

An aerial photograph of a two-story brick building with a white cornice and decorative window boxes. The building is situated on a street corner with a large tree on the right and a sidewalk with benches and trash cans. Several cars are parked on the street. In the background, other buildings and a church with a tall steeple are visible under a clear blue sky.

TEN PLAZA SQUARE

 **SVN**
VANGUARD
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

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10 PLAZA SQUARE • ORANGE



H I G H L I G H T S

Complete renovation started in 2016

Corner location with great traffic

Will be fully built to accommodate retail & restaurant uses: grease trap, ventilation, AC

Across from Urth Cafe's newest location

Excellent demographics

AVAILABLE

560 - 4,042 SF

SPACE USE

RESTAURANT
/STREET RETAIL

LEASE RATE

\$7.50 -
\$8.00/SF

LEASE TYPE

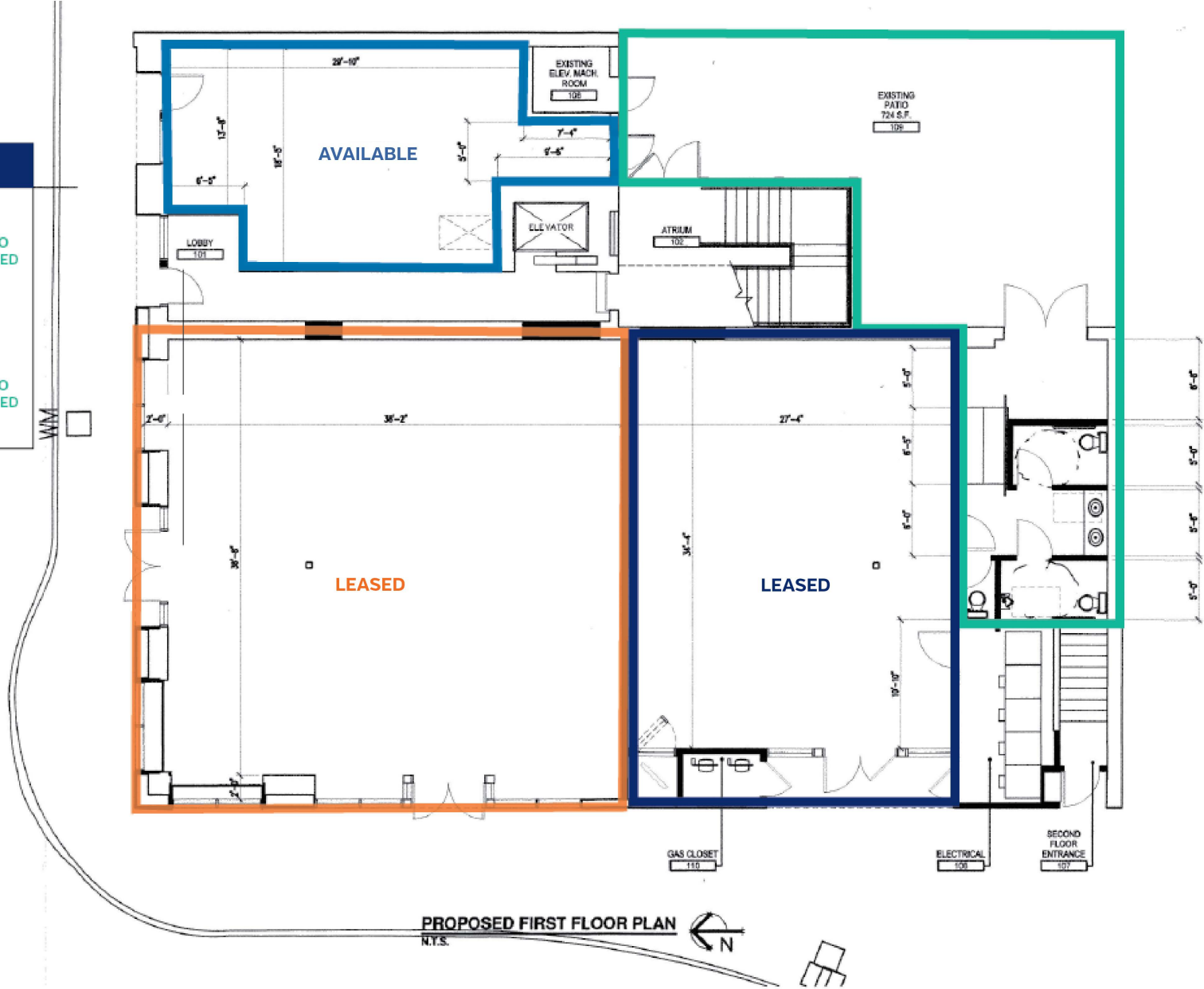
NNN

TERM

60-120
MONTHS



SUITE	SIZE	\$/SF
100	668 SF	\$7.50/SF * INCLUDES PATIO USAGE & SHARED RESTROOMS
101	1,564 SF	\$8.00/SF
102	1,172 SF	\$7.50/SF * INCLUDES PATIO USAGE & SHARED RESTROOMS



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LOCATION OVERVIEW

Located in the busy Downtown Orange Circle on the hard corner of Chapman & Plaza Square. Less than 6 blocks from Chapman University & surrounded by other local & regional restaurants & shops, this area has excellent walkability & tremendous traffic counts. Ideal for a national or local tenant looking to take advantage of excellent demographics in a growing market.