

# FOR SALE TWO ADJACENT COMMERCIAL LOTS

ASKING PRICE  
**\$795,000  
(\$68 PSF LAND)**



## TENANT OCCUPIED PROPERTY (SHORT TERM LEASES)

- **LARGE LOT - 11,635 SF.**
- **WELL SEASONED TENANTS.**
- **SHORT TERM LEASES PROVIDING FLEXIBILITY FOR BUYER.**
- **SEPARATELY METERED UNITS.**
- **TONS OF DEVELOPMENT POTENTIAL.**
- **LOW PRICE PSF (\$68 psf Land)**
- **Lot: 11,635 sf (0.26 AC)**
- **Building: 2,500 sf**
- **Zoning: MU1 (Mixed Use)**
- **Income: \$46,893 Gross Annual**
- **APN: 098-066-003 & 098-066-004**

**13042 - 13052 KERRY ST.  
GARDEN GROVE, CA 92844**



## PROPERTY SUMMARY:

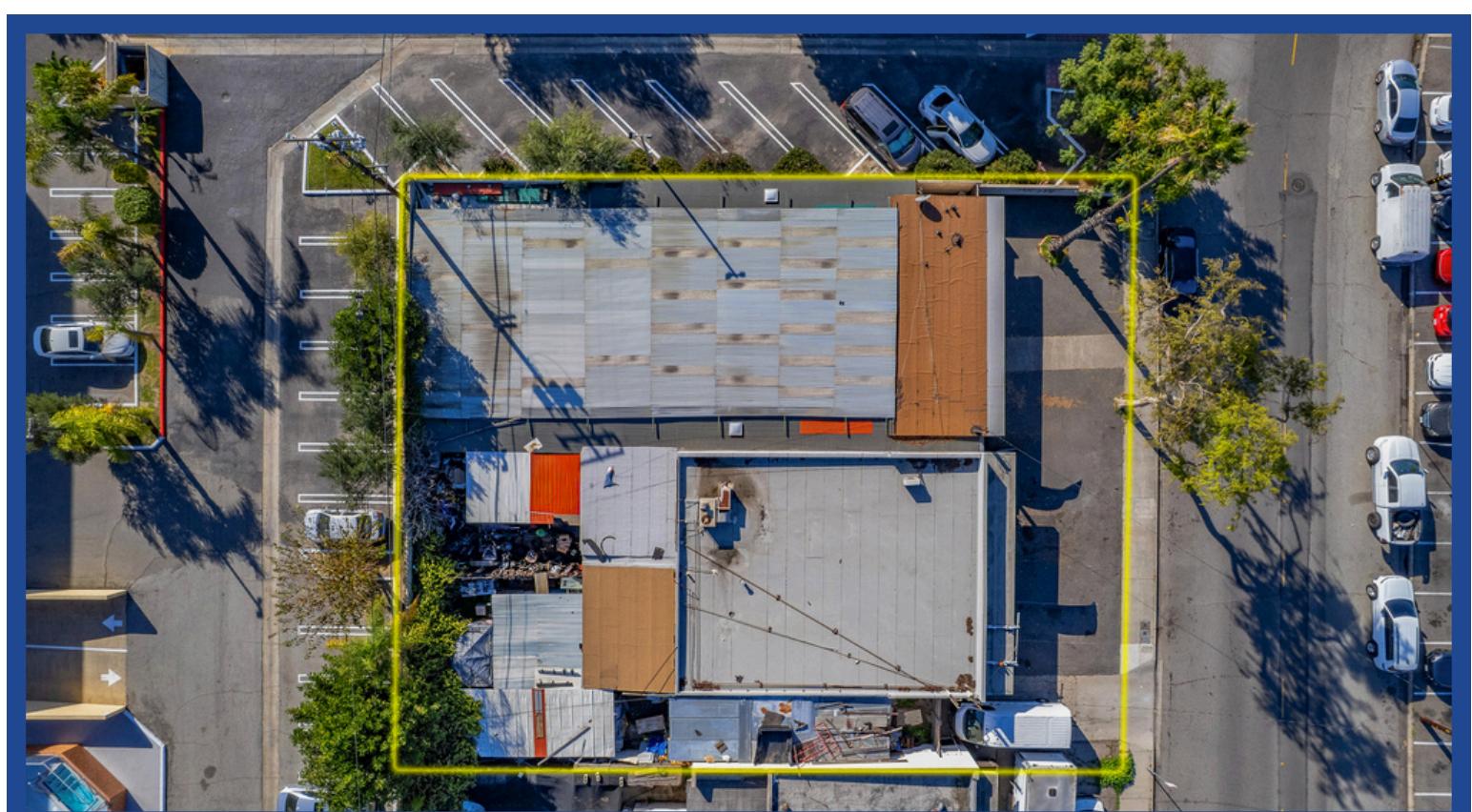
This is a rare opportunity to acquire two contiguous commercial parcels in the business-friendly City of Garden Grove, California. The offering consists of two separate legal lots, providing operational flexibility, future optionality, and multiple income streams.

**13042 Kerry Street** comprises approximately 6,235 square feet of land, improved with a ±2,000 square foot commercial building configured into two separate units, currently occupied by a bookstore tenant and a motorcycle-related tenant.

**13052 Kerry Street**, the adjacent parcel, consists of approximately 5,400 square feet of land and is improved with a swimming pool, which is currently leased and operated by a swim school tenant.

Combined, the two parcels total approximately 11,635 square feet of land. All tenants are on short-term leases, offering an incoming investor or owner-user near-term repositioning potential, flexibility in operations, and the ability to optimize rents or reconfigure the property to achieve maximum returns.

Situated in Garden Grove, a centrally located Orange County city known for its pro-business environment, the property benefits from strong demographics, a large surrounding residential base, and convenient access to major transportation corridors, including the Garden Grove Freeway (SR-22) and nearby I-405. Garden Grove continues to see steady commercial demand driven by its proximity to Anaheim, Westminster, and Huntington Beach, making this a compelling opportunity for investors seeking stable income with upside or owner-users seeking a flexible footprint in a proven Southern California market.



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## RENT ROLL

#	TENANT	SIZE (SF)	MONTHLY GROSS RENT	LEASE START	LEASE TERMINATION DATE
13042	Books and Gifts	1,000	\$1,384	5/1/2016	8/31/2027
13046	Motorcycle Gear	1,000	\$1,595	1/1/2021	12/31/2026
13052	Swimming Pool	500	\$1,650	7/1/2013	1/31/2028
	<b>TOTALS</b>	<b>2,500</b>	<b>\$4,629</b>		

## EXPENSES

New Property Tax:	\$ 9,940	ANNUAL GROSS RENT:	\$ 55,548
Insurance:	\$ 7,440	LESS EXPENSES:	\$(18,580)
Maintenance:	<u>\$ 1,200</u>		
<b>TOTAL:</b>	<b>\$18,580</b>	<b>NET OPERATING INCOME:</b>	<b>\$ 36,968</b>



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