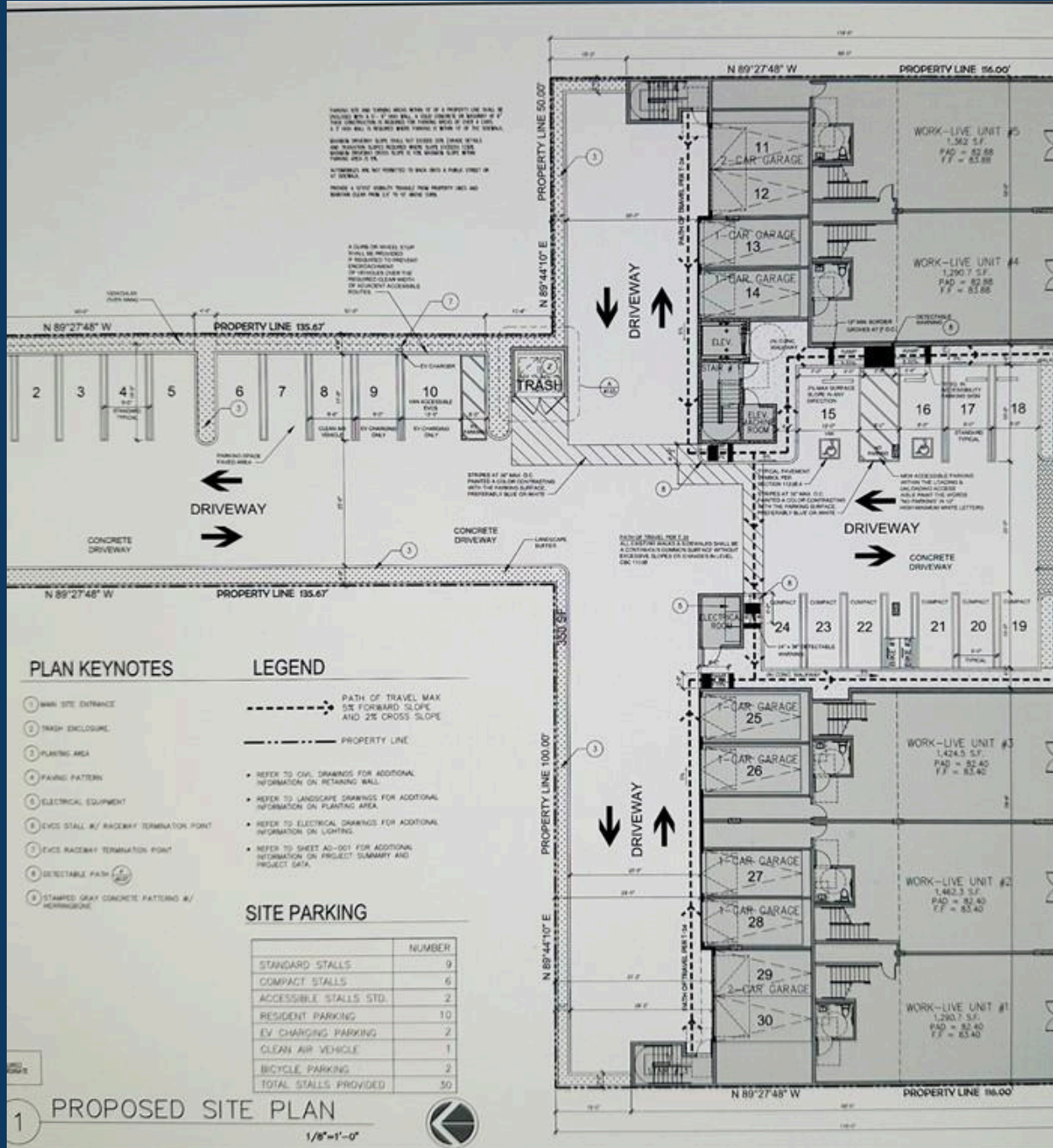




10641 GARDEN GROVE BLVD
GARDEN GROVE, CA 92843

0.6883 Acres



Welcome to Amazing 10641 GARDEN GROVE BLVD

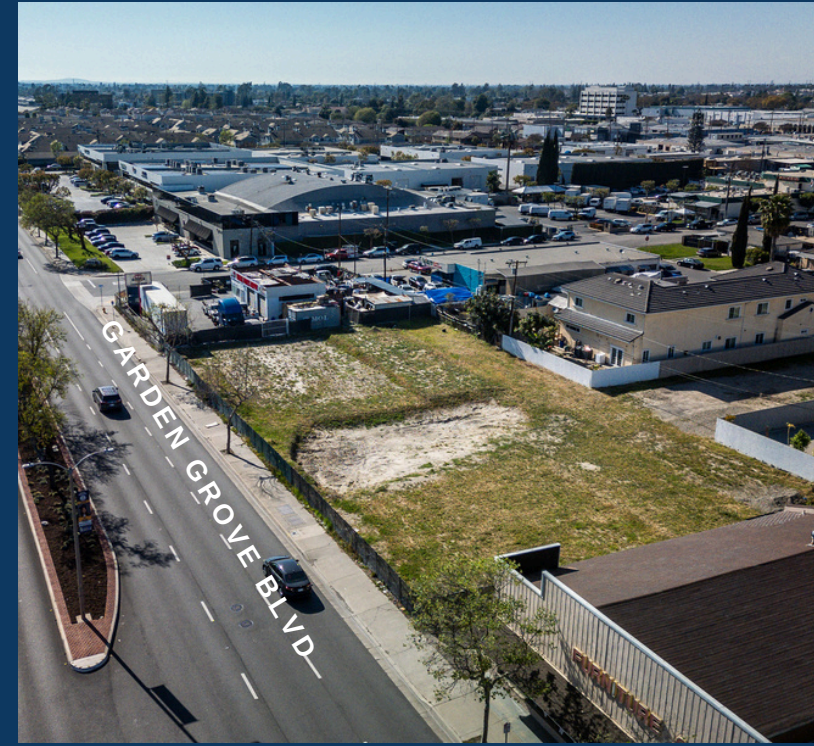
Nestled in the heart of the vibrant City of Garden Grove lies a truly captivating opportunity. This pristine expanse of land, comprising two parcels with a combined area of 29,983 square feet, holds immense promise. Positioned prominently along Garden Grove Blvd. and Pearl St., it enjoys unparalleled exposure to local traffic, presenting an exceptional canvas for burgeoning businesses.

Included in the offering is not just the land, but a comprehensive package of city approval permits, documents, and architectural drawings meticulously crafted for a visionary four-story building. This architectural marvel is destined to house a dynamic blend of commercial and residential spaces, with the ground floor reserved for enticing retail ventures, the second floor dedicated to bustling office environments, and the upper floors adorned with ten versatile live-work units.

Spanning an impressive 43,793 square feet, the building boasts thoughtful amenities such as 30 parking spaces and two elevators, ensuring convenience and accessibility for all who inhabit or visit this enchanting locale. The project has been thoughtfully approved with an artful design, representing a harmonious fusion of functionality and aesthetic appeal.

Furthermore, all city fees have been dutifully settled, and permits have been secured, paving the way for swift and seamless construction. This rare gem presents an unparalleled opportunity for developers, contractors, and investors alike to partake in a venture poised for remarkable success.

Conveniently located within walking distance of Home Depot, Main Street's historic downtown, and the bustling Costco center, and just a brief five-minute drive from the 22 freeway, with easy access to the 405, this location offers unparalleled convenience and accessibility. Seize the moment and embrace the potential of this extraordinary project!



BKT Team
BKTteamRE@gmail.com



BRIAN TRAN

DRE# 01031996
MBA-Senior Advisor

714-501-1770

KATHY BANH

DRE# 01136774/NMLS# 1953043
Realtor, BA, CHS, NAR OCAR & SFR
www.kathybanhrealtor.com

714-273-5646

TOM NGO

DRE# 00979913
RE Broker-Licensed Appraiser

714-759-6699





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Information is deemed reliable but not guaranteed to be accurate.