

FOR SALE: GLASSELL VILLA

454 S. GLASSELL, ORANGE, CA 92866



SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

17551 Gillette Avenue
Irvine, CA 92614
svnvanguardoc.com

PROPERTY SUMMARY

Positioned in one of Orange County's strongest rental submarkets, this income-producing property presents a rare opportunity to acquire a large bedroom-count home with immediate cash flow and significant long-term upside. Located just minutes from Chapman University, Historic Old Towne Orange, CHOC Children's Hospital, St. Joseph Hospital, shopping, restaurants, and major freeway access, the property benefits from a consistently strong tenant pool driven by students, medical professionals, and young professionals seeking housing in one of Orange County's most desirable communities.

Built in 1922, the residence offers approximately 2,668 square feet above grade (basement not included) on a 7,263 square foot lot. The well-designed floor plan features seven bedrooms and four bathrooms, including one private ensuite bedroom, two spacious living rooms, and one shared kitchen. Six bedrooms share three bathrooms, thoughtfully configured with two bedrooms per bathroom.

The surrounding neighborhood has demonstrated strong long-term appreciation, supported by Chapman University's continued expansion, ongoing investment in Historic Old Towne Orange, proximity to world-class healthcare employers, and limited inventory of large homes suitable for student and shared housing. These market fundamentals have consistently driven both rental demand and property values, making this an attractive acquisition for investors seeking stable cash flow with meaningful appreciation potential.

PROPERTY SUMMARY

Sale Price \$1,688,000

Zoning Commercial / OTMU-15S

Building Size 2,668 SF

Lot Size 7,263 SF

APN 390-602-22

Year Built 1922

Number of Floors 1

Number of Bedrooms 7

Parking Ratio 4.73/1,000 SF

PROPERTY HIGHLIGHTS

- 7 Bedroom 4 bath house
- Walk to Orange Circle and Chapman University
- Immediate cash flow
- Below-market rents
- Strong Chapman University demand
- Old Towne Orange appreciation
- Healthcare employment drivers (CHOC/St. Joseph)
- Limited supply of comparable investment properties
- Long-term appreciation and value-add potential
- Remodeled Bathrooms and Kitchen
- Basement with Washer Dryer

PROPERTY IMAGES



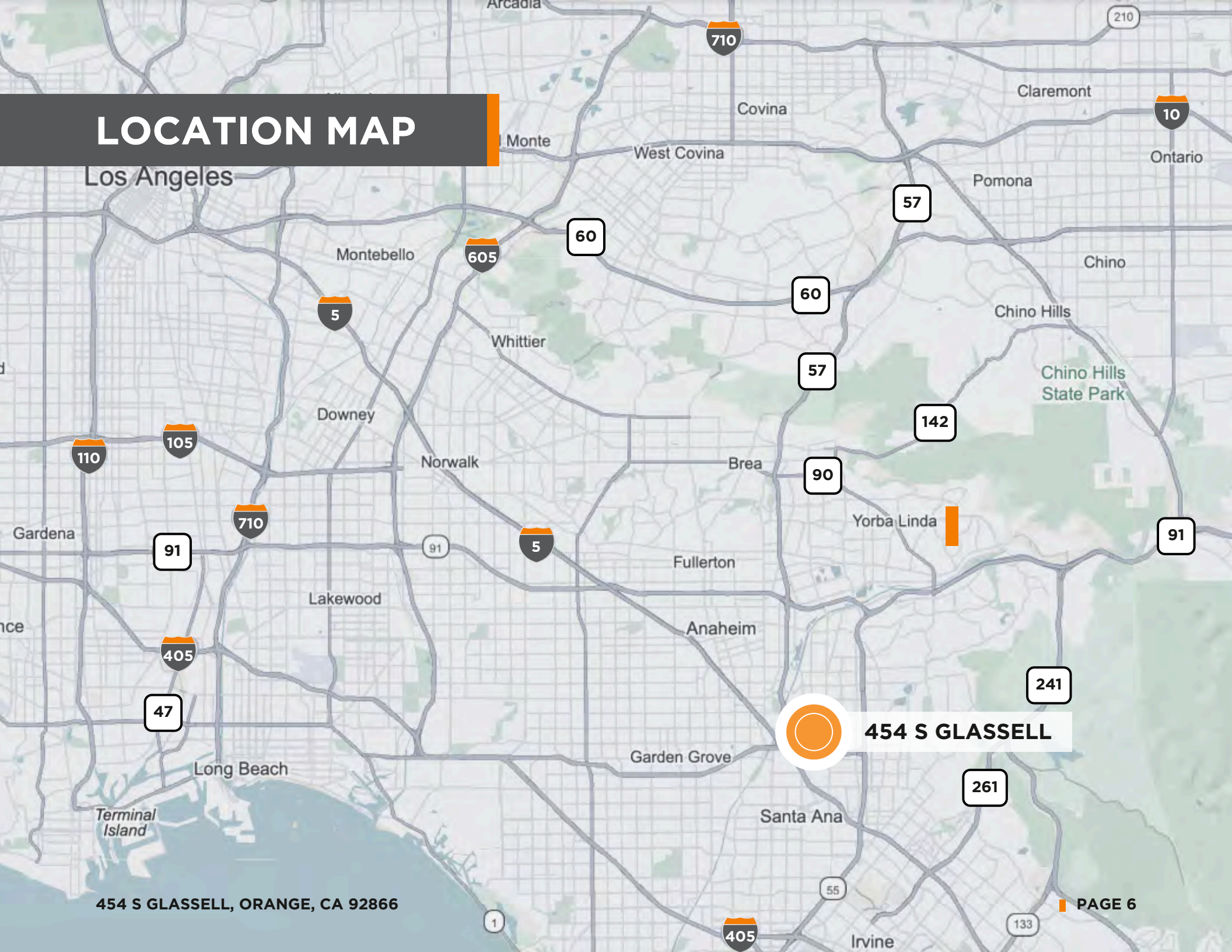
LOCATION SUMMARY

ORANGE, CA

Welcome to the vibrant Orange, CA neighborhood surrounding Glassell Villa! Located in the heart of Old Towne Orange, this dynamic area offers a thriving mix of retail, dining, and cultural attractions. The property is just moments away from the historic Old Towne Orange, acclaimed for its antique shops, art galleries, and unique eateries. Nearby, tenants can explore the picturesque Santiago Creek Trail or enjoy a day at the family-friendly Hart Park. With its charming atmosphere and convenient access to major transportation routes, Glassell Villa is an ideal location for a Special Purpose / Other tenant seeking a prime spot in the heart of Orange's lively community.



LOCATION MAP



454 S GLASSELL

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AERIAL PHOTO



454 S GLASSEIL, ORANGE, CA 92866

AERIAL MAP

454 S GLASSELL

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DEMOGRAPHICS

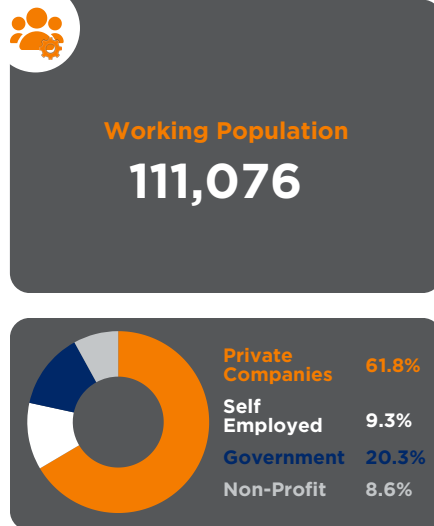
ORANGE COUNTY, CA

454 S Glassell is supported by a dense Orange County consumer base, with **26,381 residents within one mile** and **166,314 residents within three miles**. The surrounding trade area includes **54,109 households within three miles**, a **median household income of \$113,485**, and **111,076 daytime employees**, supporting strong demand for retail, restaurant, service, and daily-needs uses. With strong household income, nearby employment, and major regional destinations, the property is well-positioned for tenants seeking visibility and access along the Katella Ave corridor.

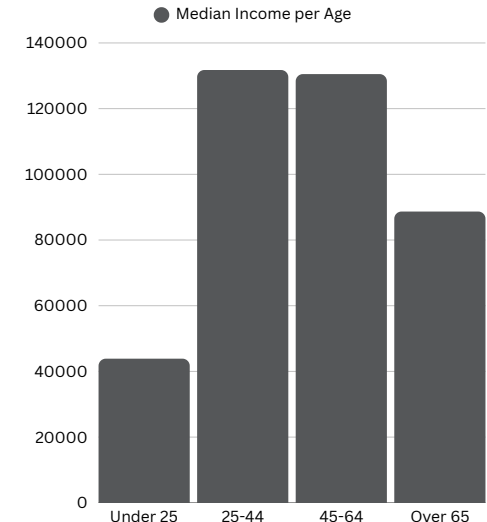
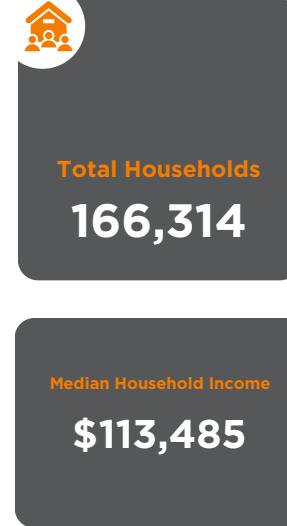
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



Source: <https://www.point2homes.com/US/Neighborhood/CA/Orange-Demographics.html>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN® | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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