

# FOR SALE



**12630 Brookhurst St, Garden Grove, CA 92840**

Owner-User Medical and Office Building with Prominent Brookhurst Street Exposure and Dental Practice Revenue



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- **Market.** This section includes sale comps and highlights why 12630 Brookhurst St is a solid value. **Page 15**

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# SUMMARY

**Offering & Address**

Two-story 8,400-square-foot medical and office building built in 1960 on a parcel totaling approximately 0.47-acres (no association).

12630 Brookhurst St, Garden Grove, CA 92840

**Sale Price**

\$2,930,000 (±\$349 per square foot)

**Square Footage An Owner-User Buyer Can Occupy:****Ground Floor:**

Seller currently occupies the 3,000-SF ground floor for their dental practice and will sign a five-year lease with fixed options to renew at \$7,500 Modified Gross (electric and janitorial in addition to base rent).

**2<sup>nd</sup> Floor:**

±1,135 SF – Leased to a general office tenant at \$1,545/month FSG with annual 3% increases and expiring October 31, 2025

**±4,265 SF – Vacant, and can be occupied by Buyer. It is ±51% of the building, which qualifies for an SBA loan.**

**Parking**

There are 44 parking stalls exclusive to this building for a ratio of ±5.24 stalls per 1,000 square feet (five stalls are covered).

**Condition**

There are six HVAC units, three are newer and three are older. All are functioning units. Within the past year the roof had patchwork done and there should be a few years of useful life left.

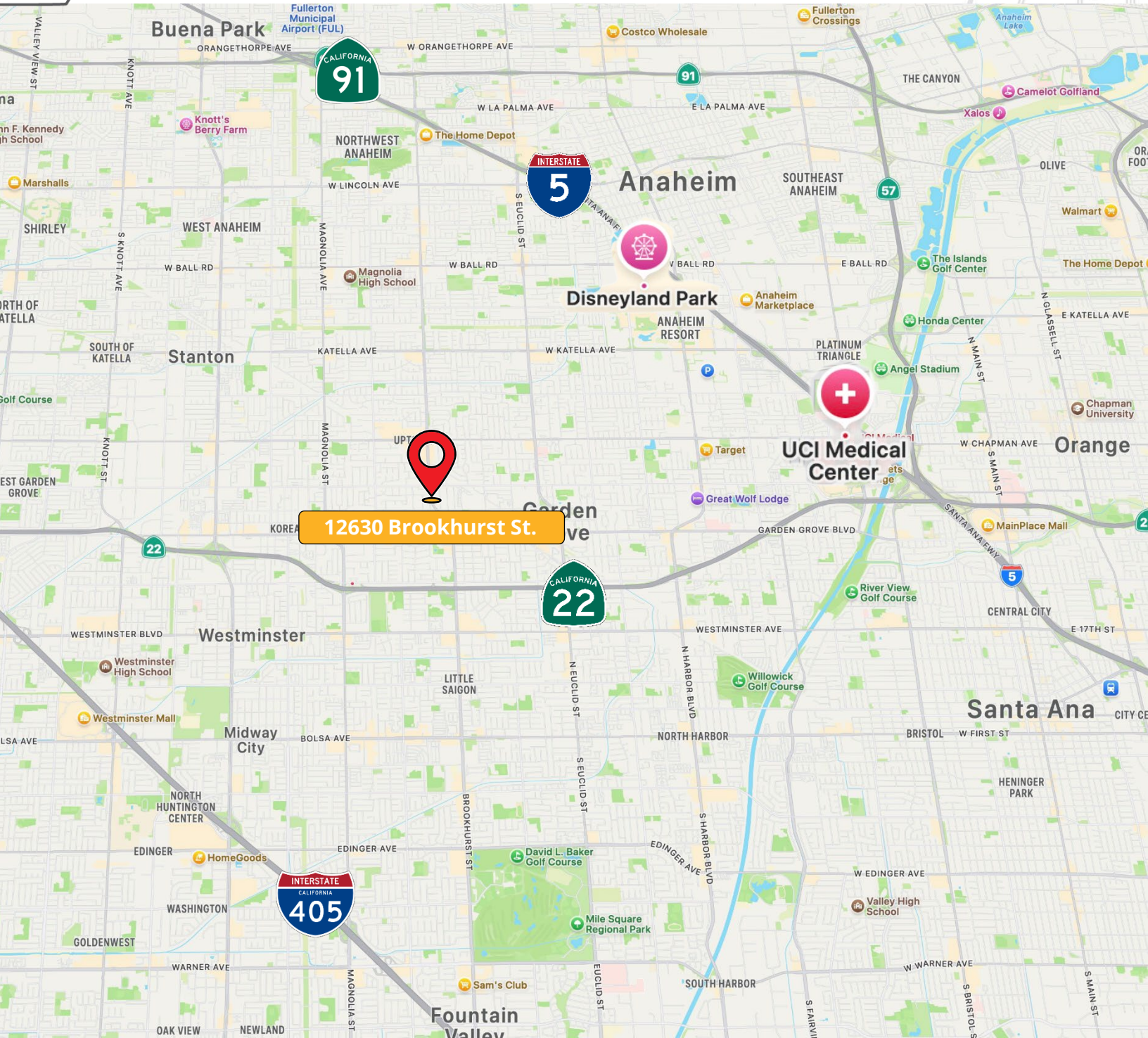


# HIGHLIGHTS

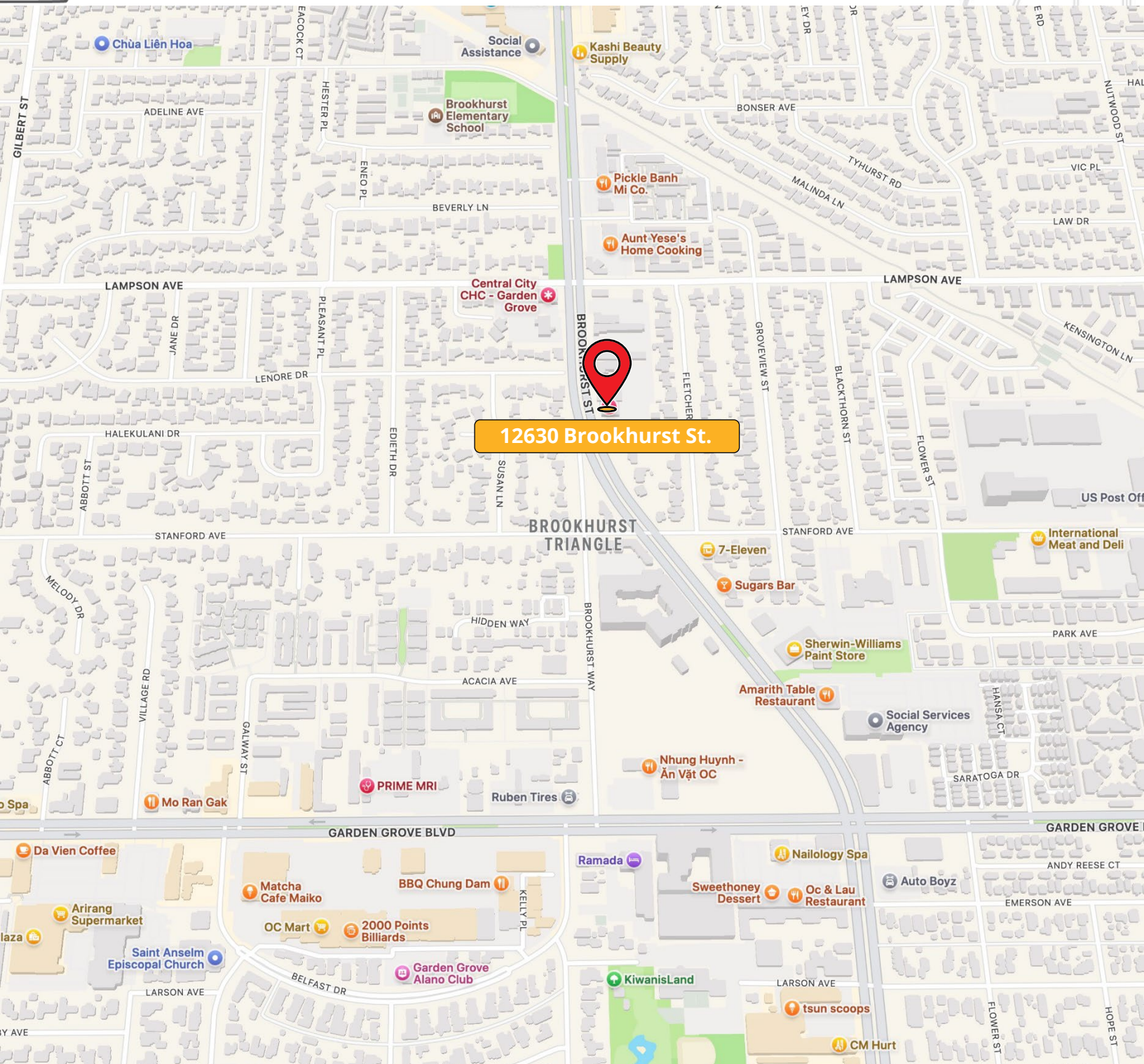
- This building can be purchased by an owner-user, occupying space on the 2<sup>nd</sup> floor. A user occupying over 51% of the building can qualify for an SBA loan with only a 10% down payment.
- **Recent Renovations.** First floor: entire new office flooring, new paint, both restrooms renovated with new flooring, new walls, new toilets, and new sinks. Second floor renovations: both bathrooms completely redone, new carpet in hallway, new paint in hallway and ceiling, new light fixtures in hallway, new stairs and flooring, repainted staircase. **Renovations and roof patch estimated cost of \$100,000 since 2023.**
- The building is currently configured for multiple tenants and has four rentable suites. It is a walkup building with a modern dental build on the ground floor, multiple restrooms, multiple office suites upstairs, and a private parking lot.
- Medical use permitted per the neighborhood commercial zoning in The City of Garden Grove at a ratio of one space per 170 square feet. There should be enough parking for some additional medical space on the second floor, subject to city approval.
- For a user, lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- If a buyer were to occupy ±51% of the building, the existing income on the ±49% of the building currently occupied produces ±\$9,045 per month (±\$108,540 annually).
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map (Page 6), and the building enjoys prominent Brookhurst Street exposure.
- Priced to sell, at \$349/sf this offering is a clear value compared to sale comps described on Page 14.

Property

# LOCATION



# AMENITIES

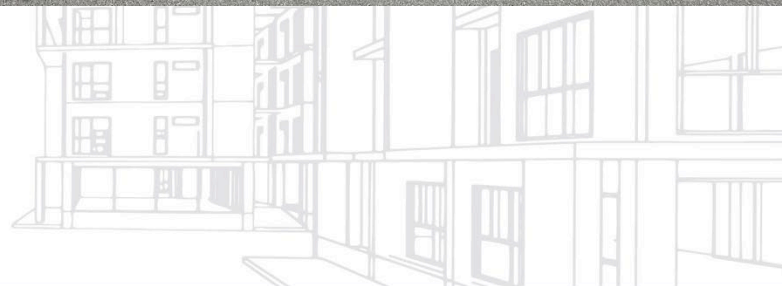


Images

# PHOTOGRAPHS



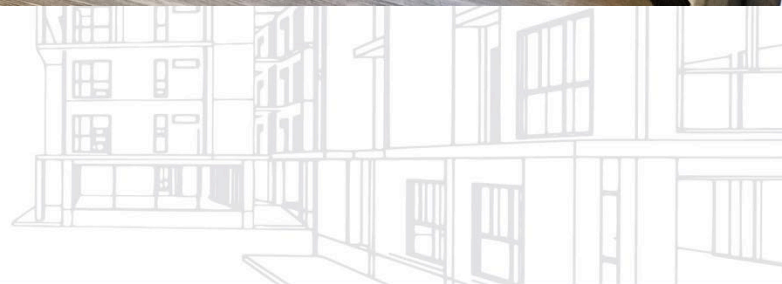
Two-Story Freestanding Office Building with Covered Parking



# PHOTOGRAPHS



Inviting and Modern  
Reception Area





# PHOTOGRAPHS

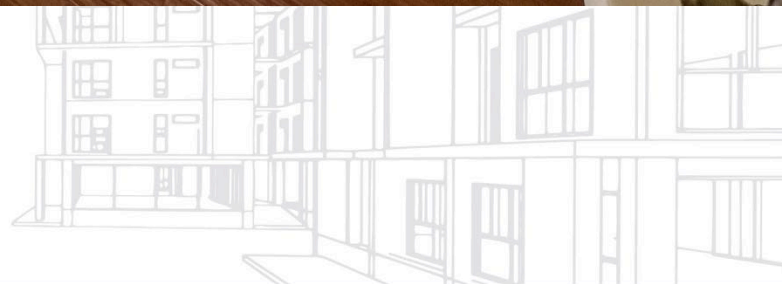
Dental Practice Occupies  
Ground Floor with 12 Patient  
Rooms



# PHOTOGRAPHS



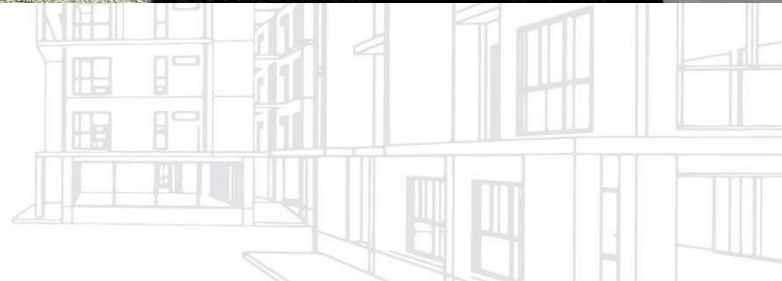
2<sup>nd</sup> Floor Suite Available for a User with an Abundance of Natural Light



# PHOTOGRAPHS



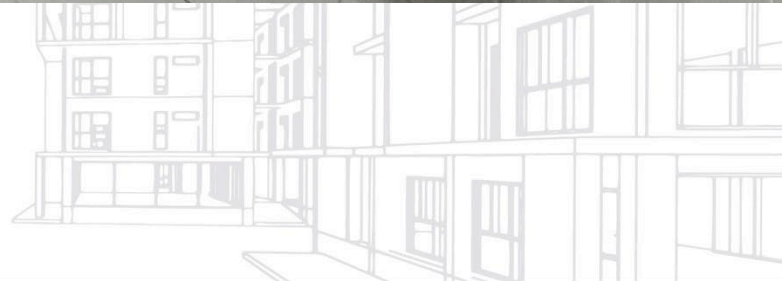
Multiple Private Offices with Oversized Windows



# PHOTOGRAPHS



Recently Renovated Restrooms



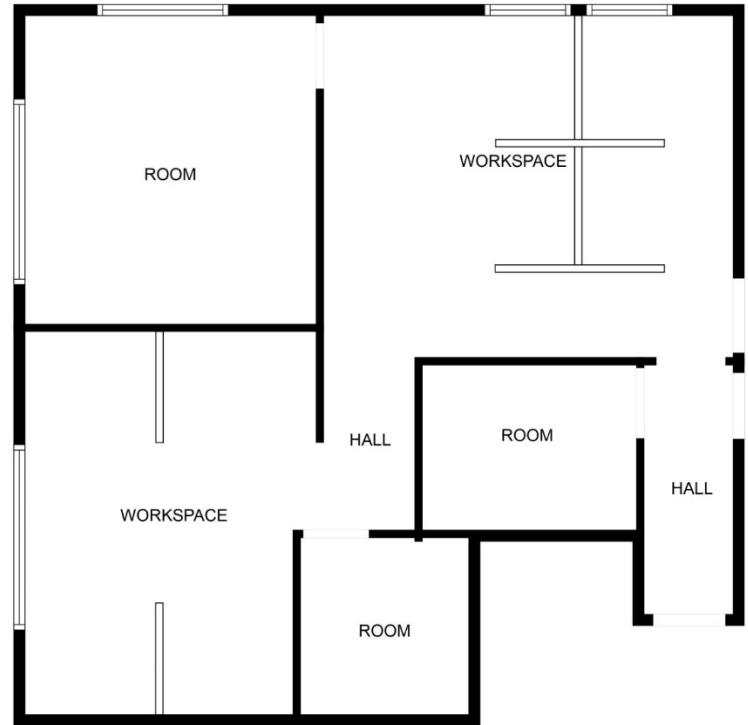
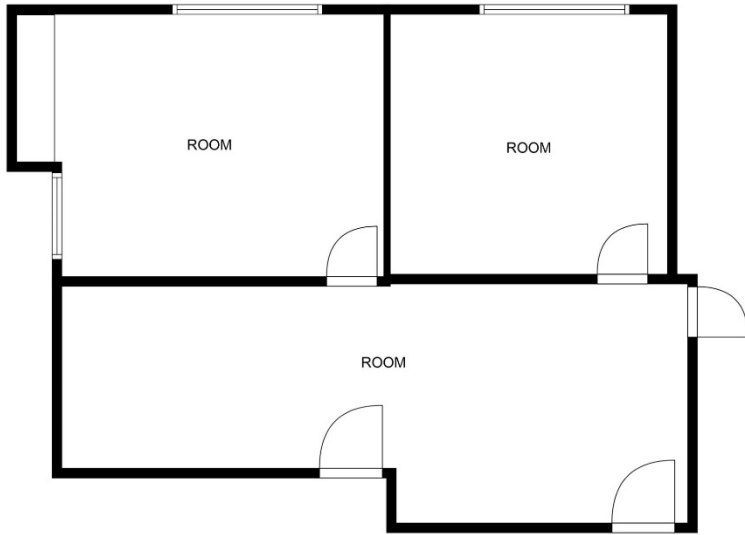
# PHOTOGRAPHS



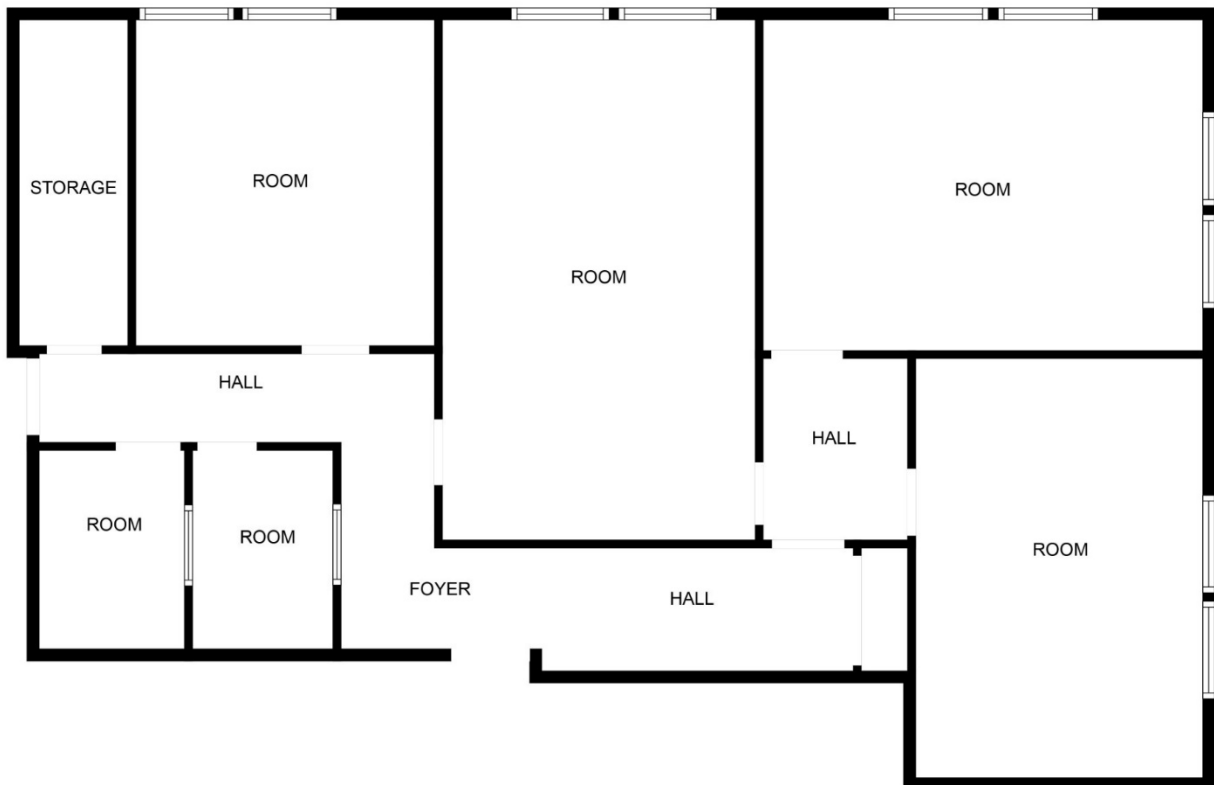
2<sup>nd</sup> Floor Access with new carpet and paint

# FLOOR PLANS

2<sup>nd</sup> Floor vacant floor plans totaling 4,265 SF



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# OFFICE SALE COMPS

Property	Sale Date	Size	Price P.S.F.	Market Insight
 6312 Garden Grove Blvd Westminster	Oct 2024	4,732 SF	<u>\$2,300,000</u> \$486	This 1964 office building sold for \$486 per square foot. This building did not have any medical use and is in worse condition. Medical buildings command a premium so 12630 Brookhurst St should be priced higher but is priced over \$100 less per foot.
 2544 W Woodland Dr Anaheim	July 2024	7,545 SF	<u>\$2,800,000</u> \$371	A user purchased this 1984 office building with plans to occupy it. This building is similar in size 12630 Brookhurst St but is solely an office building. 12630 Brookhurst St has medical and should be priced higher per foot but is priced less per foot.
 815 N Euclid St Anaheim	July 2024	6,990 SF	<u>\$2,850,000</u> \$408	This 1966 dental building sold in July of 2024 for \$408 per foot. As a building with a similar dental buildout in a better location, 12630 Brookhurst St should be priced very similarly per foot, but is price over \$50 per foot less.
 13402-13412 Euclid St Garden Grove	Oct 2024	5,252 SF	<u>\$1,750,000</u> \$333	These two 1952 office buildings were sold together in October of 2024. As a much nicer building allowed for medical use, 12630 Brookhurst should command a big premium, but is priced similarly per foot.



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