



**COTTAGE
INDUSTRIES**

**UKROPINA
SABAUGH**



Property *overview*

Cottage Industries is a vibrant, foodie-centric destination in Garden Grove, designed to support booming businesses and local entrepreneurs.

The project features a curated collection of boutique retail shops and outstanding food vendors - including Smoke Queen Barbecue, a landmark often found with long lines wrapping outside its door.

With community spaces like a garden, kids' play areas, mural walls, and an amphitheater for live events, it offers more than just business—it's a lifestyle hub.

Leasing opportunities here connect your brand to a dynamic, creative community with built-in foot traffic and frequent events in the heart of Orange County.

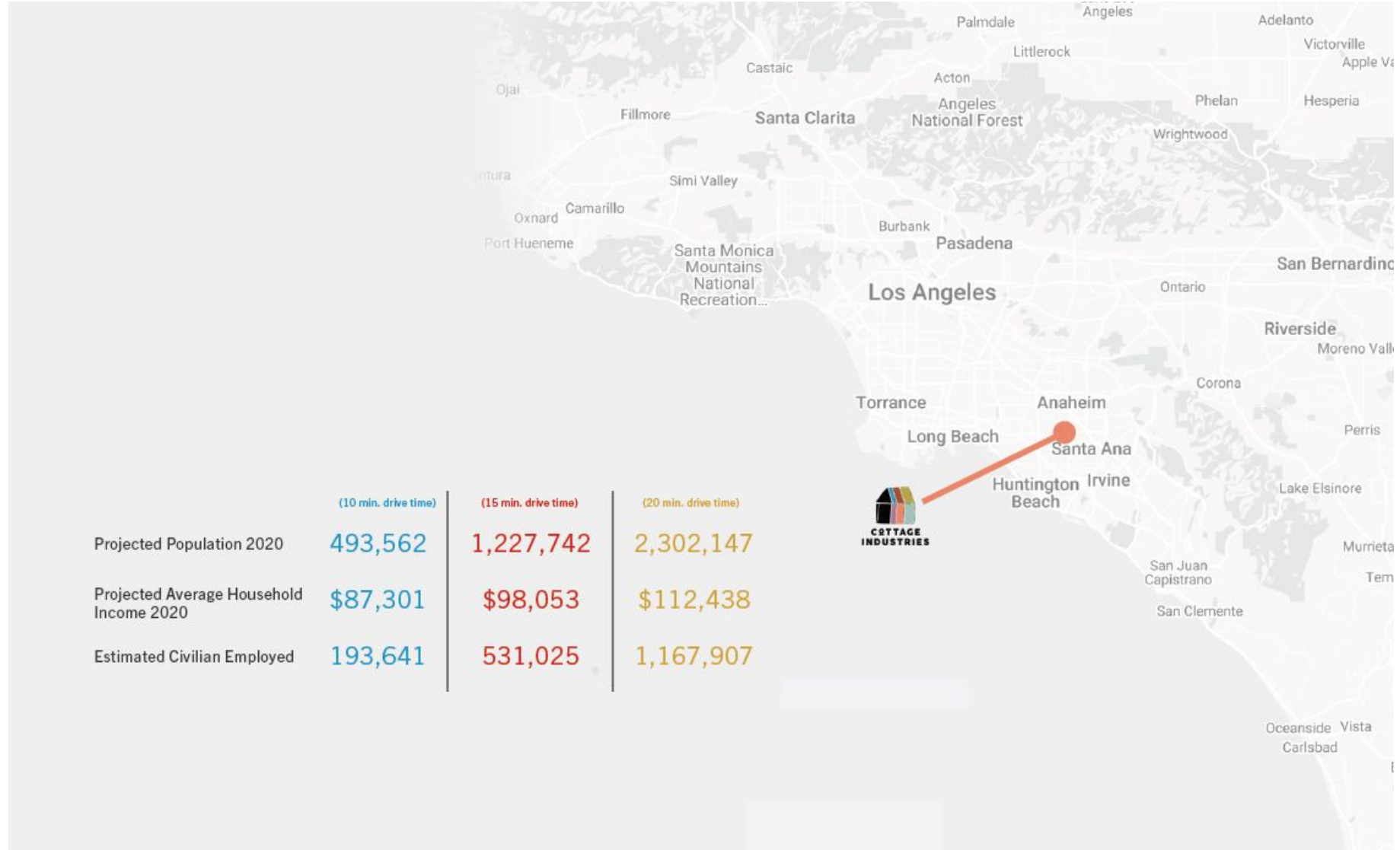




Junbi and Eco Now



Location and *demographics*



Parking



Site plan

Available Spaces:

Building 4 12931 9th Street

1,050 SF Interior

500 SF Patio

Building 3 12933 9th Street

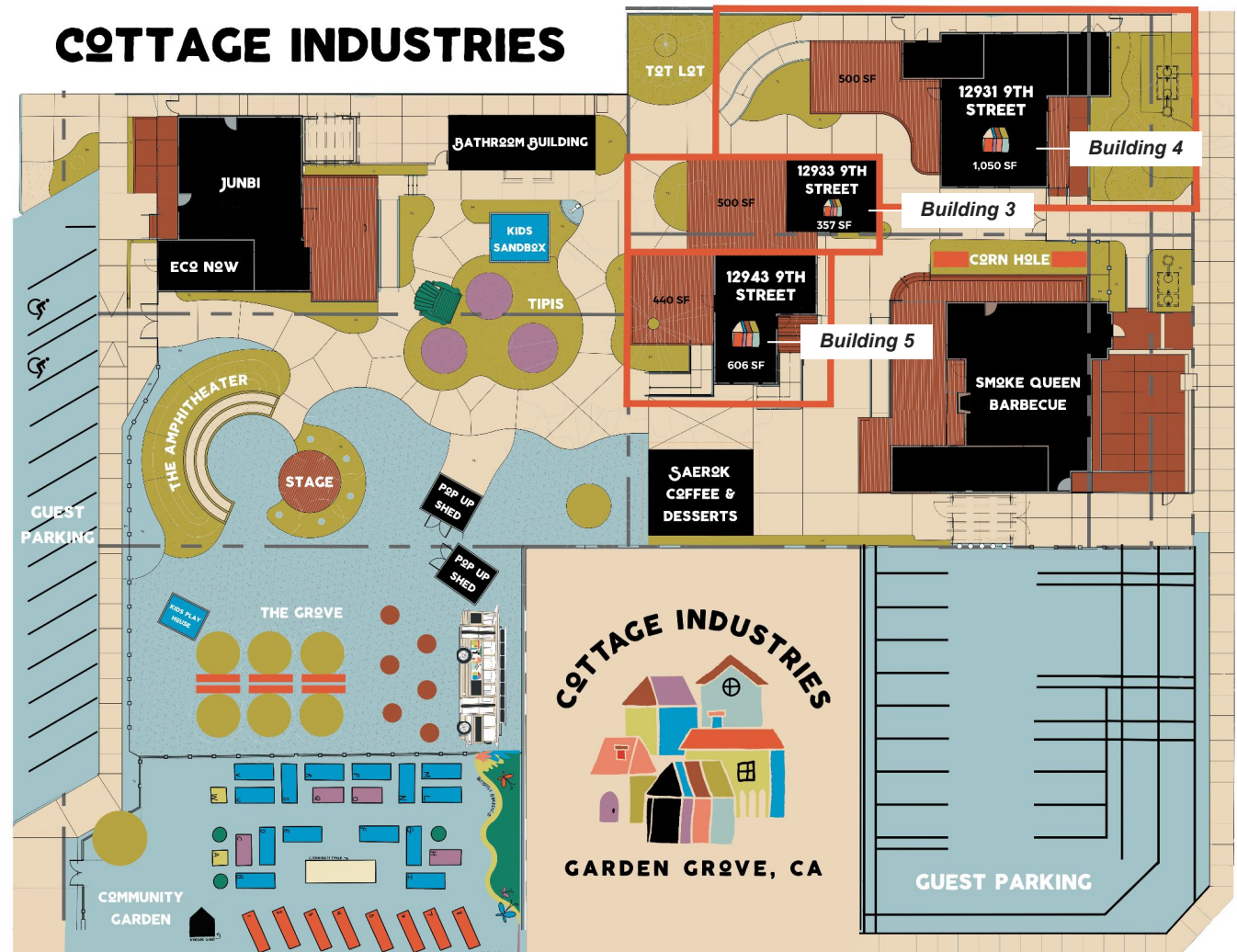
357 SF Interior

500 SF Patio

Building 5 12943 9th Street

606 SF Interior

440 SF Patio



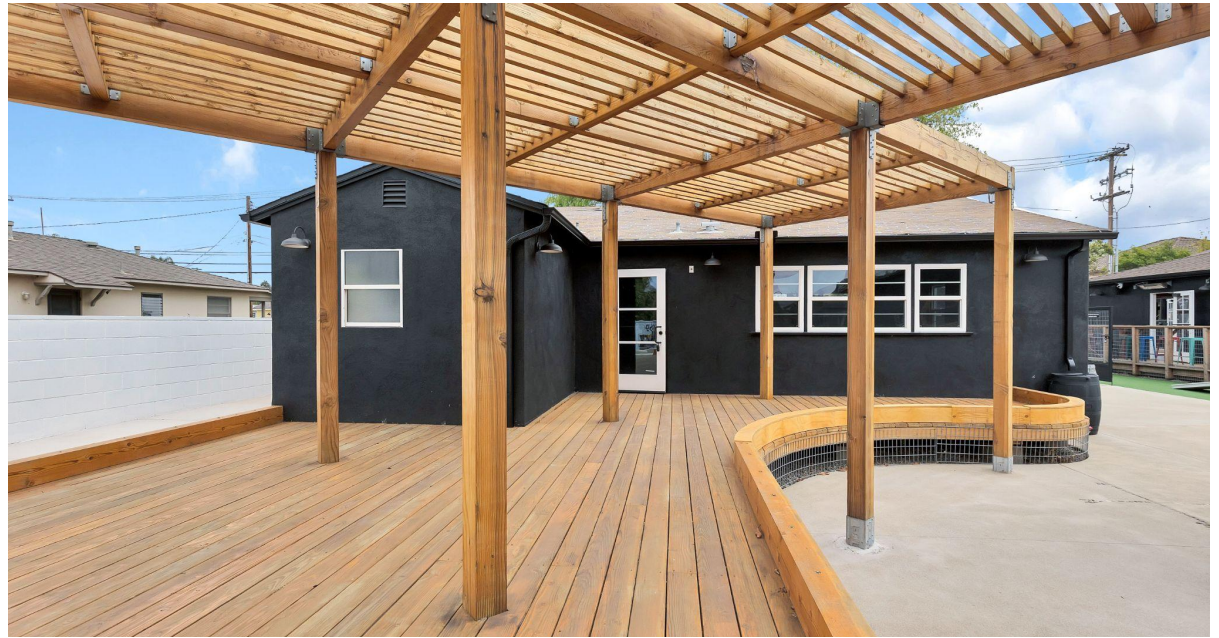
Availability

Building 4 ***12931 9th Street***

1,050 SF Interior

500 SF patio

Retail or Food /
Beverage Opportunity



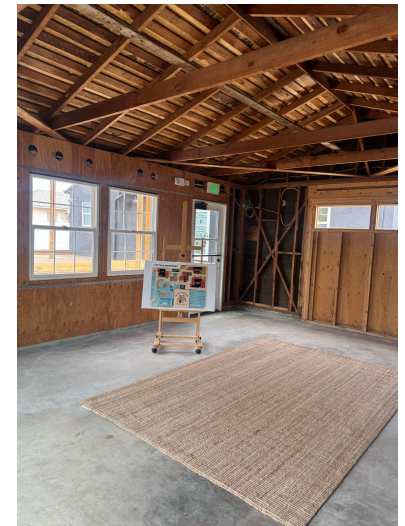
Availability

Building 3 ***12933 9th Street***

357 SF Interior

500 SF patio

Retail Opportunity



Availability

Building 5 ***12943 9th Street***

606 SF Interior

440 SF patio

Retail or Food /
Beverage Opportunity





Property *highlights*

Check out who is a part of our line up.

Smoke Queen BBQ

Featured in *The New York Times*, *Eater LA*, and *KTLA 5 News*, Smoke Queen BBQ is on a mission to share love through food. For founder Winnie Yee and her team, barbecue is more than a meal—it's a culture of inclusivity and care. With hours of prep and slow smoking behind every bite, it's crafted to bring people together. *Barbecue loves all.*

Junbi

Founded by four best friends, Junbi is a matcha brand rooted in purpose—bringing energy and wellness through the power of the earth. “Junbi” means “preparation” in Japanese, and that spirit guides everything they do—from carefully sourcing matcha from trusted farms in Japan to creating a bold, uplifting customer experience. Their mission: to help you Prepare Daringly for your day, your goals, and your dreams.

Eco Now

Thea founded Eco Now in 2018 to make sustainable living more accessible in Orange County. She began by hand-sewing reusable products and selling them at the Placentia Farmers Market. As demand grew, she expanded to markets across the region—from Fullerton to Newport Beach—helping more people reduce waste through simple, eco-friendly solutions.



Get in Touch

We'd love to work with you



Cottage Industries, Garden Grove



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