

GARDEN GROVE INDUSTRIAL/FLEX CONDO

13902 Harbor Blvd, Suite 2C
Garden Grove, CA 92843

OWNER/USER OPPORTUNITY

±2,585 Sq. Ft. Warehouse
100% HVAC – Brand New Renovations

GARDEN GROVE

GARDEN GROVE FWY (229,000 CPD)



22

SANTIAGO
HIGH SCHOOL

13902
HARBOR
BLVD

Harbor/
Westminster



WESTMINSTER AVE (27,000 CPD)



Exclusively Listed By:

STEVE LIU

Executive Vice President
714.349.3547 cell
sliu@naicapital.com
Cal DRE Lic #01323150

ANDREW BATCHELLER

Vice President
949.468.2331
andrewbatcheller@naicapital.com
Cal DRE Lic #02097603

NIKKI LIU

Senior Associate
949.468.2386
nliu@naicapital.com
Cal DRE Lic #02038755

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

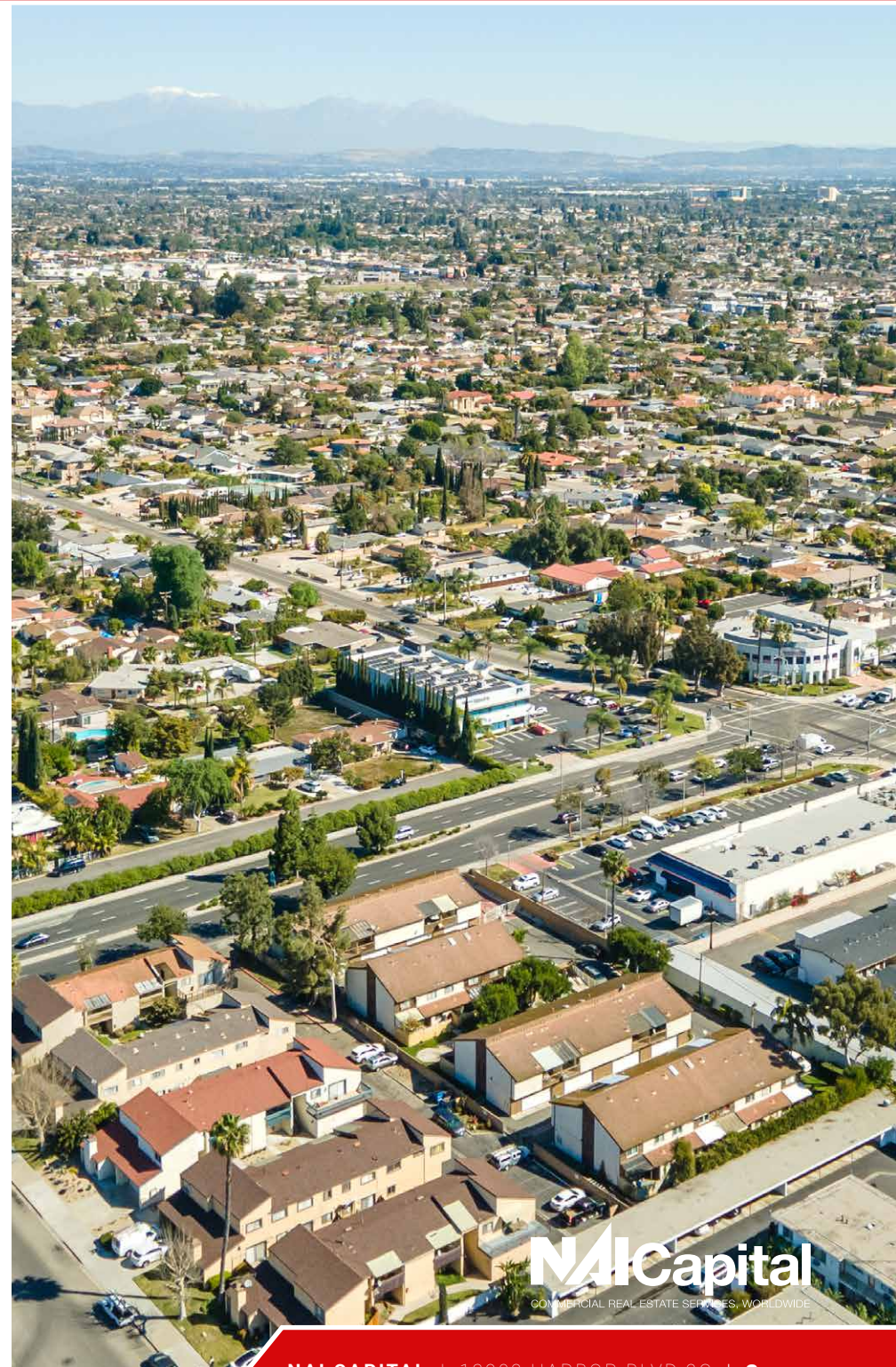
Location Description

The City of Garden Grove

NAI Capital is excited to introduce 13902 Harbor Blvd Unit, Unit 2C, a prime industrial/flex condominium unit for sale in Garden Grove. The Harbor Commercentre, strategically located just south of the 22 freeway, presents an exceptional opportunity for small business owners seeking a secure and versatile flex/industrial condo in Central Orange County.

Location Details

| | |
|-----------------------|-------------------------------|
| Market: | Garden Grove |
| Sub Market: | West Orange County |
| County: | Orange |
| Cross Streets: | Harbor Blvd & Westminster Ave |
| Project: | Harbor Commercentre |



Executive Summary



Unit 2C features a ±2,585 SF warehouse, corner unit, 100% HVAC, within the Harbor Commercentre; an 8 building multi-tenant flex/industrial condo project positioned on busy Harbor Blvd. (±58,000 CPD). The warehouse has been extensively renovated and features polished concrete floors, one (1) brand new shop restroom, 12x10 loading door, and is 100% HVAC serviced. There are eight (8) designated parking spaces.



**BRAND NEW
RENOVATIONS**



**IDEAL OWNER/USER
OPPORTUNITY**



100% HVAC



**ONE (1) 12X10
LOADING DOOR**



**12'-14' WAREHOUSE
CLEAR HEIGHT**



**POLISHED
CONCRETE FLOORS**



**ONE (1)
RESTROOM**



**8 ASSIGNED PARKING
SPACES (3.1/1000)**



**> 1 MILE FROM
22 FREEWAY**



**LOW ASSOCIATION
COSTS \$551/MO.
(\$0.21/SF)**



**PERMITTED USES:
WAREHOUSING/
STORAGE, LABORATORY
(DENTAL, RESEARCH,
TESTING)**



**RESTRICTED USAGE:
MACHINE SHOPS,
AUTOMOTIVE
(REPAIR/SERVICE, BODY
WORK, PAINT)**

Property Details



PRICE

\$1,100,000 (\$425/SF)



ADDRESS

13902 Harbor Blvd, Suite 2C
Garden Grove, CA 92843



YEAR BUILT/RENOVATED

M1981/2024



RESTROOM

1



PARKING

8 Designated Stalls (3.1/1000)



PROPERTY TYPE

Industrial/Flex Condo



APN

938-660-07



BUILDING SF

±2,585 SF



CLEAR HEIGHT

12'-14'

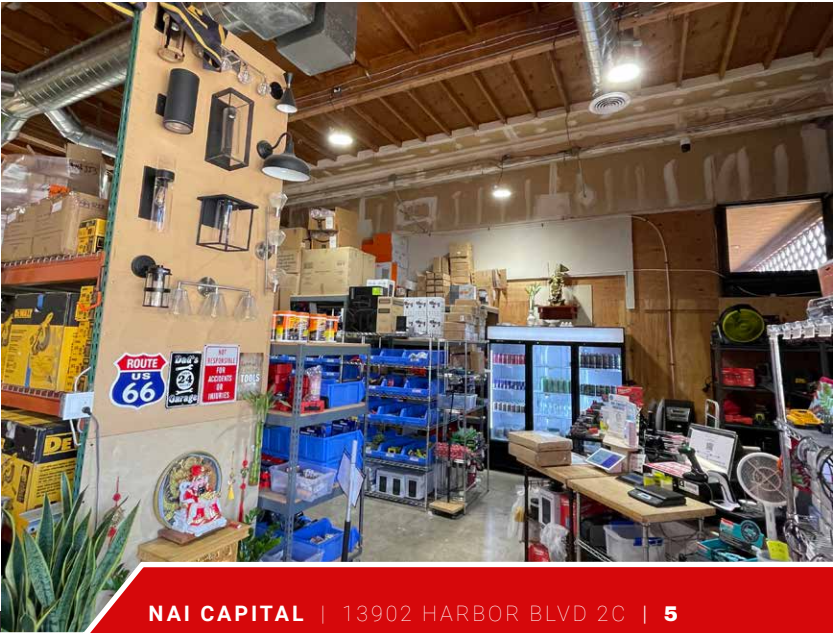


ZONING

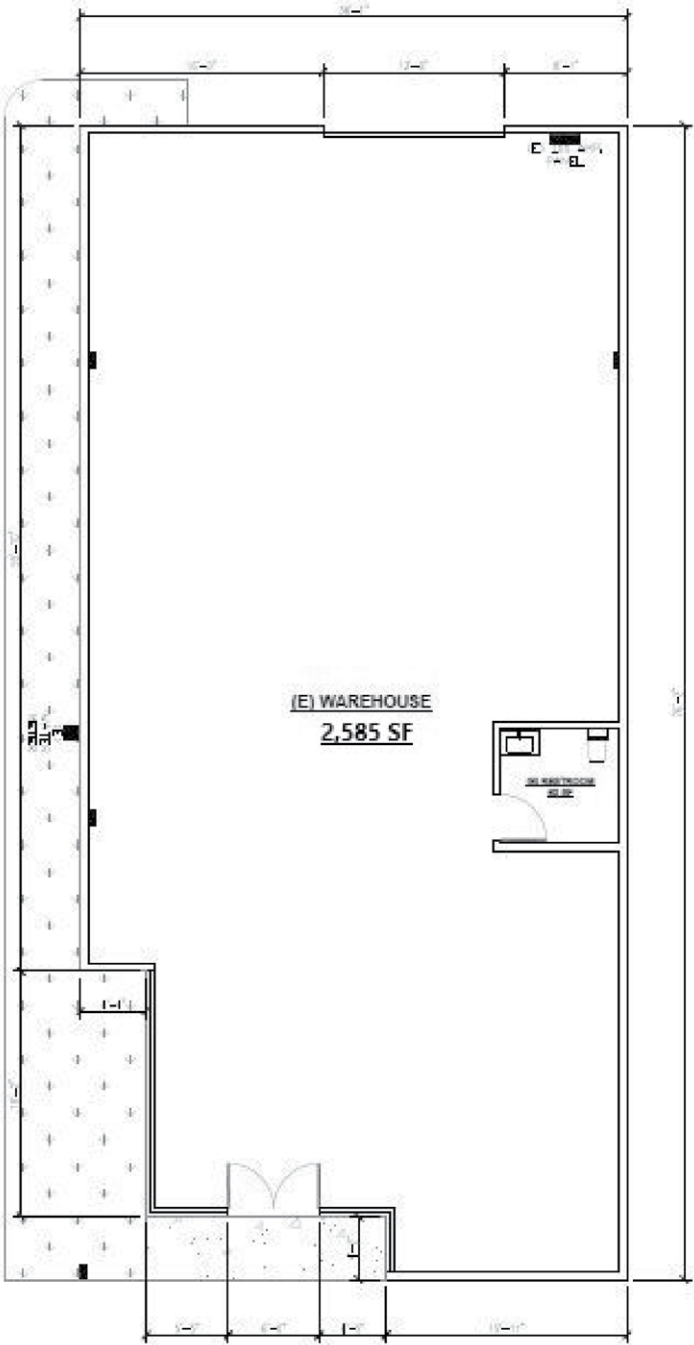
PUD 101-80



Interior Photos



Floor Plan



Aerial Map



HARBOR BLVD

 **DESIGNATED
PARKING**

1

2 3 4

5

6 7 8

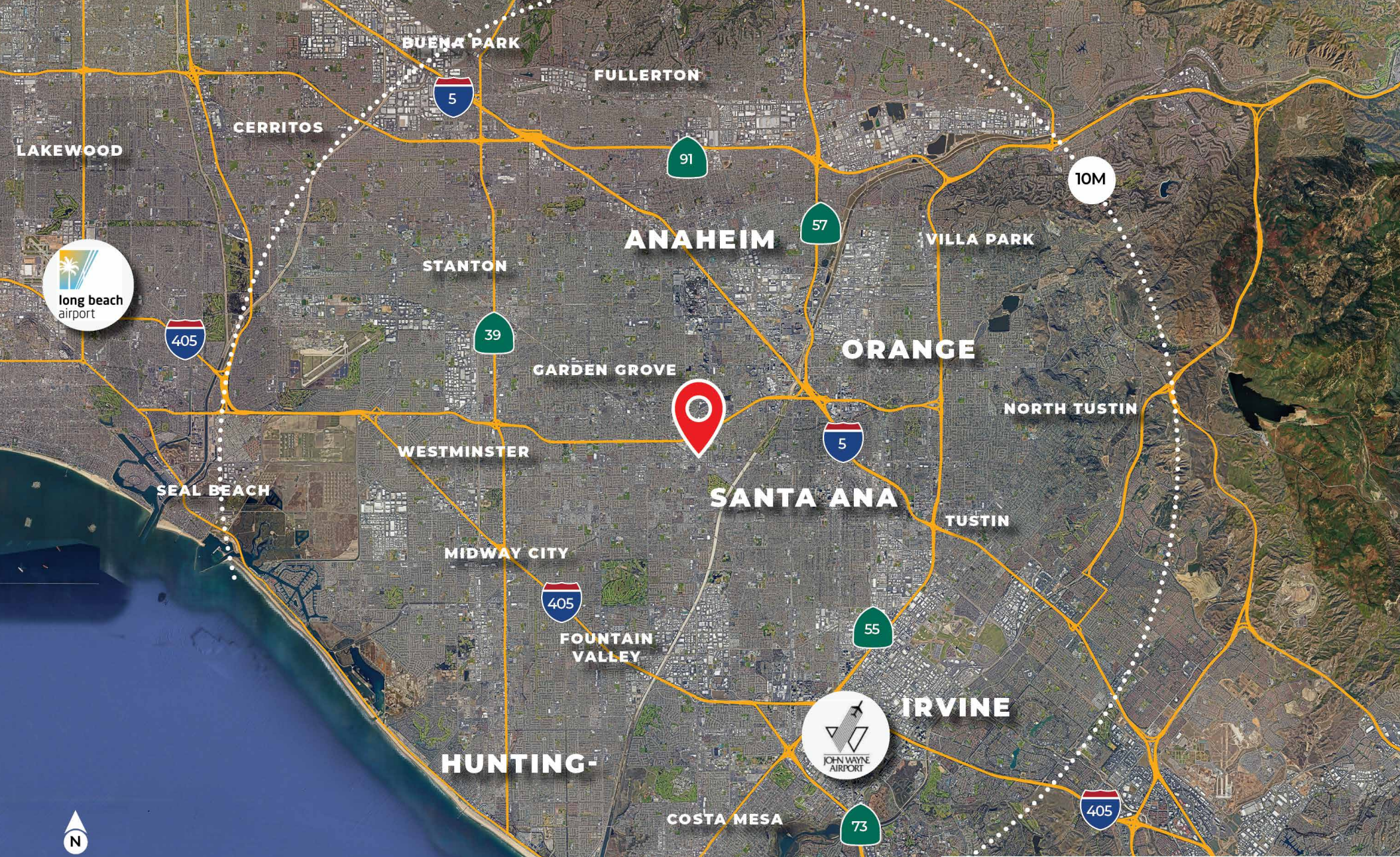
13902
HARBOR
BLVD

 OC STREETCAR





Aerial Map





ANAHEIM

GARDEN GROVE FWY (229,000 CPD)

22

OCTA

SANTIAGO HIGH SCHOOL

GARDEN GROVE

13902
HARBOR BLVD

HARBOR BLVD (58,000 CPD)

Harbor/
Westminster

OC TOWN CAR STATION

WESTMINSTER AVE (27,000 CPD)