

Orange, CA



OFFERING MEMORANDUM

2261 N. Orange Olive Rd, Orange, CA 92865

Exclusively Listed By

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Orange, CA

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2261 N. Orange Olive Rd, Orange, CA 92865

Price: \$2,100,000

PROPERTY FEATURES:

- Day Care Facility / Church
- Total of 4 buildings. 3 buildings are about 2,300 sq. ft. ea. 1 is about 700 sqft.
- Church uses 1 building (2,300 sf) as main sanctuary with 120 seats.
- 24 On Site Parking spaces.
- Commercial (C-1) Zoning allows numerous business types
- Building size of 7,473 Sq. Ft. on 38,000 Sq. Ft. (0.87 Acre) corner parcel
- Great for either owner occupied or investment property.
- Located in a mixed residential, commercial and industrial area of Orange.
- Easy access to freeway 55, 57 & 91
- Excellent signage and exposure on Orange Olive Road
- Can be delivered 100% vacated at the close of escrow
- Current Day Care capacity - 70 kids (maximum 120 kids)
- Day Care Center tenant is on month to month
- Day Care Center kids may be taken over by the new operator for a fee
- DO NOT disturb the tenants. Drive by only.

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	1 mile	3 miles	5 miles
Population			
2000 Population	15,212	143,430	483,649
2010 Population	16,449	149,373	498,880
2012 Population	16,890	152,551	507,382
2017 Population	17,780	158,623	526,134
2000-2010 Annual Rate	0.79%	0.41%	0.31%
2010-2012 Annual Rate	1.18%	0.94%	0.75%
2012-2017 Annual Rate	1.03%	0.78%	0.73%
2012 Male Population	49.2%	50.1%	50.1%
2012 Female Population	50.8%	49.9%	49.9%
2012 Median Age	35.9	33.8	33.2

Race and Ethnicity			
2012 White Alone	62.3%	61.1%	59.0%
2012 Black Alone	2.2%	1.9%	2.2%
2012 American Indian/Alaska Native Alone	0.9%	0.9%	0.8%
2012 Asian Alone	11.9%	11.0%	11.5%
2012 Pacific Islander Alone	0.2%	0.3%	0.3%
2012 Other Race	18.1%	20.5%	22.0%
2012 Two or More Races	4.4%	4.3%	4.2%
2012 Hispanic Origin (Any Race)	36.5%	47.3%	49.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$57,546	\$63,668	\$60,654
2017 Median Household Income	\$68,295	\$75,378	\$71,815
2012-2017 Annual Rate	3.48%	3.43%	3.44%
Average Household Income			
2012 Average Household Income	\$78,545	\$85,303	\$82,998
2017 Average Household Income	\$91,064	\$97,062	\$94,593

Households			
2000 Households	5,128	44,402	147,005
2010 Households	5,471	45,869	151,742
2012 Total Households	5,611	46,854	154,316
2017 Total Households	5,913	48,822	160,482
2000-2010 Annual Rate	0.65%	0.33%	0.32%
2010-2012 Annual Rate	1.13%	0.95%	0.75%
2012-2017 Annual Rate	1.06%	0.83%	0.79%
2012 Average Household Size	2.99	3.19	3.22

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Property Information

Property Address: 2261 N. Orange Olive Rd, Orange, CA 92865
Price: \$1,890,000
Building Size: 7,473 SF
Land Size: 38,000 SF (0.87 Acre)
Year Built: 1981
Parcel Number: 072-271-29 (Orange County)

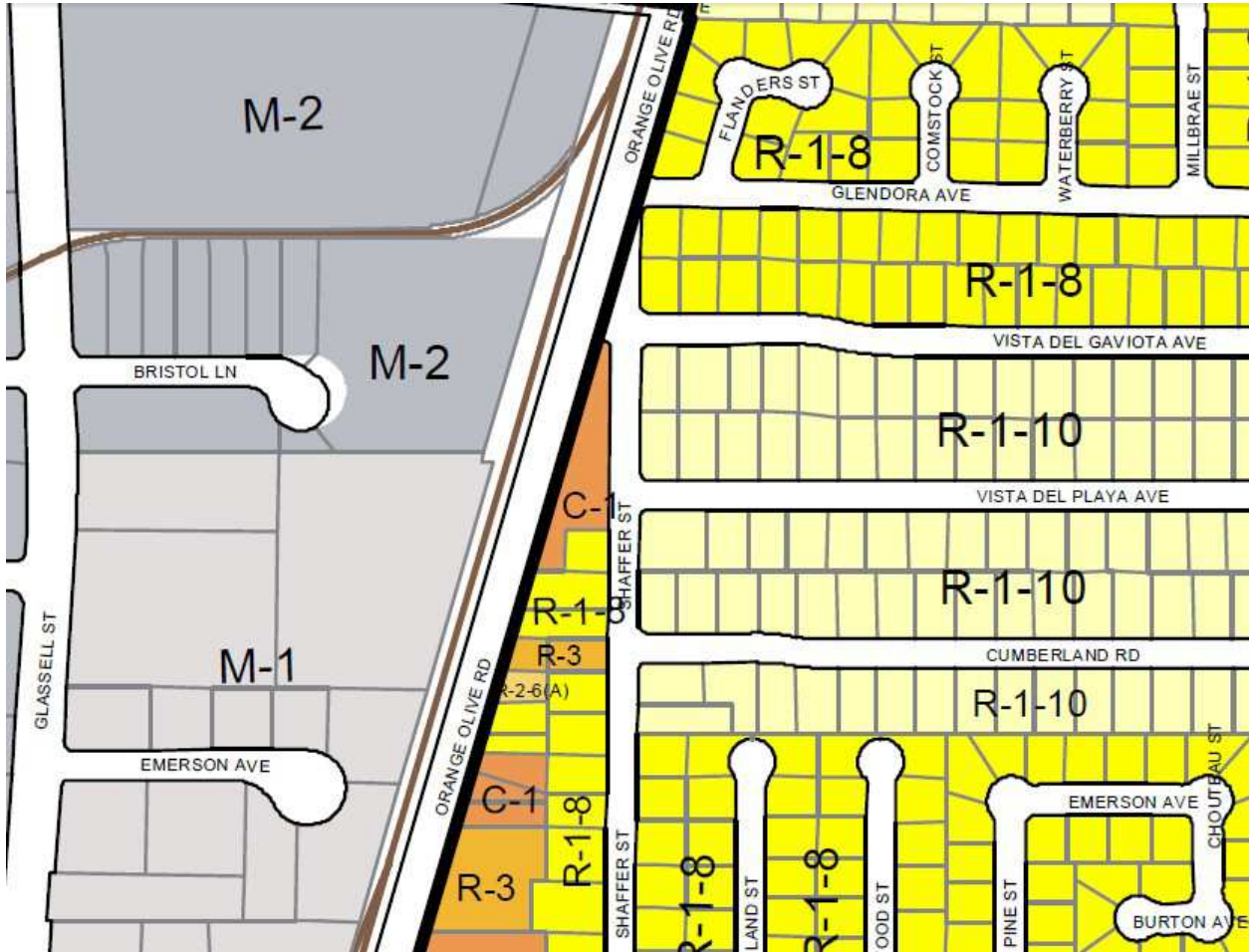


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Zoning Map



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Play Ground



Play Ground



Play Ground



Covered patio



Covered patio area next to kitchen & play ground

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Class room 1



Class room 2

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Class room 3



Church 2

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Kitchen Sink



Kitchen



Kitchen



From Orange Olive Rd View



Street View from Shaffer St



Side View from Orange Olive Rd

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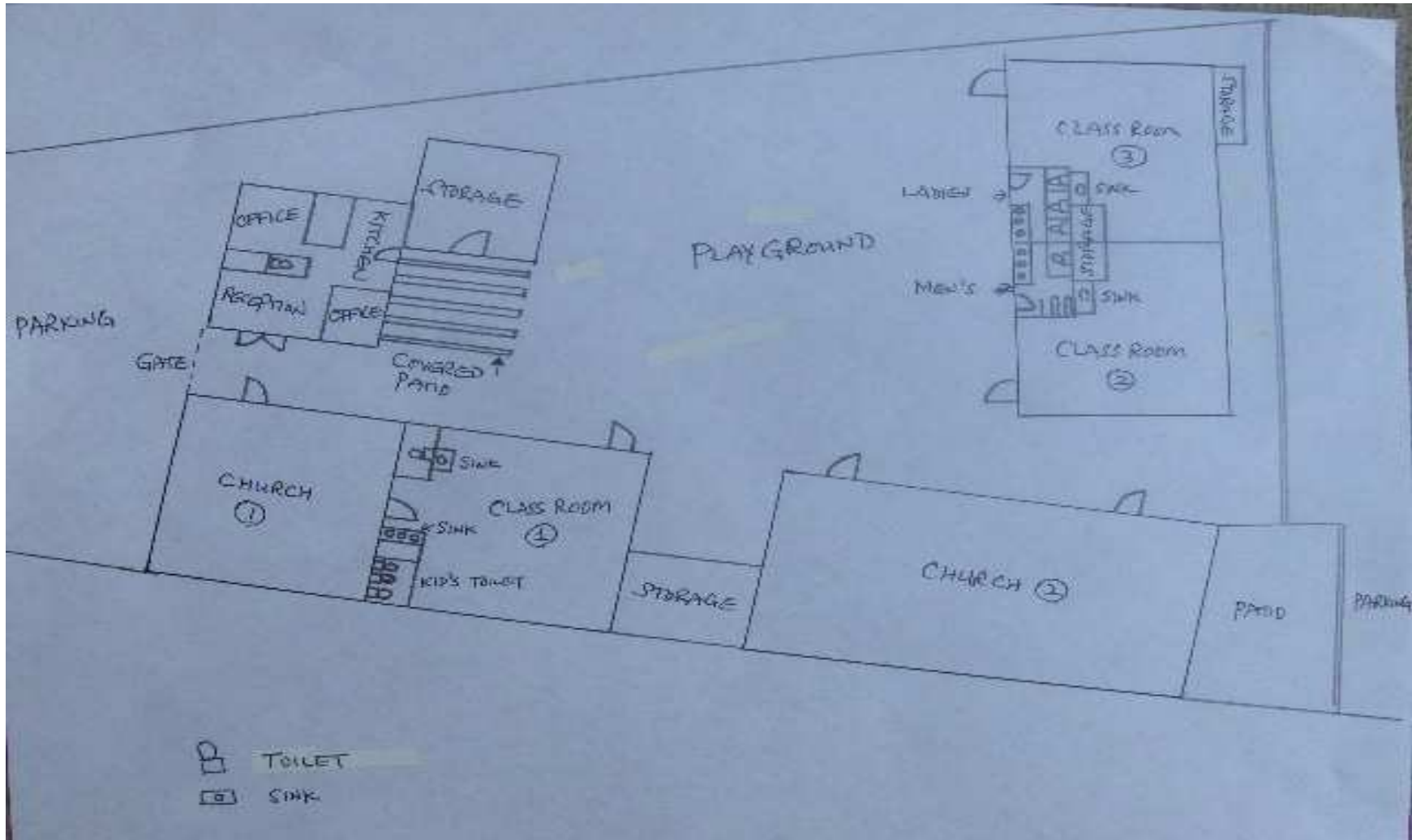


South side parking



Office Building Side view

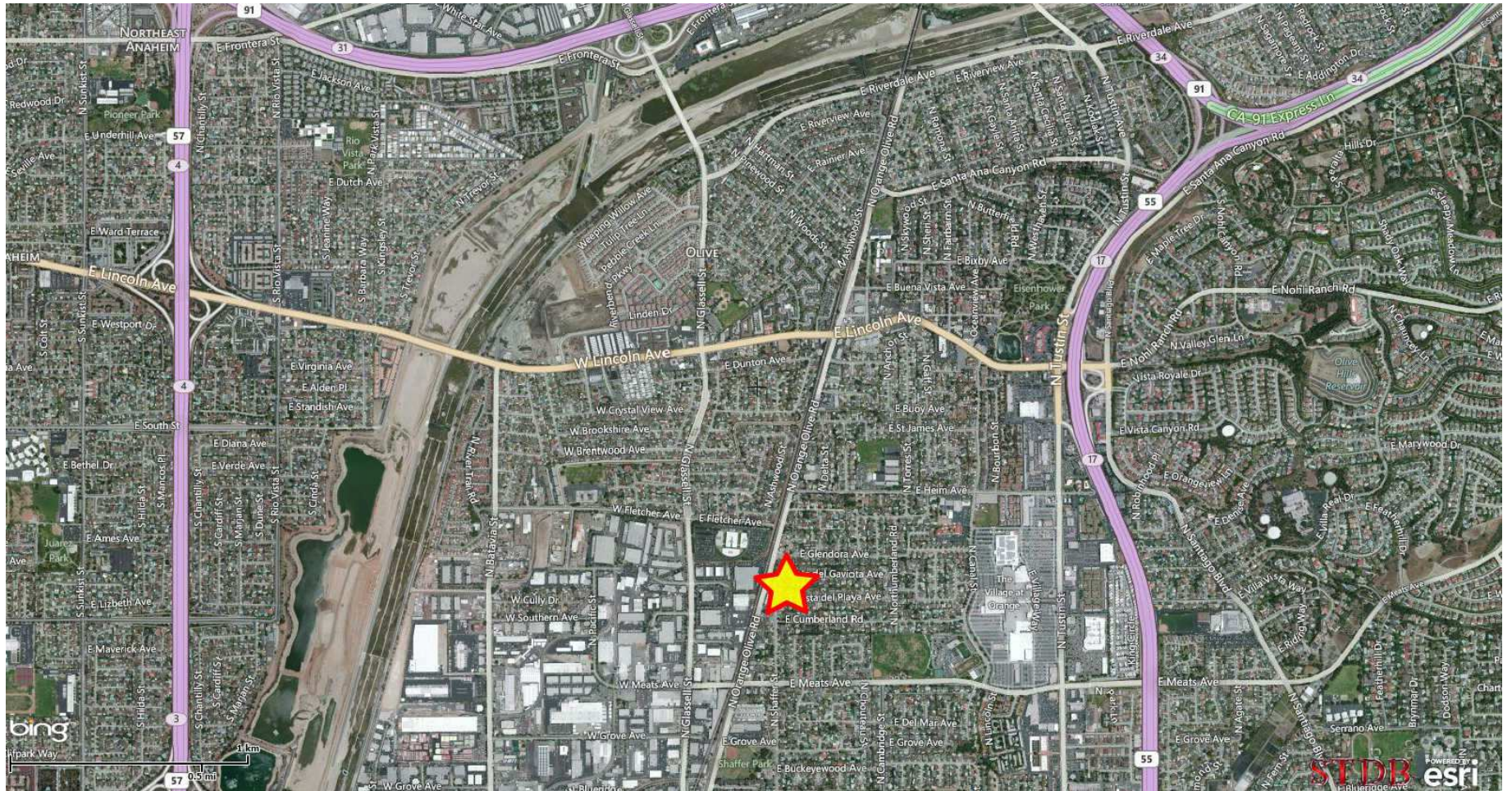
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Not to scale.

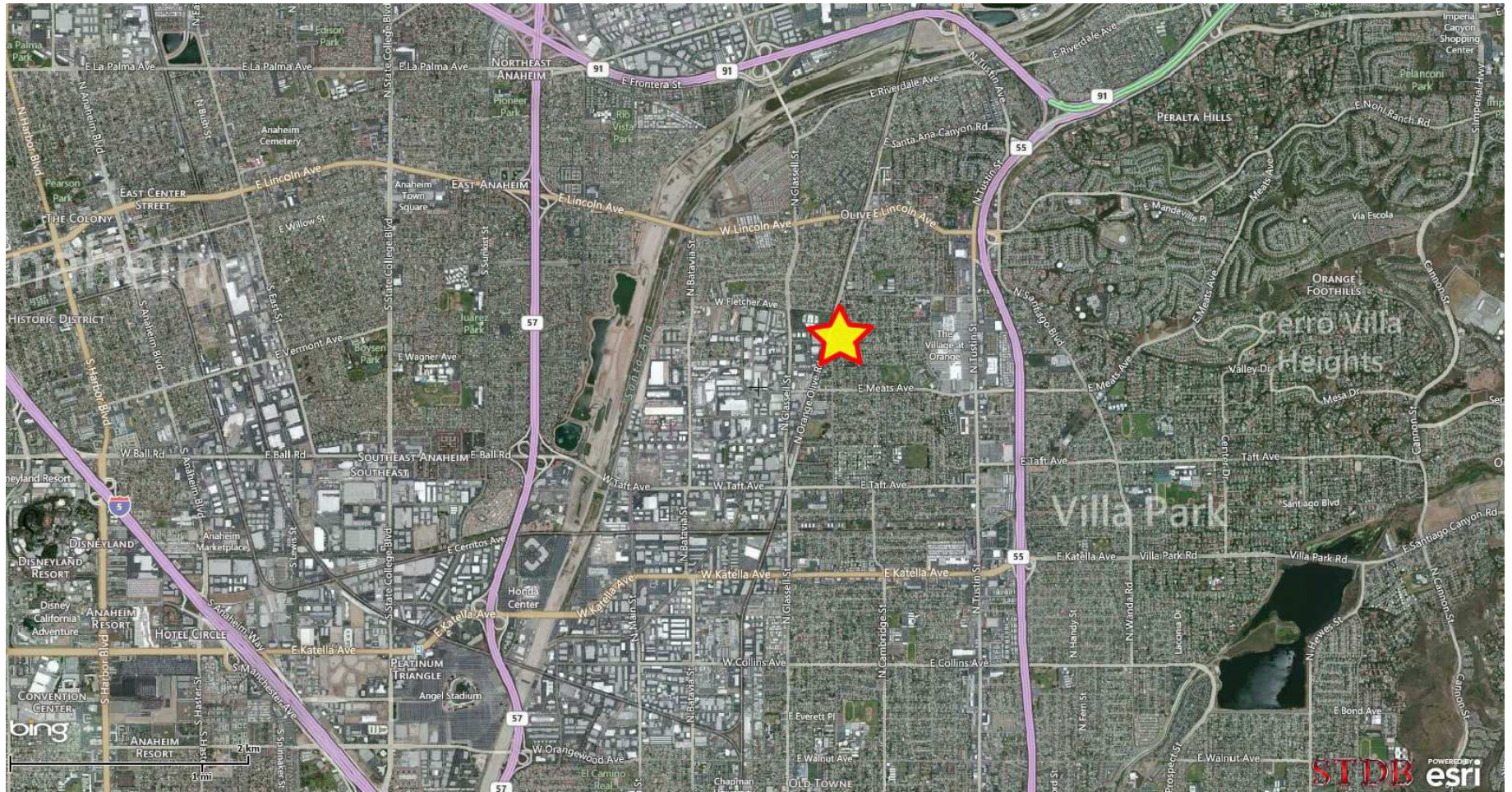
Note 1: There is a door connecting class rooms 2 and 3 on the dividing wall in the middle the building.

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