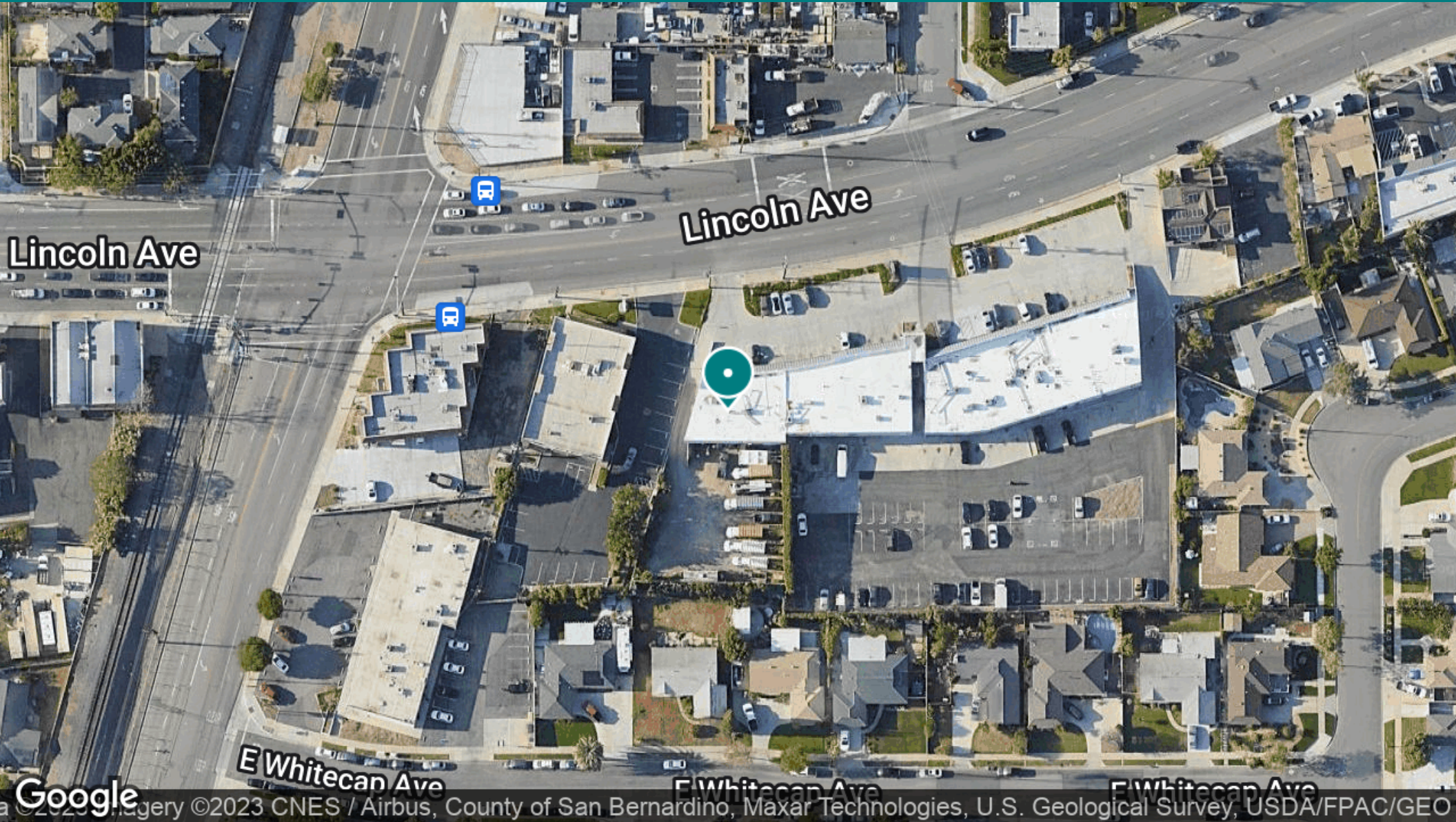
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LOCATION MAPS

OLIVE HEIGHTS CENTER | 804-846 E LINCOLN AVE., ORANGE, CA 92865

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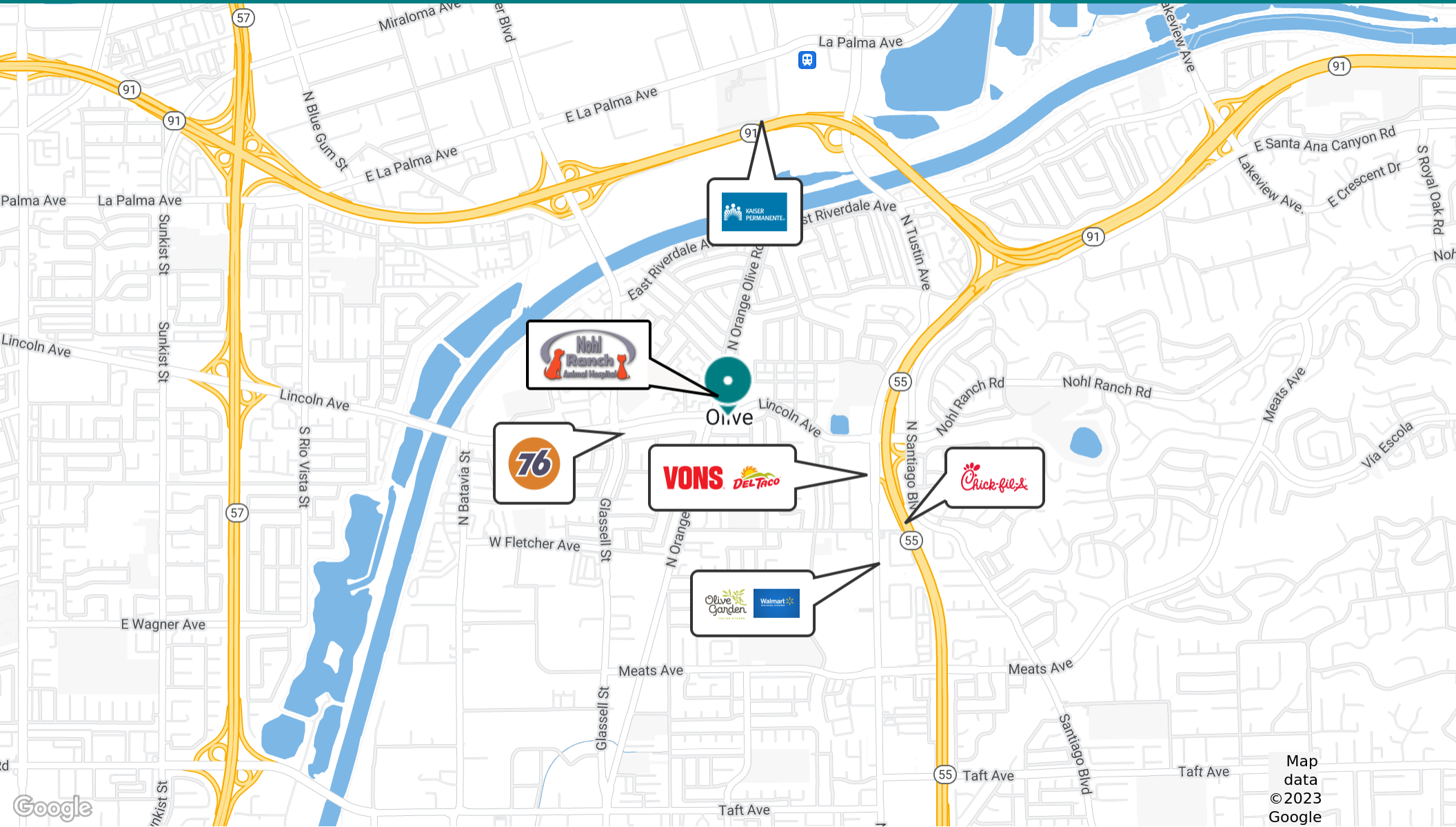


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RETAILER MAP

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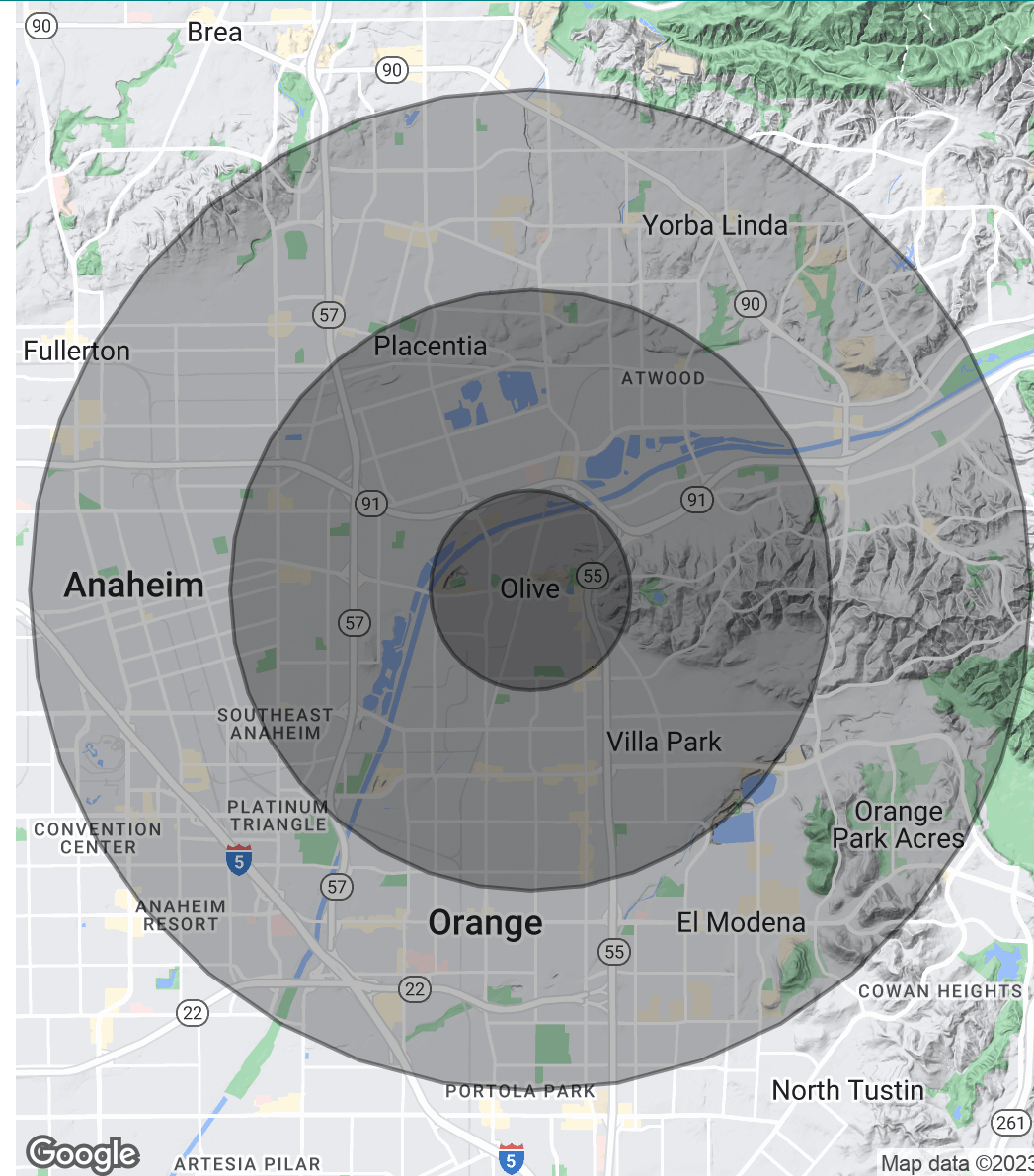
Map
data
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Google

DEMOGRAPHICS MAP & REPORT

OLIVE HEIGHTS CENTER | 804-846 E LINCOLN AVE., ORANGE, CA 92865

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,385	139,100	455,378
Average age	35.1	34.3	33.9
Average age (Male)	34.5	33.7	33.0
Average age (Female)	35.5	35.2	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,308	43,108	140,914
# of persons per HH	2.9	3.2	3.2
Average HH income	\$84,060	\$91,629	\$87,270
Average house value	\$532,036	\$603,204	\$594,675
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.7%	42.0%	44.6%
RACE	1 MILE	3 MILES	5 MILES
% White	67.5%	64.8%	66.2%
% Black	3.7%	1.7%	1.6%
% Asian	10.6%	11.9%	11.4%
% Hawaiian	0.4%	0.2%	0.2%
% American Indian	0.3%	0.4%	0.5%
% Other	14.5%	17.9%	17.3%

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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