

10231 GARDEN GROVE BLVD.
GARDEN GROVE, CA



± 52,272 SQUARE FEET
Commercial Land For Sale

Voit
REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

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10231 Garden Grove Boulevard is an approximately 52,272 square foot property with three small buildings including an office and a warehouse. This rare opportunity provides a multitude of buyers (owner user, developer, investor) the opportunity to acquire a piece of land in the highly sought-after Garden Grove market. The property sits at 2 major arteries- Garden Grove Boulevard And Brookhurst Street and is conveniently situated less than a mile from the 22 Freeway, and centrally located in between the 5 and 405 Freeways. The subject property is located adjacent to Greenbrier Plaza, a prestigious Class A office building with major tenants including the County of Orange and OCAPICA.

10231 Garden Grove Boulevard is also an excellent development opportunity for an investor looking to take advantage of the Garden Grove Mixed-Use 2 zoning, with the potential to build a multi-family or mixed-use project. Other potential development projects may include retail developments ranging from a car wash, fast food retail, or quick serve restaurants. This zoning which was recently adopted has spurred several major development projects including Garden Brook Senior Village, SteelCraft, Brookhurst Place and the Centre, all in a centrally located city in Orange County. Other recent notable developments include the highly successful resort and waterpark, the Great Wolf Lodge, and ever-expanding Disneyland in the adjacent City of Anaheim.



PROPERTY OVERVIEW



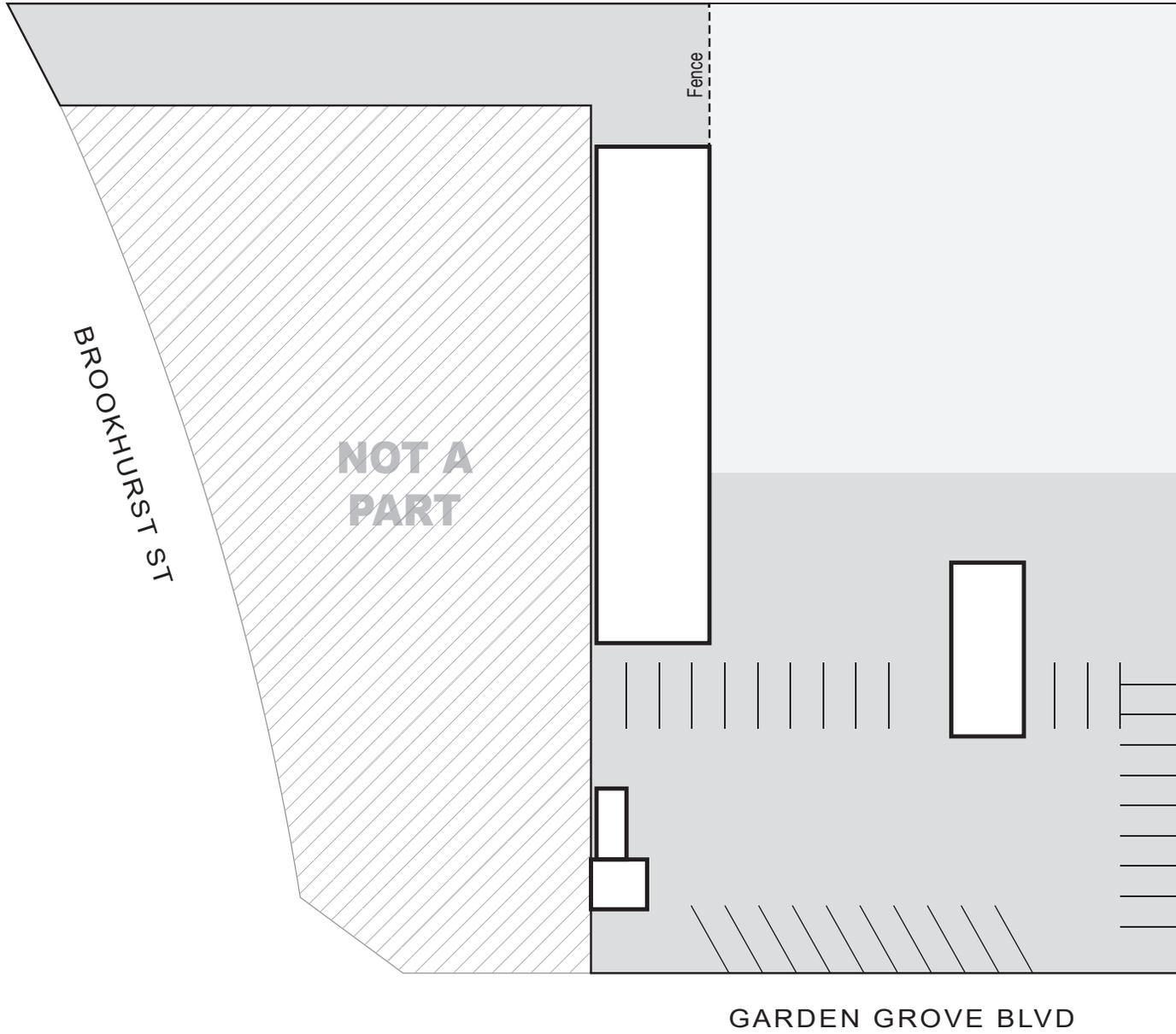
PROPERTY FEATURES

- Rare opportunity to acquire land in Orange County with vast development potential
- A savvy developer has the opportunity to acquire the adjacent property, 10201 Garden Grove Boulevard, providing an investor with just under two acres of land to develop on a hard corner.
- Tenant in place with a month-to-month lease providing an investor with built-in income while procuring building entitlements from The City of Garden Grove
- Ideal location situated less than a mile from the 22 Freeway, and located in between the 5 and 405 Freeways
- Strong location on Garden Grove Boulevard with car counts estimated at 64,000 cars per day
- Located nearby current development projects including Garden Brook Senior Village, Brookhurst Place, SteelCraft and the Centre.

PROPERTY DESCRIPTION

Address:	10231 Garden Grove Blvd., Garden Grove, CA
Approx. Lot Size:	52,272 Square Feet
Total Buildings:	3
Zoning:	Commercial - Mixed Use 2 (Please verify)
Price:	\$5,000,000
Traffic Count:	64,000 CPD (estimated)
Parcel #:	089-072-66





OFFERING MEMORANDUM



Walmart
Supercenter
ROSS
DRESS FOR LESS
DOLLAR TREE

Marshalls
REGAL
ENTERTAINMENT
GROUP
HOMETOWN
BURBET

Firestone

CVS
pharmacy

AutoZone

Ralphs

CHOZE
FITNESS

Chapman Ave

KAISER
PERMANENTE

SITE

Garden Grove
High School

Gaden Grove
Civic Center

RAMADA
LIMITED

THE HOME
DEPOT

Garden Grove Blvd

COSTCO
WHOLESALE

Office DEPOT

Dunn-Edwards
PAINTS

Marie Callender's
Restaurants & Bakeries

STARBUCKS
COFFEE

IN-N-OUT
BURGER

NISSAN

TOYOTA

157
HYUNDAI

CHEVROLET

22

Trask Ave

VW

Bolsa Grande
High School

RITE
AID

TARGET

Firestone

STARBUCKS
COFFEE

Westminister Ave

99c
only

10

Ball Rd

Katella Ave

Chapman Ave

Garden Grove Blvd

Trask Ave

Westminster Ave

Golden West College

Disneyland

Anaheim Convention Center

State College Blvd

Honda Center

Angel Stadium

SITE



22

57

5

405

Fairview St

1st St

Edinger Ave

Valley View St

Knott Ave

Goldenwest St

Beach Blvd

Magnolia St

Brookhurst St

Euclid St

Harbor Blvd

Bristol St

10231 GARDEN GROVE BLVD., GARDEN GROVE, CA



Brookhurst St

Garden Grove Blvd

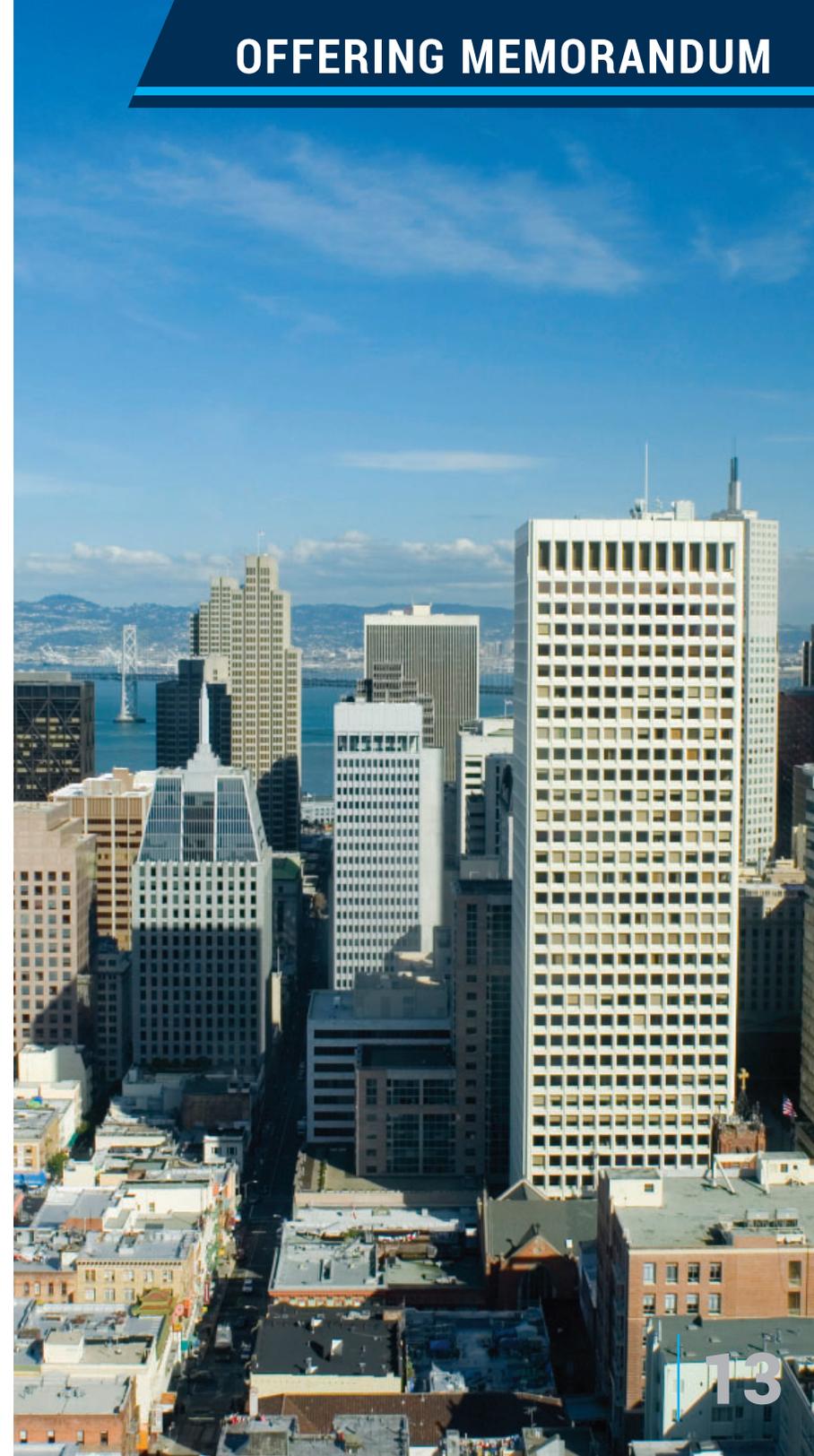
MARKET OVERVIEW



MARKET OVERVIEW

Orange County has one of the strongest economic bases in the region, with an estimated employment base of 1.59 Million employees, with a media household income of \$81,837, higher than the median household income in the United States, the State of California, and neighboring Los Angeles County. A snapshot of the largest industries in the county include real estate management, sales and leasing, manufacturing, wholesale trade, retail trade, healthcare and social assistance, technology and scientific companies, and service industries.

The real estate market in Orange County continues to outperform surrounding markets, with the median residential property value at \$654,400. The industrial market continues to see strong demands on both the sales and leasing side. While demand on the office and retail sides has started to slow down, the office and retail sector in Orange County significantly outperforms the respective asset classes compared to the rest of the State of California.





AREA OVERVIEW

AREA OVERVIEW



GARDEN GROVE

The City of Garden Grove is a vibrant and progressively growing city located in Orange County, California. Garden Grove prides itself on strong diversity, vast array of local businesses, safe neighborhoods and year-round sunny weather. Garden Grove has the second highest concentration of Vietnamese Americans in the nation estimated at 27% or 47,331 citizens. The city has experienced substantial population growth over the past decade, in part due to many recent development projects across the city. Garden Grove is family oriented, featuring over 160 acres of parks and community recreational areas focused on family fun.



ORANGE COUNTY

Orange County's population is estimated at 3.17 million (2015), making it the third most populated county in California. It is the second most densely populated county in the state, second only to San Francisco County. The county's four largest cities, Anaheim, Santa Ana, Irvine, and Huntington Beach each have populations exceeding 200,000 residents. Orange County is home to some of the most affluent cities and neighborhoods in the entire nation. With beautiful coastal beaches, high end shopping centers and lots of entertainment options including Disneyland, Los Angeles Angels Baseball and the Anaheim Ducks professional hockey team, there is a reason behind the explosive growth that Orange County has enjoyed.





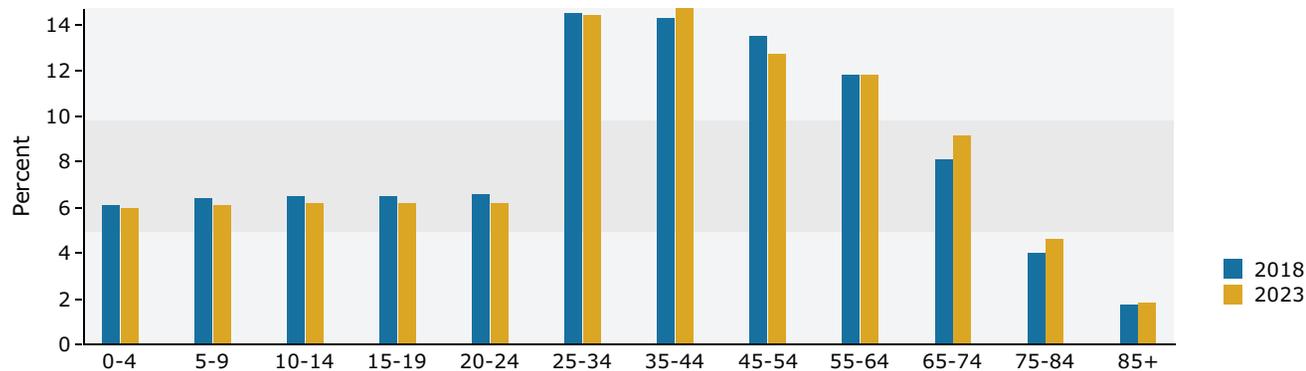
DEMOGRAPHICS

1 MILE RADIUS

Summary	Census 2010	2018	2023
Population	32,838	34,281	35,776
Households	9,484	9,711	10,065
Families	7,350	7,542	7,826
Average Household Size	3.43	3.50	3.53
Owner Occupied Housing Units	4,193	4,095	4,570
Renter Occupied Housing Units	5,291	5,615	5,496
Median Age	36.2	37.3	38.1

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,162	30.9%	9,464	27.6%	9,089	25.4%
Black Alone	445	1.4%	463	1.4%	484	1.4%
American Indian Alone	170	0.5%	166	0.5%	161	0.5%
Asian Alone	16,406	50.0%	18,280	53.3%	20,004	55.9%
Pacific Islander Alone	223	0.7%	220	0.6%	218	0.6%
Some Other Race Alone	4,401	13.4%	4,598	13.4%	4,687	13.1%
Two or More Races	1,031	3.1%	1,091	3.2%	1,133	3.2%
Hispanic Origin (Any Race)	9,692	29.5%	9,990	29.1%	10,224	28.6%

Population by Age

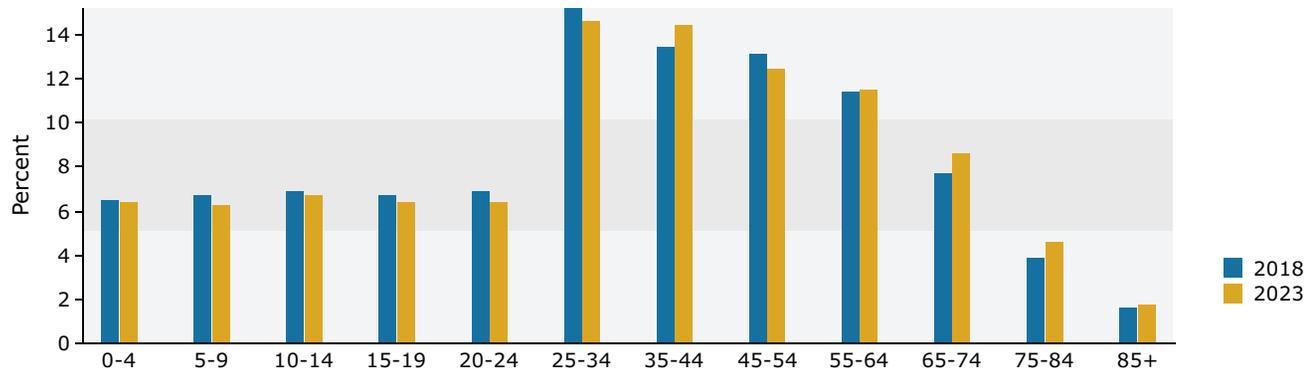


3 MILE RADIUS

Summary	Census 2010	2018	2023
Population	305,842	321,547	332,467
Households	80,122	82,518	84,686
Families	64,386	66,503	68,357
Average Household Size	3.77	3.85	3.88
Owner Occupied Housing Units	42,785	42,050	45,946
Renter Occupied Housing Units	37,337	40,468	38,740
Median Age	35.1	35.8	37.2

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,137	6.9%	20,882	6.5%	21,299	6.4%
5 - 9	21,557	7.0%	21,472	6.7%	20,859	6.3%
10 - 14	22,208	7.3%	22,061	6.9%	22,142	6.7%
15 - 19	23,903	7.8%	21,513	6.7%	21,302	6.4%
20 - 24	22,196	7.3%	22,345	6.9%	21,138	6.4%
25 - 34	41,582	13.6%	48,820	15.2%	48,487	14.6%
35 - 44	47,131	15.4%	43,198	13.4%	48,012	14.4%
45 - 54	42,257	13.8%	42,116	13.1%	41,197	12.4%
55 - 64	30,462	10.0%	36,565	11.4%	38,348	11.5%

Population by Age

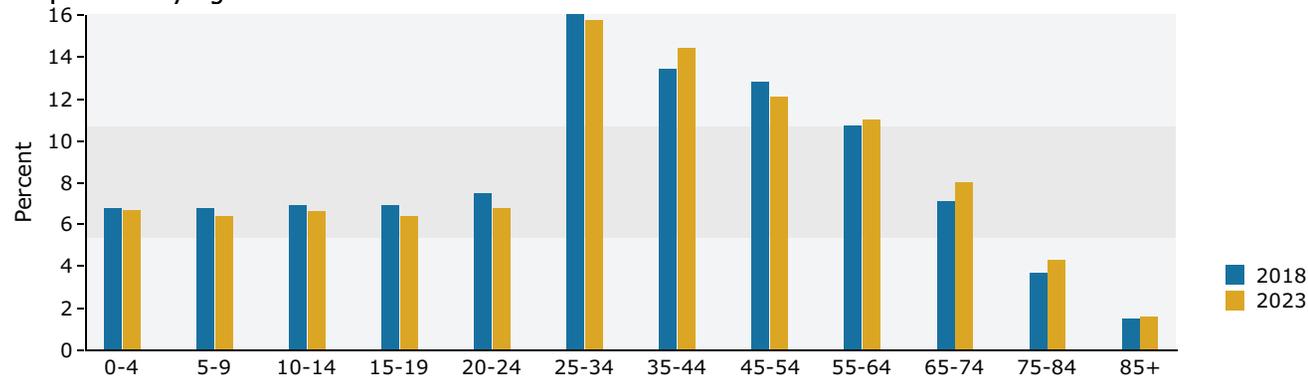


5 MILE RADIUS

Summary	Census 2010	2018	2023
Population	770,032	817,704	850,114
Households	208,945	218,868	227,087
Families	162,918	170,817	177,150
Average Household Size	3.62	3.67	3.68
Owner Occupied Housing Units	106,174	105,181	114,988
Renter Occupied Housing Units	102,771	113,686	112,099
Median Age	33.4	34.5	35.9

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	55,833	7.3%	55,672	6.8%	57,284	6.7%
5 - 9	55,042	7.1%	55,553	6.8%	54,189	6.4%
10 - 14	57,178	7.4%	56,173	6.9%	56,248	6.6%
15 - 19	61,610	8.0%	56,192	6.9%	54,745	6.4%
20 - 24	59,228	7.7%	61,117	7.5%	57,428	6.8%
25 - 34	112,743	14.6%	130,813	16.0%	133,579	15.7%
35 - 44	115,281	15.0%	109,291	13.4%	122,230	14.4%
45 - 54	103,134	13.4%	104,276	12.8%	102,534	12.1%
55 - 64	71,357	9.3%	87,720	10.7%	93,660	11.0%

Population by Age





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