

FOR LEASE/SALE

NEC of Imperial Hwy and Harbor Blvd



G & S GROUP

KW COMMERCIAL™



PROPERTY HIGHLIGHTS

- +/-10.02 Acres and +/-125,456 SF Retail/QSR Space
- Anchor and Jr. Anchor space available (25,000 – +/-85,000 SF)
- Newly built retail 967 to 2,114 SF available
- Located at the NE signalized corner of Imperial Hwy and Harbor Blvd
- AHI \$119,614 (2 Mi radius), \$130,138 (3 Mi radius)
- Infill, Orange County redevelopment opportunity
- Flat, contiguous development site
- G-C Zoning with HI-OZ overlay (rezone portion with city)
- Possible affordable housing density bonus
- 20-60 Unit dwelling units per acre (verify with city)
- +/-200-600 units total (subject to approval)

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