

Retail Center Investment Now EL RANCHO MARKET CENTER

FOR SALE

*Building
Newly Rehabbed*



1095-1099 N. Glassell Street • Orange, CA (Just South of Katella Avenue)

- Approximately 4,500 sq. ft. on .275 Acres
- Back-Lit Monument Signs
- Corner Location with Great Access
- Good Traffic Count - Great Demographics
- Only 1.5 miles from 55 Freeway
- Three Units
- 6.33% Cap Rate

Exclusive Agent:

DANIEL P. KRUSE, Principal
714.564.7136
dkruse@lee-associates.com
DRE #00852571

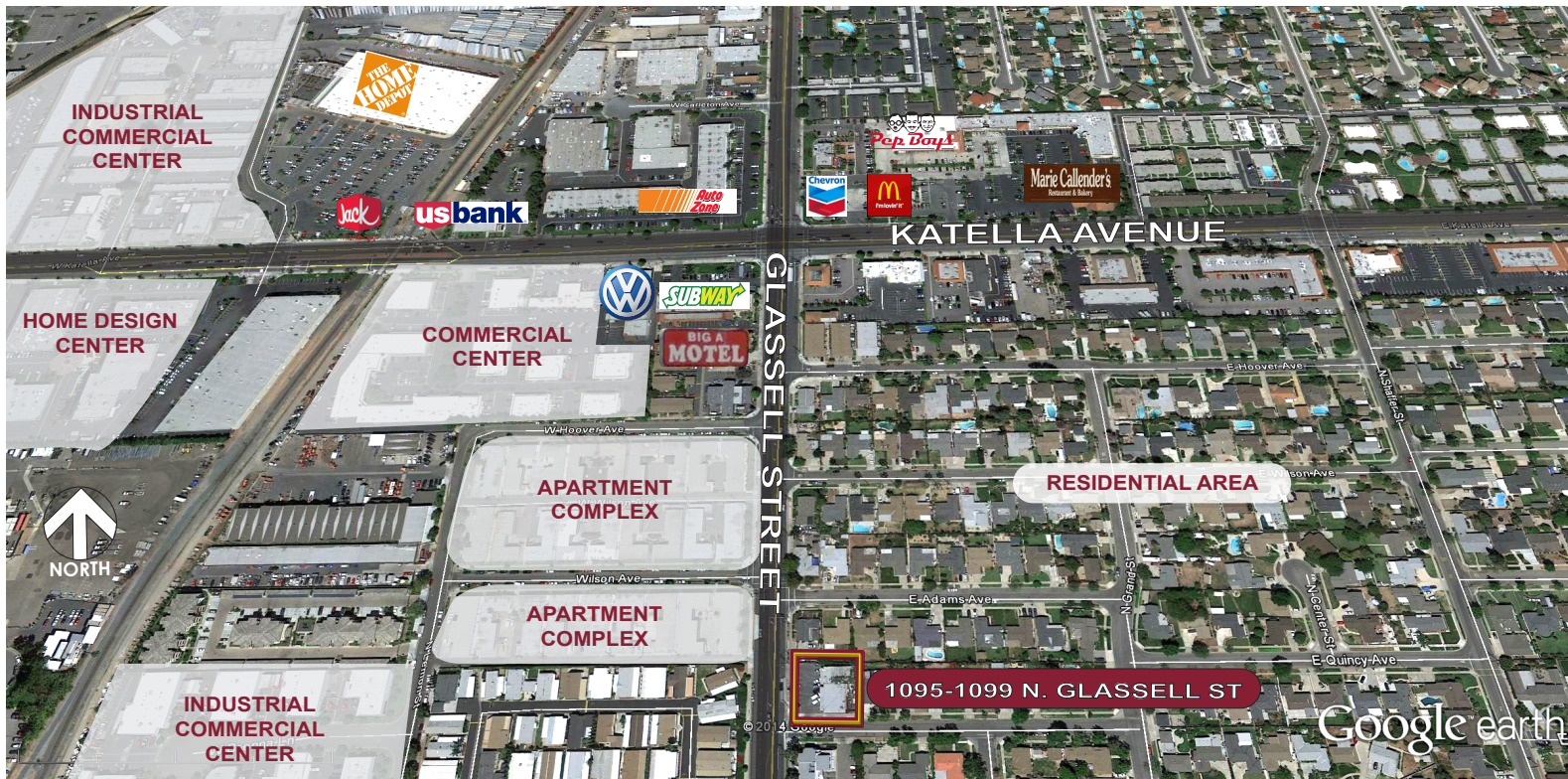
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EL RANCHO MARKET CENTER

1095 - 1099

N. Glassell Street, Orange, CA
(Just South of Katella Avenue)



Orange Police Department
Less than 1 mile

USPS
Less than 1 mile

BUILDING INFORMATION

- Building Size: Approx. 4,500 sq. ft.
- Lot Size: Approx. 12,000 sq. ft.
- OC Assessor's
Parcel Number: 375-191-01
- Back-Lit Monument Signs

INVESTMENT HIGHLIGHTS

- Three (3) Tenants
- Occupancy: 100%
- Asking Price: \$1,950,000
- Current Cap Rate: 6.33%

AREA & LOCATION HIGHLIGHTS

- Frontage on Glassell Street: 16,000 cars per day
- Only 1.5 Miles to Freeway: 200,000 cars per day
- Corner Parcel / Great Access
- Strong Demographics

For Further Information and to
Obtain Complete Informational
and Investment Package,
Please Call:

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