

RETAIL / RESTAURANT FOR LEASE

9240 Garden Grove Blvd,
Garden Grove, CA 92844

±1,320 - ±2,181 SF Available
\$2.50 / SF NNN Lease Rate



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PROPERTY SUMMARY

Lee & Associates is proud to present 9240 Garden Grove Blvd; a neighborhood community shopping center located in the heart of Koreatown Garden Grove. This highly visible, easily accessible center offers an exceptional opportunity for restaurants, services, education, wellness, and community-focused retail to serve one of North Orange County's most dynamic trade areas.

Position your business in a thriving cultural district surrounded by dense residential neighborhoods, strong household incomes, and a growing regional destination.

STRATEGIC LOCATION IN A DESIGNATED GROWTH CORRIDOR

The City of Garden Grove has identified the Garden Grove Boulevard corridor from Beach Boulevard to the Brookhurst Triangle as "Focus Area G - Garden Grove Boulevard", a 137-acre stretch planned for long-term revitalization and mixed-use growth.

Key elements of this vision include:

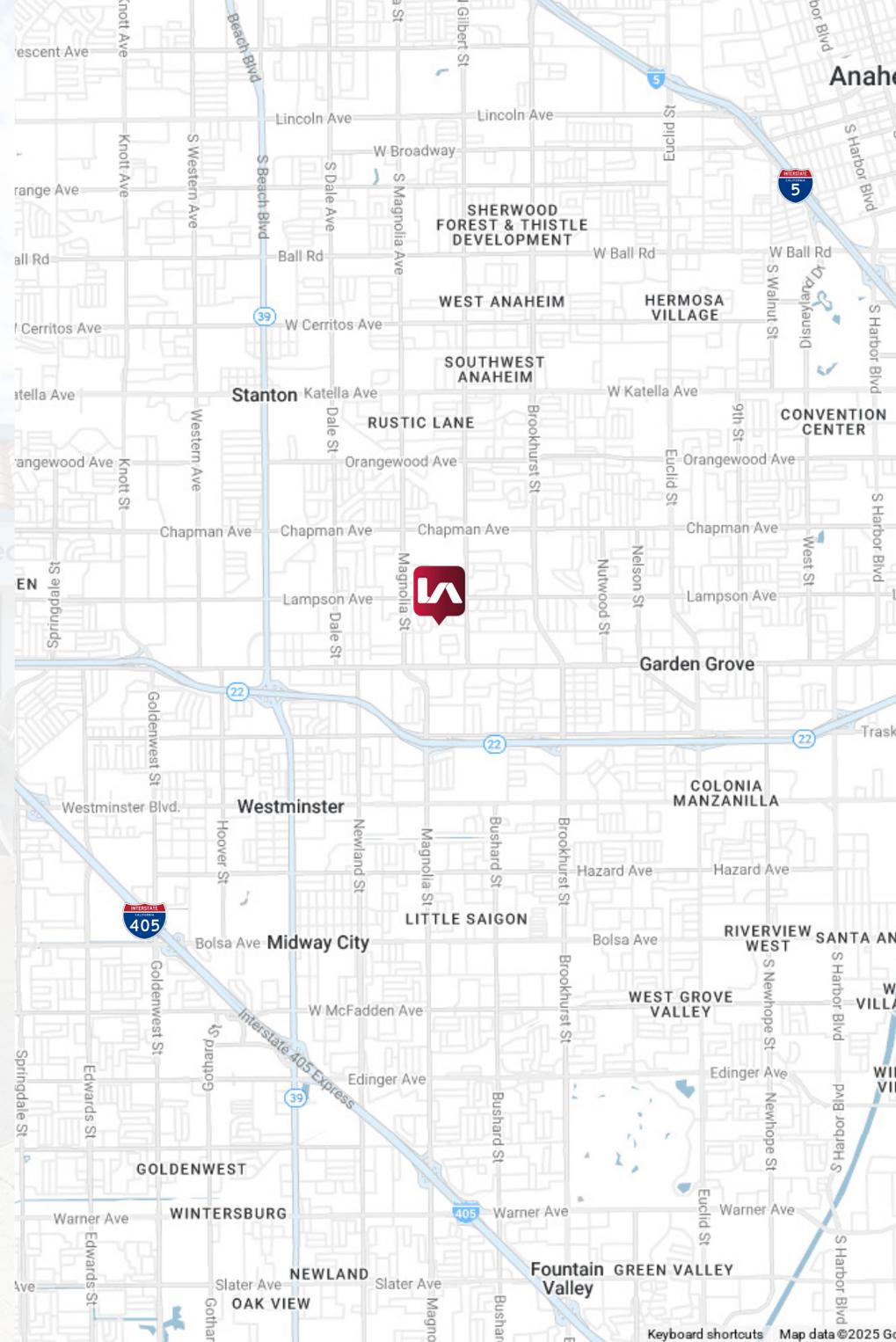
- Transitioning aging commercial properties into vibrant mixed-use environments with commercial, office, and residential uses.
- Higher-density nodes (8-10 stories) at key intersections such as Magnolia Avenue and Beach Boulevard.
- A mix of mid-height mixed-use (up to 7 stories), neighborhood-serving commercial centers, and low-rise residential in between major nodes

WHY THIS MATTERS FOR TENANTS

Leasing at 9240 Garden Grove Blvd positions your business in a planned growth corridor. As new housing, mixed-use projects, and streetscape improvements roll out over time, your storefront stands to benefit from increased population density, improved environment, and sustained city investment along Garden Grove's namesake boulevard.

AT THE HEART OF KOREATOWN GARDEN GROVE

9240 Garden Grove Blvd sits within a lively Koreatown district known for its Korean restaurants, specialty grocers, beauty and wellness concepts, cultural institutions, and community services. The center draws local residents from surrounding multifamily and single-family neighborhoods, regional visitors seeking authentic Korean and pan-Asian food and retail, and families and students visiting educational and enrichment users. This combination gives tenants a uniquely loyal and engaged customer base, far beyond what a typical strip center provides.





PROPERTY HIGHLIGHTS

- Highly visible community retail center on Garden Grove Blvd
- Multiple suites available, ideal for food, retail, services, and educational users
- Strong neighborhood demographics and daily traffic
- Located along a major east-west arterial with excellent regional connectivity

SUITE	SIZE	RATE	DESCRIPTION
Suite G15	2,181 SF	\$2.50 / SF NNN	Open Plan Office / Retail Space
Suite G17	1,320 SF	\$2.50 / SF NNN	Open Plan Office / Retail Space

PARKING & ACCESS ADVANTAGES

- Generous on-site surface parking field
- Convenient layout with short walks from stalls to storefronts
- Easy circulation for in-and-out traffic and food pickup

The center is enveloped by existing residential communities' apartments, condos, and singlefamily homes, creating a built-in customer base that passes by your storefront daily.

PARKING & ACCESS ADVANTAGES

- Restaurants, cafés, dessert, and boba concepts
- Beauty, skincare, and wellness providers
- Tutoring centers, test prep, and enrichment programs
- Medical, dental, and allied health services
- Financial and professional services serving the local Korean and broader community
- Specialty retail and lifestyle operators who want to plug into a dynamic cultural district





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