

Hidden Plaza

9210 Katella Ave, Garden Grove, CA 92841



Unit A

Price: \$25.80 - \$27.00 /SF/YR

NEWLY RENOVATED INTERIOR UNITS A, C & F - Hidden Plaza is centrally located in Garden Grove, benefiting from dense surrounding residential neighborhoods and strong daytime population. Katella Avenue, between Beach Blvd. and Brookhurst, provides excellent connectivity to major arterials and freeways, supporting consistent customer traffic for neighborhood-oriented businesses. Hidden Plaza offers a rare opportunity to lease small-format retail space in a well-located neighborhood shopping center along Katella Avenue, a heavily traveled east-west corridor serving Garden Grove and surrounding communities. The property consists of approximately 5,025 SF total, with three available units delivered in renovated-shell condition, ideal for tenants seeking maximum flexibility for tenant improvements, layout, and branding.

Ideal Uses: Retail, Professional or personal services, Boutique concepts, Office / medical support services. (No automotive or heavy industrial uses)

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Unit A

- Prime Katella Avenue frontage with strong daily traffic
- Neighborhood-serving retail center
- Small shop sizes rarely available in the submarket
- End cap opportunity with added visibility
- Delivered shell condition – ideal for custom build-outs
- Convenient access to Garden Grove, Anaheim, and surrounding Orange County trade areas



Blair Minnis

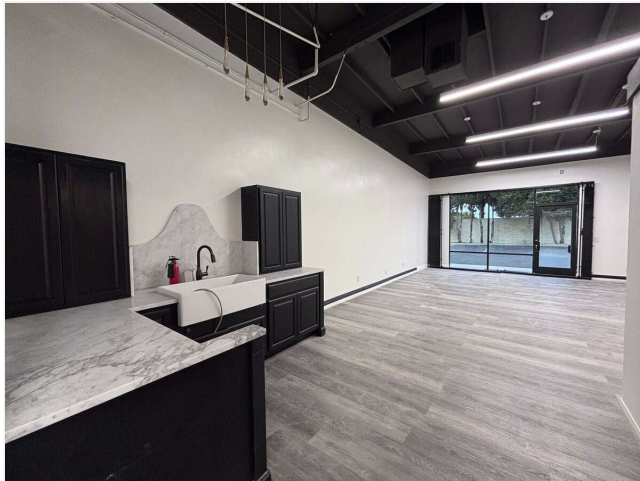
service@minnisproperty.com

(949) 409-5337

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Unit C



Unit F

Listing spaces

1st Floor Ste Unit A

Space Available	785 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

NEWLY RENOVATED -End-cap space with added visibility, private front and rear entrance, private restroom, separate electrical meter, separate HVAC, renovated bathroom, new flooring, and fresh paint throughout. The property offers monument and building signage opportunities, tenant-controlled HVAC, and a neighborhood-serving location that may work well for retail, professional services, personal services, boutique concepts, office use, therapy, wellness, medical-support uses, or similar neighborhood-serving businesses.** Lease rate may not include utilities, property expenses or building services **

1st Floor Ste Unit C

Space Available	867 SF
Rental Rate	\$25.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

NEWLY RENOVATED - In-line retail / office space delivered in renovated shell condition, with private front and rear entrance, private restroom, separate electrical meter, separate HVAC, new flooring, renovated bathroom, and fresh paint throughout. The property offers monument and building signage opportunities, tenant-controlled HVAC, and a neighborhood-serving location that may work well for retail, professional services, personal services, boutique concepts, office use, therapy, wellness, medical-support uses, or similar neighborhood-serving businesses.** Lease rate may not include utilities, property expenses or building services **

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Unit F

Listing spaces

1st Floor Ste Unit F

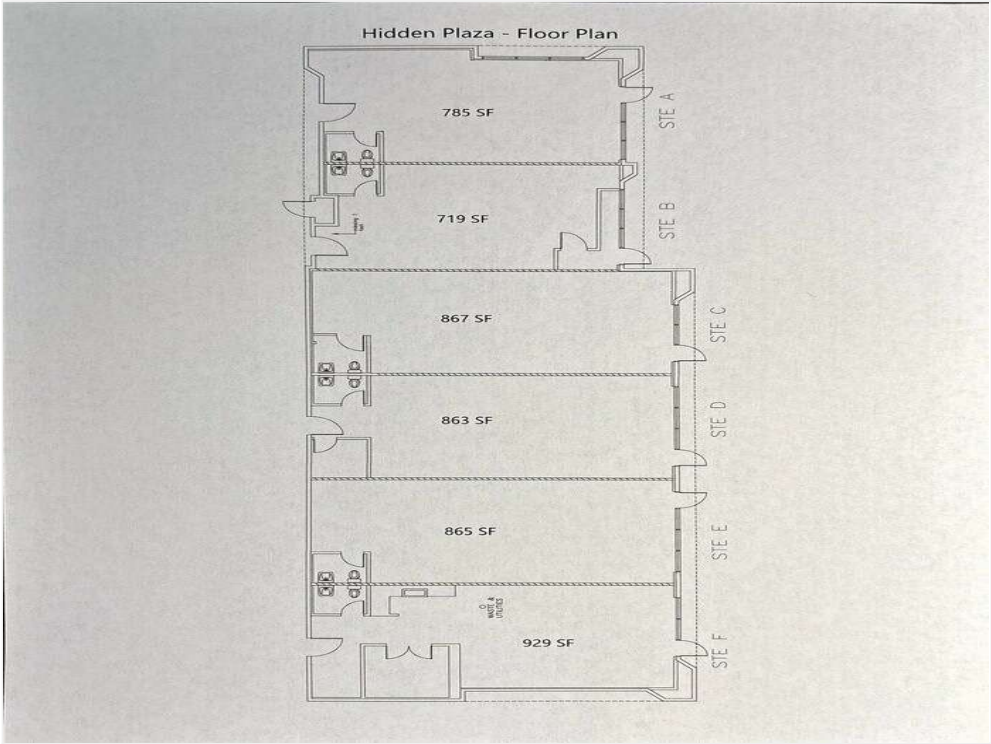
Space Available	929 SF
Rental Rate	\$25.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

NEWLY RENOVATED - End-cap unit previously used as a salon, with private front and rear entrance, private restroom, private office, separate electrical meter, separate HVAC, and fresh paint throughout. The property offers monument and building signage opportunities, tenant-controlled HVAC, and a neighborhood-serving location that may work well for retail, professional services, personal services, boutique concepts, office use, therapy, wellness, medical-support uses, or similar neighborhood-serving businesses.** Lease rate may not include utilities, property expenses or building services **

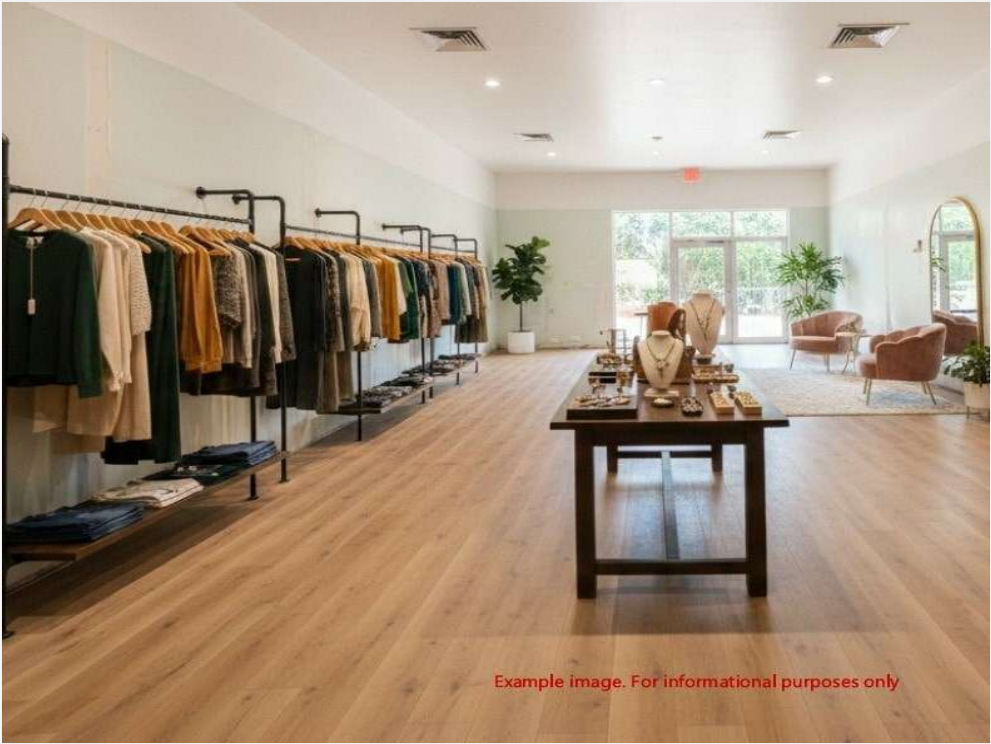
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Property Photos



Floor Plan

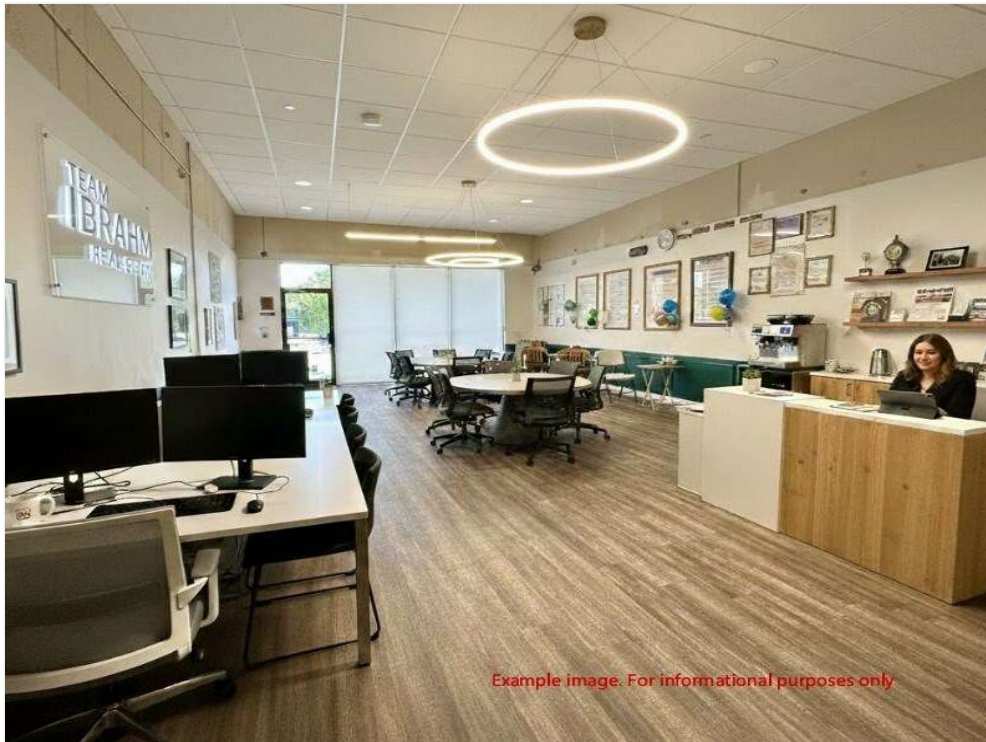


Retail

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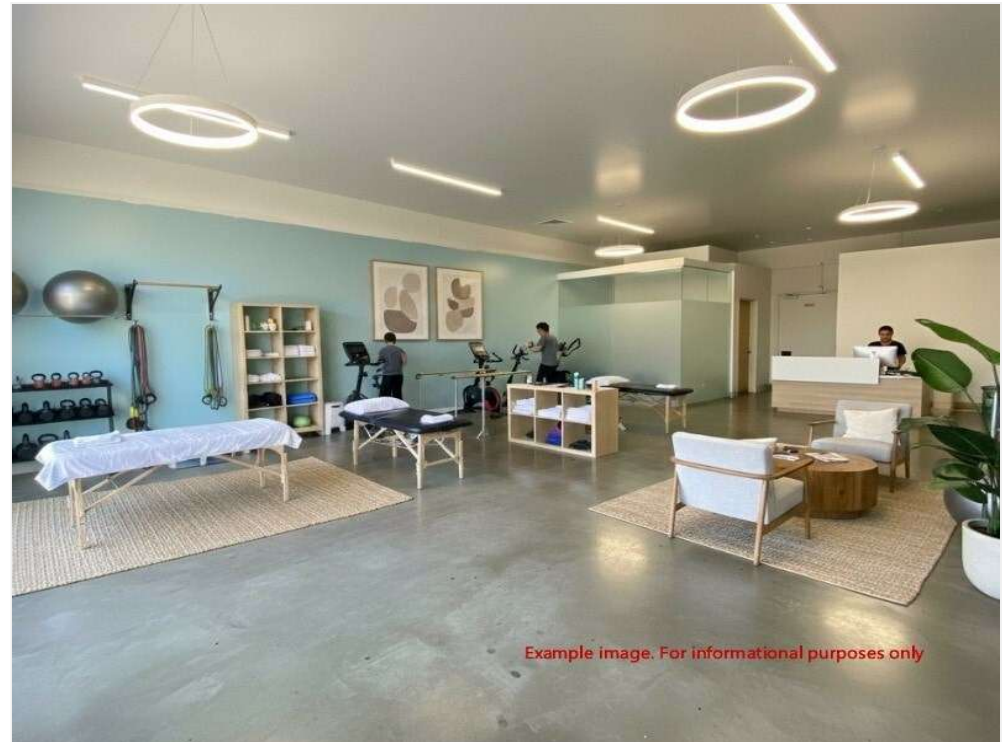
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Property Photos



Example image. For informational purposes only

Office



Example image. For informational purposes only

Therapy

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Property Photos



Salon

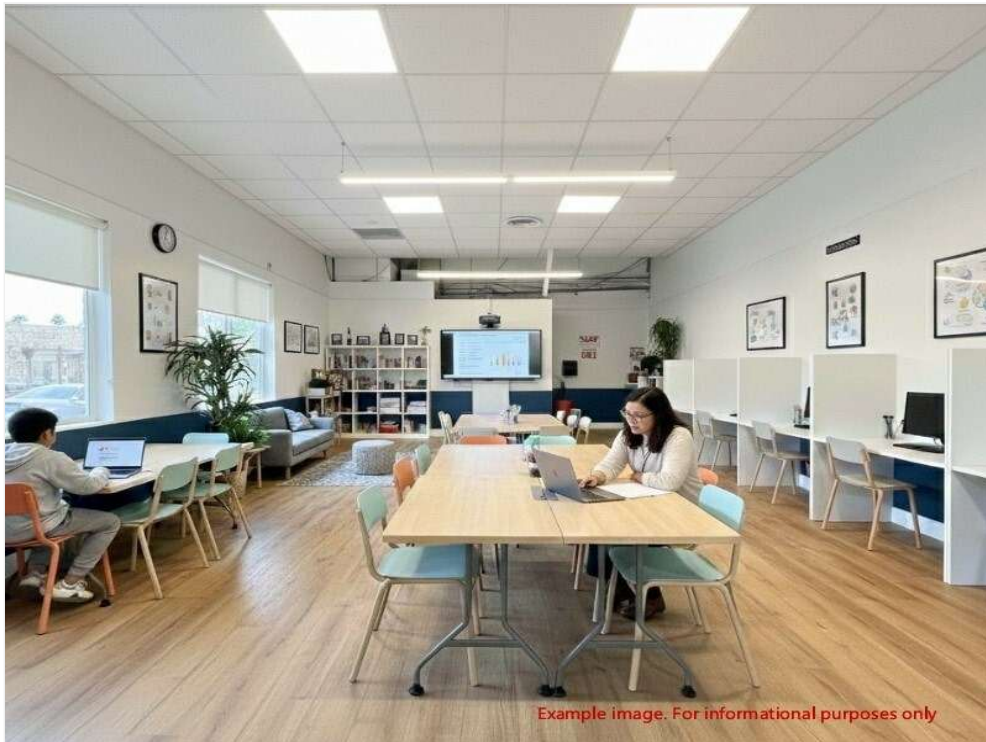


Medical

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Property Photos



Learn



Dental

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Property Photos



Example image. For informational purposes only

Cafe



Example image. For informational purposes only

Grooming

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Property Photos



Studio



Tech

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Location

