

ENGEL&VÖLKERS®



Restaurant Possibilities in Garden Grove, CA

12532 GARDEN GROVE BLVD, GARDEN GROVE, CA 92843-1907



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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 12532 Garden Grove Blvd, Garden Grove, CA 92843-1907. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Santa Clarita. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Santa Clarita, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Santa Clarita expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Santa Clarita or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Santa Clarita has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.



Investment Overview

LOCATION:

Near Harbor Town & Country Shopping Center, Garden Grove, California

KEY FEATURES:

Strategic Position:

Situated near the esteemed Harbor Town & Country Shopping Center, a high-traffic area attracting a diverse range of customers.

Prime visibility with significant signage opportunities, ensuring maximum exposure to passersby and potential diners.

Layout:

Open floorplan adaptable to various restaurant concepts, providing flexibility in design and setup.

Additional banquet dining room, ideal for hosting private events, parties, and large gatherings.

Licensing:

Full liquor license available, enhancing the potential for higher revenue through beverage sales.

Customer Base:

Proximity to a bustling shopping center ensures a steady flow of potential customers, including shoppers, local residents, and employees from nearby businesses.

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Property Details



Address: 12532 Garden Grove Blvd,
Garden Grove, CA 92843

Sq Ft: 6,768 sq ft

Lot Size: 0.54 acres

Parking Spaces: 20

Offered at \$2,990,000

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BENEFITS FOR RESTAURATEURS:

High Traffic Area: The property's location near a busy shopping center ensures a constant stream of potential customers.

Adaptable Space: The open floorplan and additional banquet room offer flexibility to accommodate different restaurant styles, from casual dining to fine dining establishments.

Revenue Opportunities: The availability of a full liquor license can significantly boost profit margins through the sale of alcoholic beverages.

Visibility: The prime visibility and signage opportunities enhance brand presence and attract more customers.

IDEAL FOR:

New Restaurant Ventures: Entrepreneurs looking to establish a new dining concept in a high-visibility location.

Expanding Chains: Established restaurant chains seeking a strategic location to expand their footprint.

Event Hosting: Restaurants aiming to offer private dining and event hosting services.

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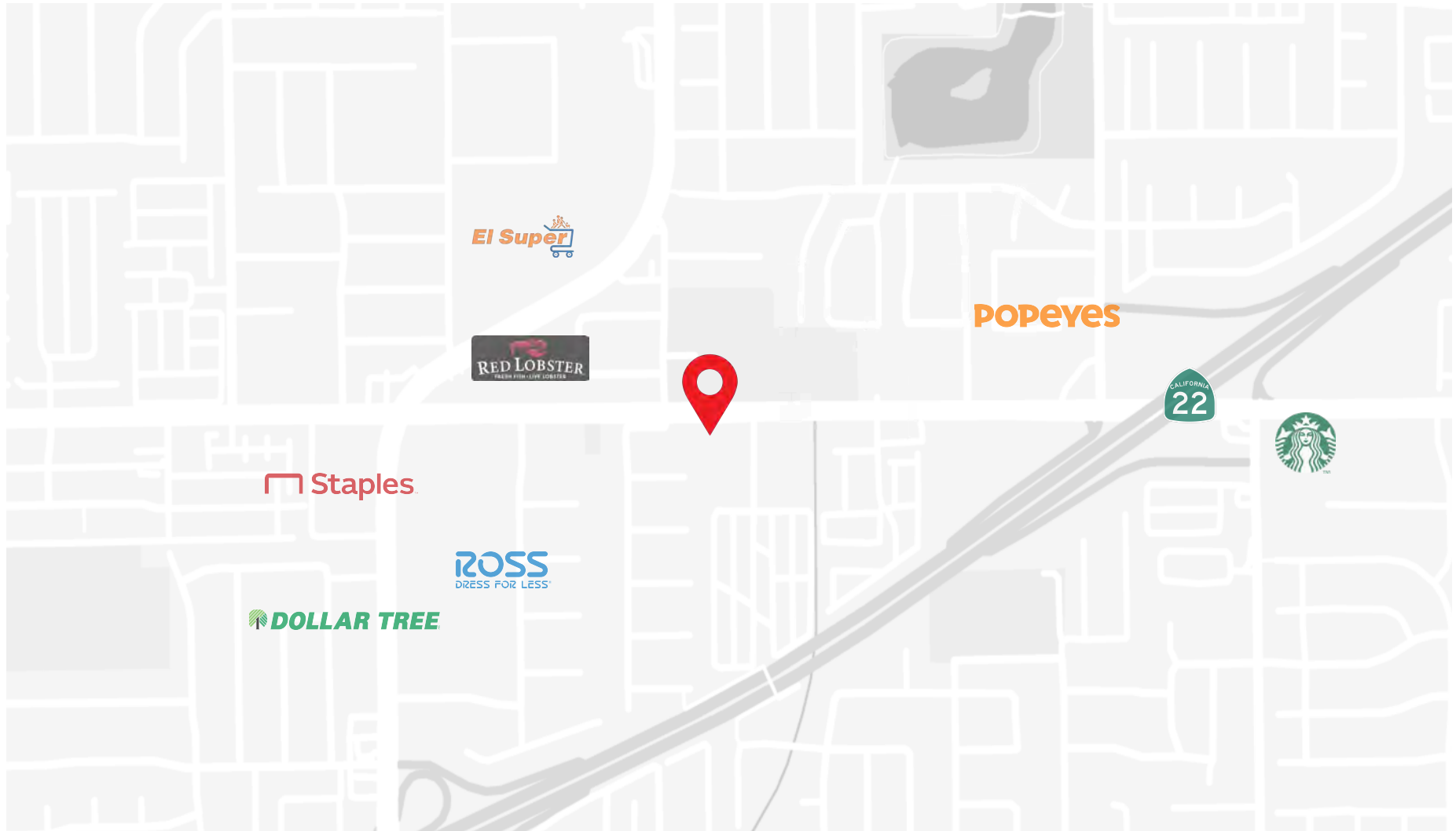




Maps, Aerials, Plans

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*Aerial map provided by Google Maps

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FLOOR PLAN

Floorplan provided by Realty Vision 3D. Sizes and dimensions are approximate, actual may vary.

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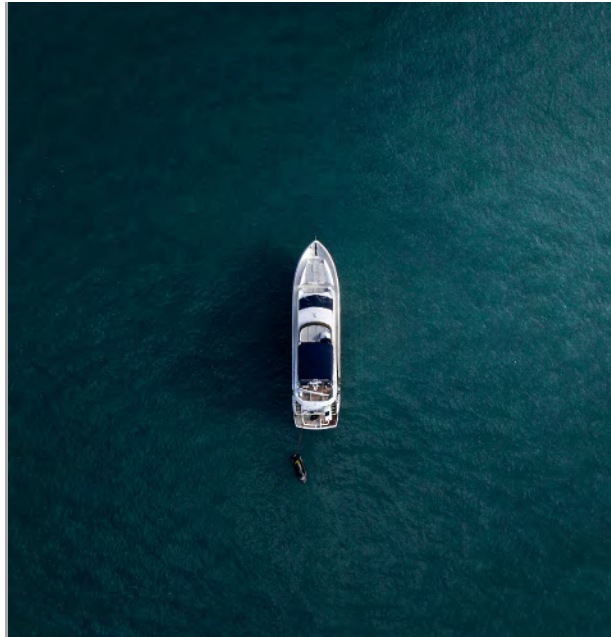
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Orange County Overview

Orange County, California, epitomizes the blend of coastal beauty, economic dynamism, and high quality of life, making it an exceptional location for commercial real estate investment. Nestled between Los Angeles and San Diego, Orange County boasts a robust and diverse economy driven by key industries such as technology, healthcare, tourism, and finance. The region's strategic location offers seamless access to major transportation hubs, including John Wayne Airport and the expansive freeway network, ensuring excellent connectivity for businesses.

Renowned for its picturesque coastline, affluent communities, and top-tier educational institutions, Orange County attracts a highly skilled workforce and affluent consumer base. The area's vibrant culture, characterized by world-class dining, shopping, and entertainment options, combined with its consistently pleasant climate, enhances its appeal as a premier business destination. Investing in Orange County means tapping into a thriving market with a proven track record of growth, stability, and unparalleled opportunities for commercial success.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.

The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the America: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.

The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.

Meet Potjanee Sri

Potjanee is a dedicated professional and cares immensely for her clients. Her excellent negotiation skills result in successful real estate transactions for her clients. She implements customized strategies in order to serve each of her clients' needs and personalizes the experiences for them.

Potjanee's honesty, conscientiousness, and resourcefulness have allowed her to create and maintain a large positive network with other professionals in the real estate industry which helps create a positive buying and selling experience for her clients.

Potjanee's clients often will fly all over the globe seeking her advice when purchasing or selling international real estate.



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Meet Juan Carlos Argueta

I have more than two decades of experience as a dedicated real estate sales professional, and I've consistently contributed to the growth and success of my clients and the organizations I've served. Throughout my career, I've held roles in both commercial and residential brokerage operations and sales management, where I've successfully led diverse teams to achieve higher levels of success through collaboration. My experience in the real estate industry is diverse, ranging from commercial real estate finance and loan review underwriting to the sale of various properties, including single-family homes, multi-family residential units, and commercial/industrial properties. I possess strong technical and business skills and have hands-on experience in strategic planning, recruiting, sales development, training procedures, organizing sales meetings, and managing all aspects of sales activities. I have a proven ability to motivate sales teams, a deep understanding of the real estate market, effective leadership skills, and a genuine passion for helping people, which qualifies me to lead and serve effectively. I'm committed to family values and giving back to our communities. As a United States Army veteran, one of my primary goals is to promote homeownership among veterans and active-duty U.S. military personnel.



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Meet Natasha Aasadore

Natasha Aasadore is truly a local agent selling in and around the foothills communities of Southern California. She was born and raised right here in Burbank, where she's lived and worked most of her life. She currently lives in the foothills of the Angeles Forrest, in the little rural nook of Kagel Canyon. She's been a licensed Realtor for over 20 years when she decided to take the leap into a full-time Real Estate career years ago and has never looked back. Her favorite part of being a Realtor® is working with first time and VA buyers, especially when she gets to help people become homeowners who didn't think it was ever possible. Natasha is a listing and selling guru, specializing in residential properties in Burbank, and most of the San Fernando Valley, especially the foothills. In addition to residential properties, she also works as a Commercial Associate helping investors find the right commercial properties for their business. Prior to becoming a full-time Realtor, Natasha worked for the City of Burbank for 10 years as an Executive Assistant to the IT Director while she attained her Bachelor's degree in Accounting. In her free time, she enjoys building furniture, spending time with family and friends, and helping her community. She sits on the board of a local dog sanctuary, Golden Years Dog Sanctuary, in Kagel Canyon. Contact Natasha today for or all your home, investment, and commercial Real Estate needs.



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