

# \$0 - 628 Collins Avenue, Orange

MLS® #OC25146911

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**\$0**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0 Acres

N/A, Orange,

Charming live/work rental opportunity with future ownership potential at 626 W Collins & 628 W Collins Ave in Orange (total 5,477 sq ft living and commercial use with lot size of 8,311 sq ft)

This unique property offers the rare combination of a comfortable residential front house and a detached commercial-use structure, all on one spacious lot. Ideal for small business owners, creatives, or families looking to lease now with the possibility to buy later.

The front house is warm and inviting, featuring classic charm, plenty of natural light, and a private yard. Behind it sits a versatile commercial unit with its own entrance – perfect for a studio, office, salon, or boutique business.

Available for long-term lease with a potential path to ownership, this is a great opportunity to establish your presence in one of Orange's most desirable neighborhoods, just minutes from Old Towne Orange and Chapman University.

Residential front house:

Comfortable layout with vintage details  
2 bedrooms, 2 bath (or customizable use)  
Private outdoor space

Rear commercial unit:



Separate access and flexible layout  
Zoned for various business types  
Ideal for entrepreneurs or creatives

Highlights:  
Located in a vibrant, walkable area  
Easy freeway access  
Zoned for both residential and commercial use  
Landlord open to lease or make offer for purchase

Don't miss the chance to live and work in the same space with future investment upside. Contact us to schedule a showing or to learn more about lease terms or purchase options.

Built in 1948

**Essential Information**

MLS® #	OC25146911
Price	\$0
Bathrooms	0.00
Acres	0.20
Year Built	1948
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Tracy Tran
Listing Office	Prosource Financial Group, Inc

**Community Information**

Address	628 Collins Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Orange
County	Orange
Zip Code	92867

**Exterior**

Lot Description	ZeroToOneUnitAcre
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## Interior

# of Stories                1

### Additional Information

Date Listed                June 30th, 2025

Days on Market          39

Short Sale                N

RE / Bank Owned        N

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