

FOR LEASE **MULTI-TENANT BUSINESS PARK
INDUSTRIAL AND OFFICE UNITS**

BRIDGECREEK BUSINESS PARK
12752-12882 VALLEY VIEW AVENUE, GARDEN GROVE, CA 92845

HAYDEN SOCCI, SIOR, CCIM
714.935.2379

Voit
REAL ESTATE SERVICES

AVAILABILITY

ADDRESS	SUITE	TOTAL SIZE SQ. FT.	OFFICE SIZE SQ. FT.	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
WAREHOUSE		<i>There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.12 per square foot for warehouse units, subject to change.</i>				
12882 Valley View St. Garden Grove	6	1,092	±173	\$1.87	\$2,042.00	Reception, private office, restroom, and warehouse with ground level loading door.
OFFICE		<i>There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.22 per square feet for office suites, subject to change.</i>				
12832 Valley View St. Garden Grove	B	502	502	\$2.60	\$1,305.00	Two offices, and restroom.
12832 Valley View St. Garden Grove	C	518	518	\$2.60	\$1,347.00	Open office area, and restroom.
12832 Valley View St. Garden Grove	A	711	711	\$2.58	\$1,834.00	Reception, private office, open office area, and restroom.

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038



2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.VoitCo.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

PROPERTY FEATURES



Professionally
Managed
Business Park
(on-site)



Ground Level
Loading



±163,286 SF of
Office, Industrial
& Retail Suites
(Units can be
combined to
accommodate a
variety of sizes.)



Excellent Access
to Freeways
(405, 605, 22)

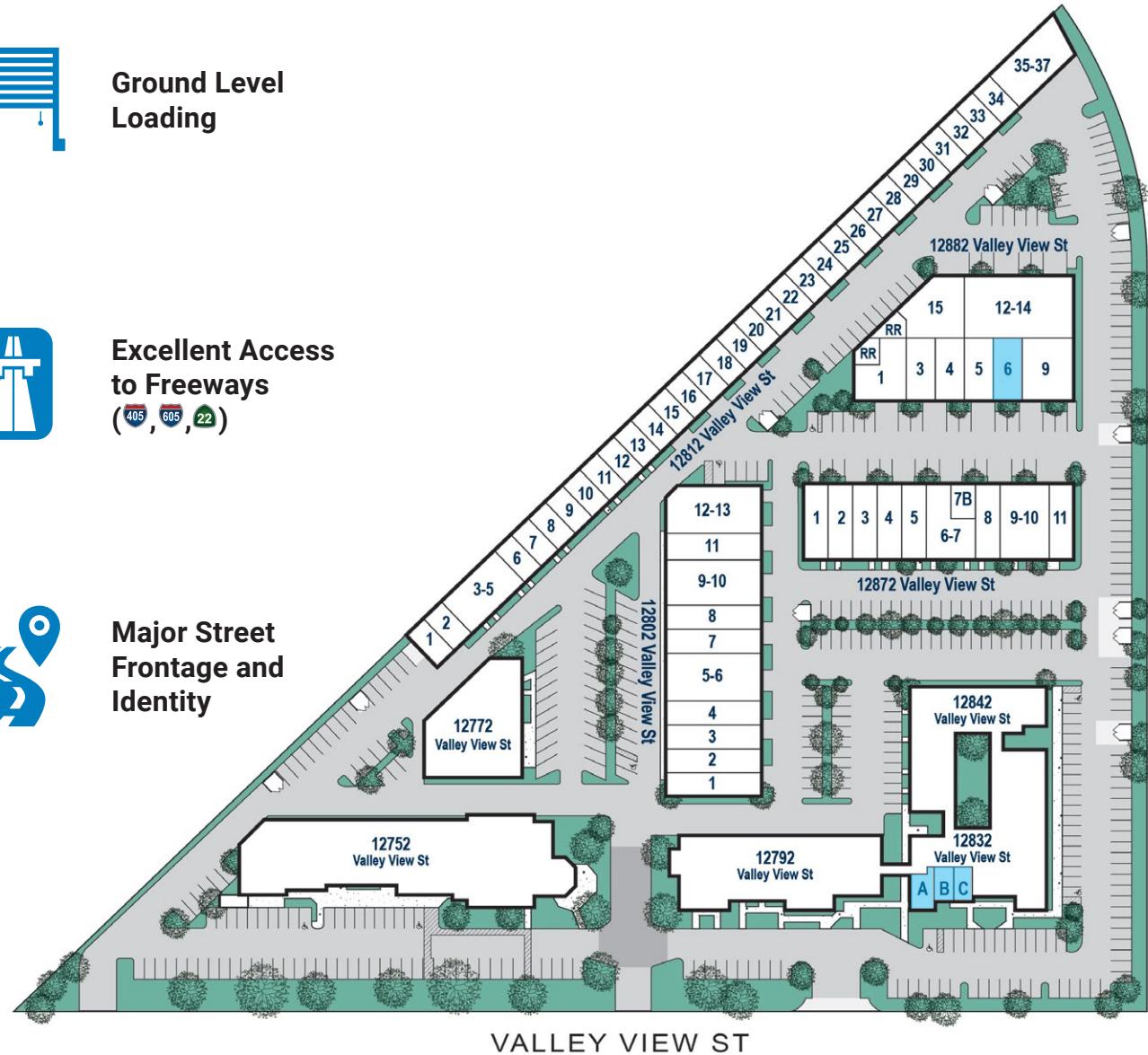


Functional Site
Loading and
Circulation



Major Street
Frontage and
Identity

Available Units



HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038

Voit

REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

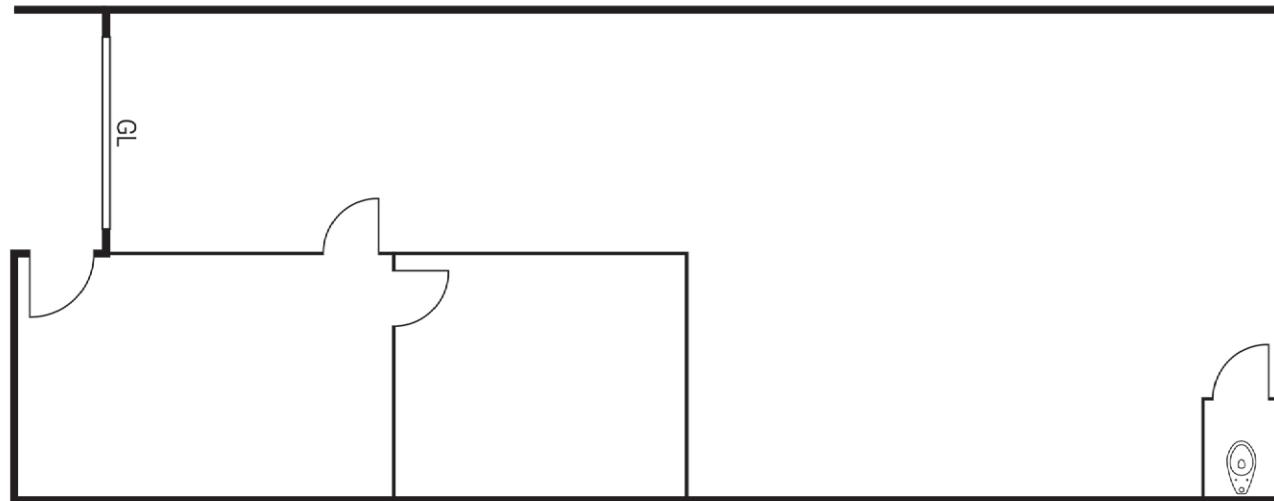
www.VoitCo.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

FLOOR PLANS

WAREHOUSE SUITE SUITE #6 1,092 SQ. FT.

12882 Valley View Avenue
Garden Grove, CA 92845



** Please Note: Floor plan is approximate and may not be to scale.*

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038

Voit
REAL ESTATE SERVICES

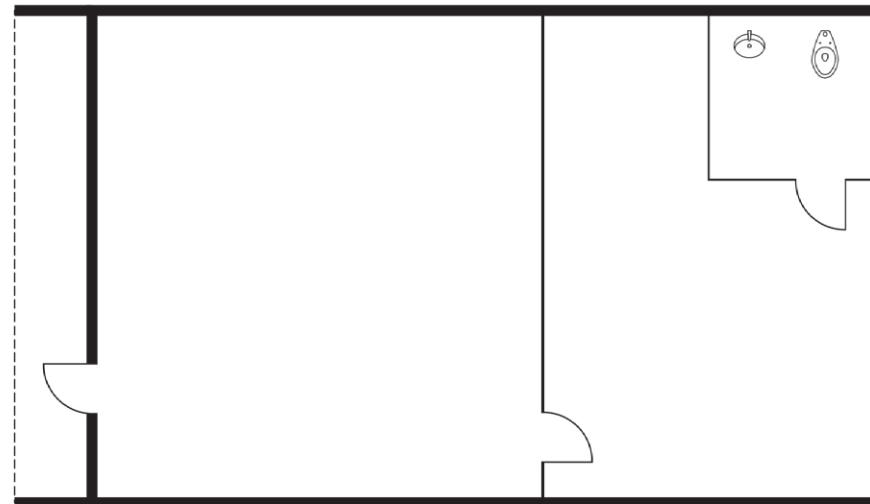
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.VoitCo.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

FLOOR PLANS

OFFICE SUITE SUITE #B 502 SQ. FT.

12832 Valley View Avenue
Garden Grove, CA 92845



** Please Note: Floor plan is approximate and may not be to scale.*

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.VoitCo.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

FLOOR PLANS

OFFICE SUITE SUITE #C 518 SQ. FT.

12832 Valley View Avenue
Garden Grove, CA 92845



** Please Note: Floor plan is approximate and may not be to scale.*

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038

Voit
REAL ESTATE SERVICES

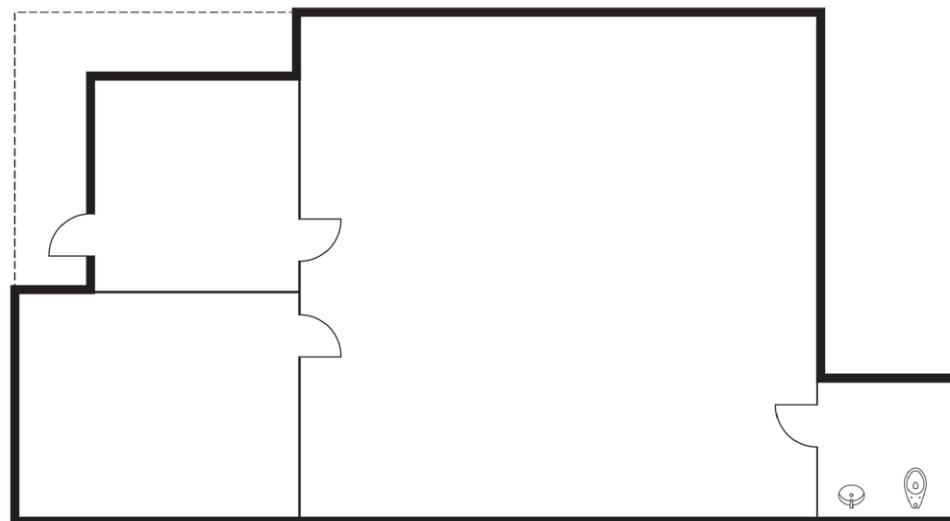
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.VoitCo.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

FLOOR PLANS

OFFICE SUITE SUITE #A 711 SQ. FT.

12832 Valley View Avenue
Garden Grove, CA 92845



** Please Note: Floor plan is approximate and may not be to scale.*

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.VoitCo.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.