



**TURNKEY RESTAURANT OPPORTUNITY**  
240 W. Chapman Ave. #102  
Orange, CA 92866

**Confidentiality Agreement & Disclaimer (Please Read Thoroughly)**

**DISCLAIMER: BROKERS, PROSPECTIVE BUYERS, AND ANY AFFILIATED INTERESTED PARTY (“*INTERESTED PARTIES*”) SHALL NOT DISTURB OR MENTION THE DETAILS OF THIS OPPORTUNITY TO ANY TENANTS OR STAFF, UNLESS OTHERWISE APPROVED, IN WRITING, BY SELLER/OWNER OR DISTRICT REALTY GROUP. IF ANY *INTERESTED PARTIES* FAIL TO ADHERE TO THIS DISCLAIMER, SAID *INTERESTED PARTIES* SHALL BE IMMEDIATELY DISQUALIFIED FROM THIS OPPORTUNITY AND POTENTIALLY OTHER OPPORTUNITIES OFFERED BY DISTRICT REALTY GROUP.**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from District Realty Group (“District”) and should not be made available to any other person or entity without the written consent of District. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property (also referred to as the “opportunity”). The information contained herein is not a substitute for a thorough due diligence investigation. District has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of business prospects or any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, District has not verified, and will not verify, any of the information contained herein, nor has District conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**District Realty Group, as Exclusive Broker, is pleased to present the opportunity to own a turnkey restaurant space in Old Town Orange. Located next to Wahoo's Fish Taco. FORK+SALAD consists of a versatile open floor plan space with high ceilings.**

**The opportunity also comes with a very attractive, below market rental rate and long term lease. Please note: this is a bulk asset sale; therefore, the restaurant business does not come with the purchase.**





## SPECIFICATIONS

### ASKING PRICE

Negotiable

### CURRENT RENT

\$4.35 NNN/SF/Month (\$6,672.90)

Below Market, Fixed Rent Increases Until 2032

### TERM

8.5 Years Remaining +/- On Initial Term

### OPTIONS

Two (2) Options Of Five (5) Years Each

### SIZE

1,534 SF +/-\*

### AVAILABILITY

Negotiable

### CURRENT USE

Restaurant

### FEATURES

Newly Remodeled, Type 2 Hood, FF&E Included (Inquire For Detailed List)

### NEIGHBORS

Snooze, The Taco Stand, Wahoo's Fish Taco, Urth Caffe, Philz Coffee (Coming Soon), The Pie Hole, Blaze Pizza, Starbucks and Many More!

*\*All dimensions are approximate and independently verified.*

# FEATURES AND HIGHLIGHTS

- Highly Desirable Old Town Orange Location
- Ideal For Numerous Restaurant Concepts
- Central to Numerous Amenities, Restaurants, Entertainment, Retail, and Much More
- Plentiful Parking Options
- Attractive Below Market Rents + Long Term Leasehold
- At The Entrance Of Old Town Orange

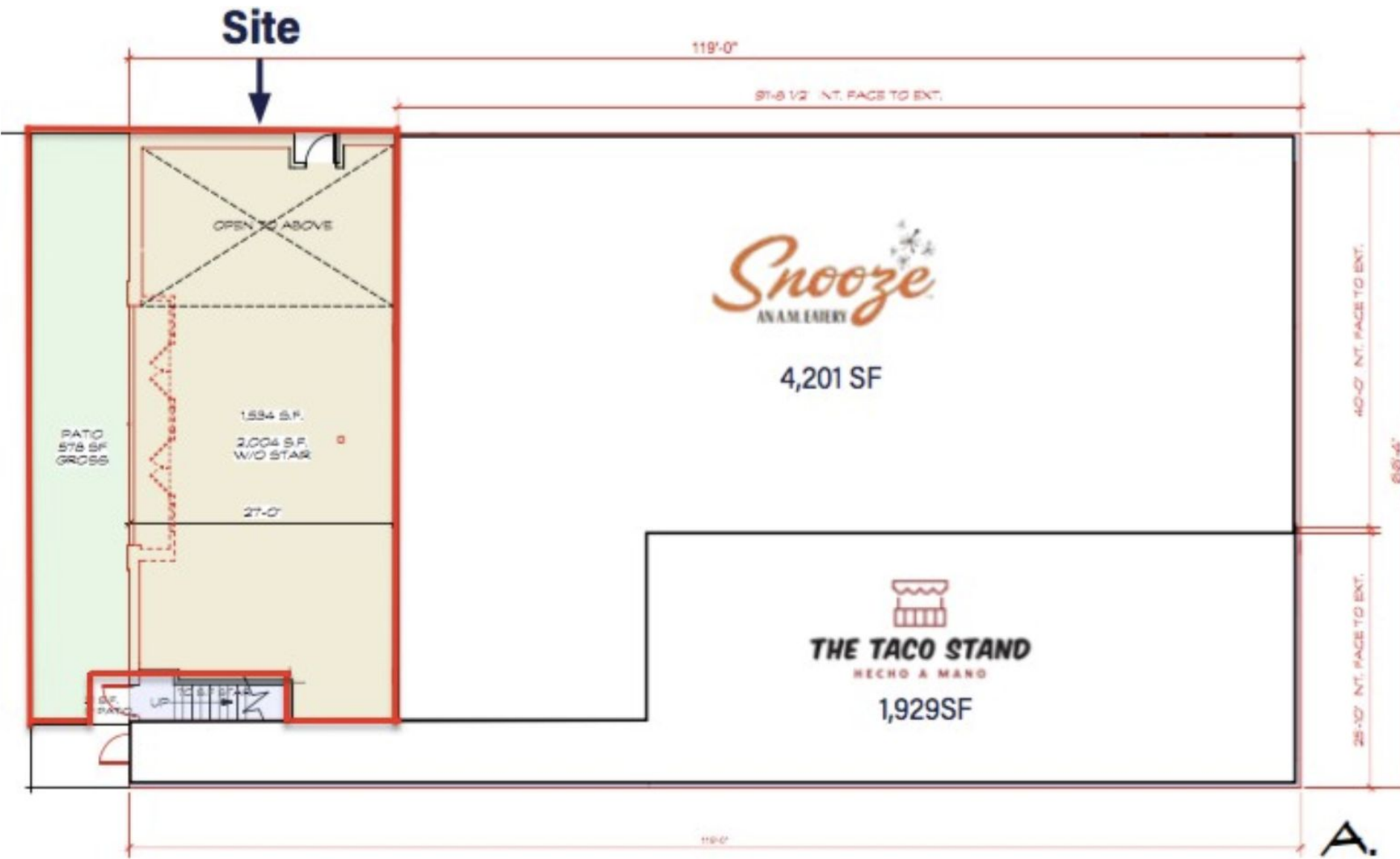




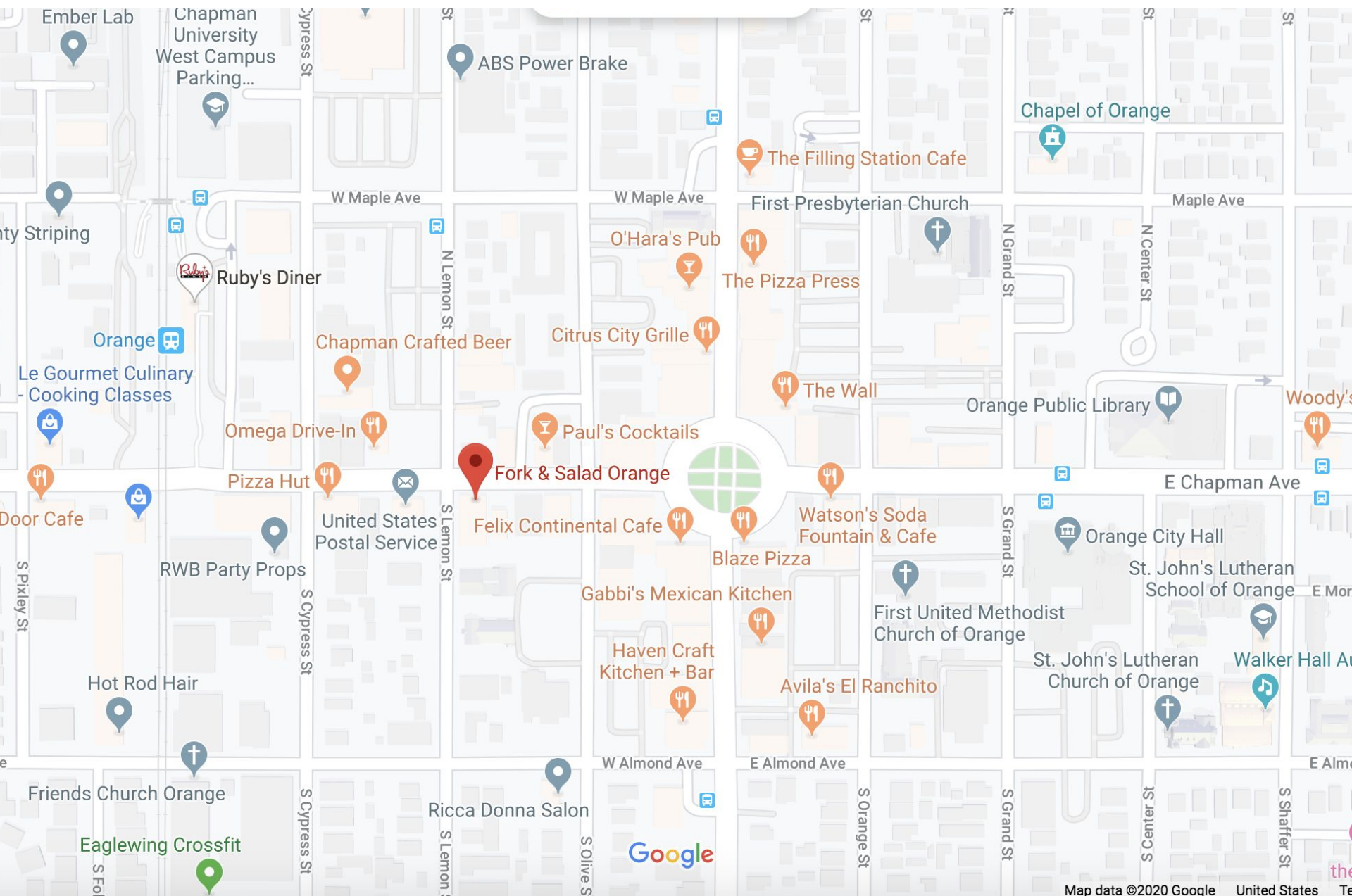








A.





EON I. LEW  
BRE: 01730294  
TEL: 213 769 6262  
EMAIL: [eon@districtrealtygroup.com](mailto:eon@districtrealtygroup.com)  
[www.districtrealtygroup.com](http://www.districtrealtygroup.com)