

FOR SALE

TWO ADJACENT COMMERCIAL LOTS

ASKING PRICE

\$795,000 (\$68 PSF LAND)



TENANT OCCUPIED PROPERTY (SHORT TERM LEASES)

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

- LARGE LOT - 11,635 SF.
- WELL SEASONED TENANTS.
- SHORT TERM LEASES PROVIDING FLEXIBILITY FOR BUYER.
- SEPARATLY 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



Chris Comfort
DRE: 01407997

 **424-293-8085**

 **CCOMFORT@GOWITHAPEX.COM**

DRE: 01799409

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 $\pm 2,000$ 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.



Chris Comfort

DRE: 01407997

 **424-293-8085**

 **CCOMFORT@GOWITHAPEX.COM**

DRE: 01799409

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	Motorcyle Gear	1,000	\$1,595	1/1/2021	12/31/2026
13052	Swimming Pool	500	\$1,650	7/1/2013	1/31/2028
	TOTALS	2,500	\$4,629		

EXPENSES

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

