

FORMER RITE AID BOX OPPORTUNITY

VALLEY VIEW ST & LAMPSON AVE

12491 Valley View St, Garden Grove, CA

AVAILABLE

12491

Valley View Wellness
Medical Center

CBM1

LEASING
BROKERAGE
INVESTMENTS

JASON EHRENPREIS

310.231.5213

JASON@CBM1.COM

BRE LIC: 1741961



epstein & associates

1965
2025
Epstein & Associates

LEE ANN FINEBERG

310.451.8171 X249

LFINEBERG@EPSTEEN.COM

BRE LIC: 01429915

VIC MONTALBO

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723

PROPERTY DETAILS

- 22,633 SF Former Rite Aid
- Potential to Demise
- Ideal for Grocery, Soft Goods, Medical
- Over 123 ft of frontage on Valley View
- Located at a high traffic, signalized intersection
- Ample, at-grade parking on both front and side of building
- Premises formerly occupied by a chain store merchant with the space affording typical retail amenities suitable for various users (i.e. loading, power, signage)
- Convenient access to both 22 and 405 Freeways
- Affluent Demographics in the Surrounding Area

DEMOGRAPHICS

Population



Daytime Population



Avg. Household Income



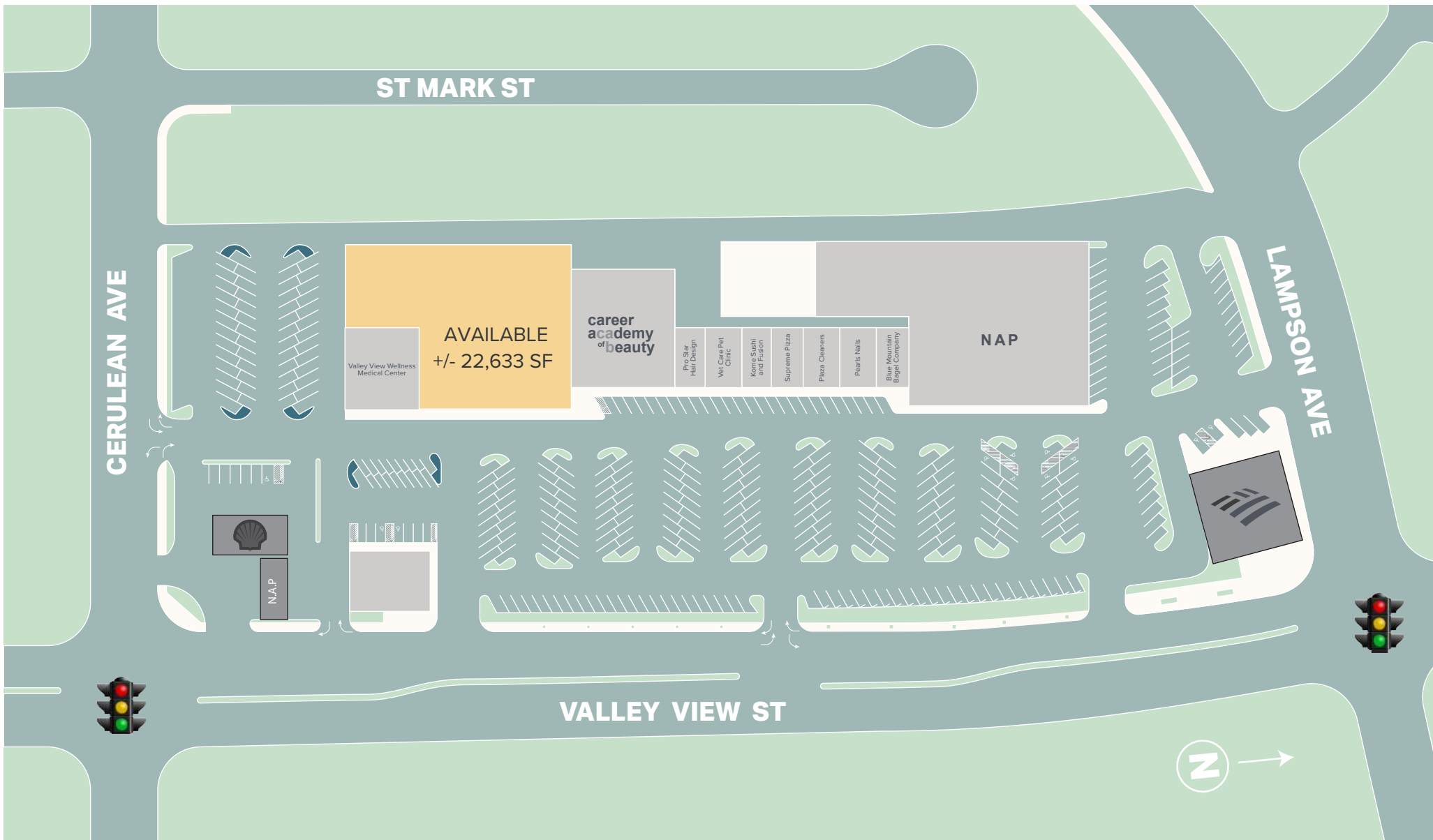
Radius	Population	Daytime Population	Avg. Household Income
1 MILE	21,574	3,817	\$159,516
2 MILE	59,664	35,418	\$155,383
3 MILE	168,740	89,516	\$143,520

TRAFFIC COUNTS

VALLEY VIEW ST	86,418 CPD
LAMPSON AVE	20,889 CPD



SITE PLAN



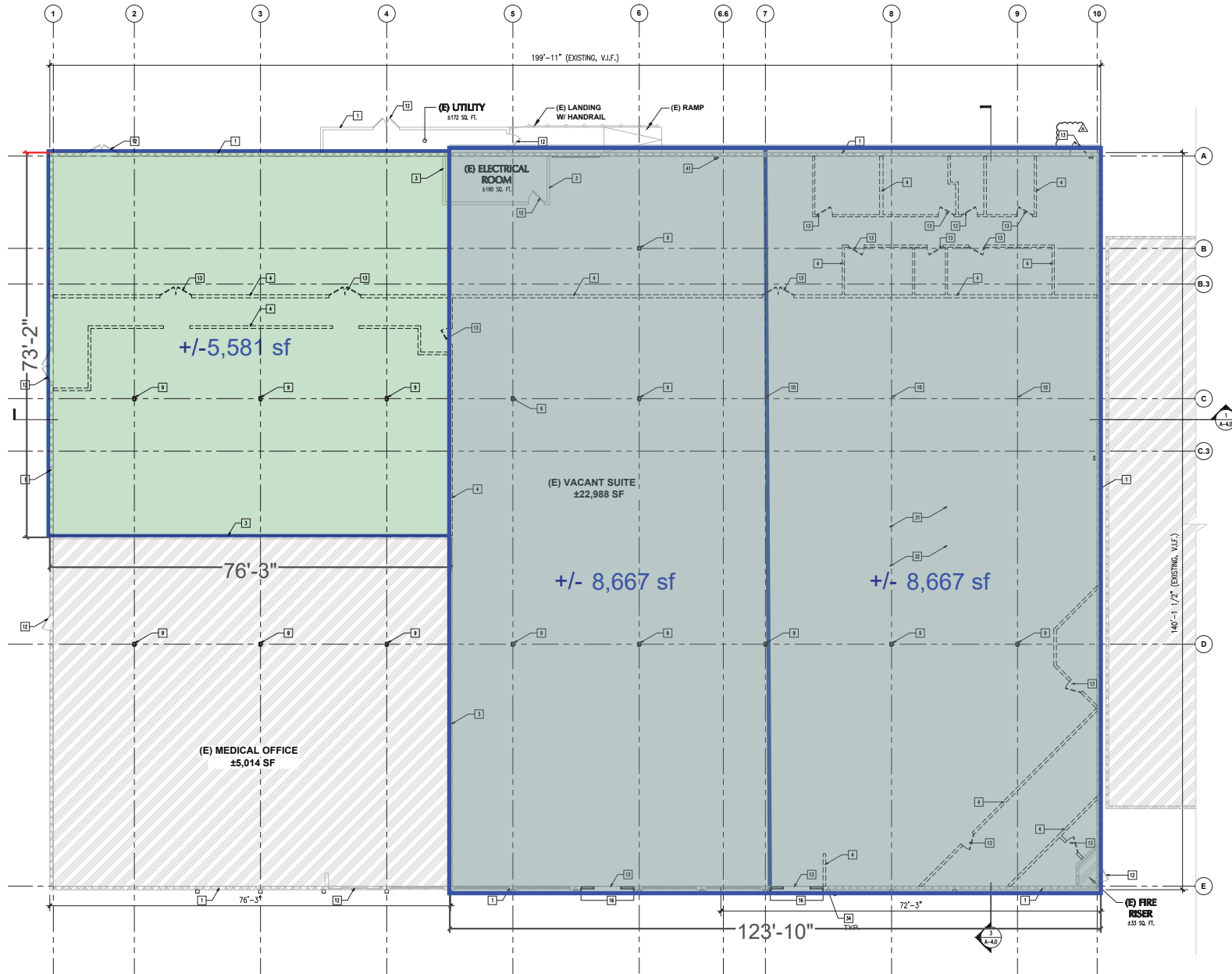
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



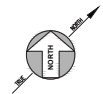
epstein & associates

FOUNDING MEMBER | CHAINLINKS
RETAIL ADVISORS

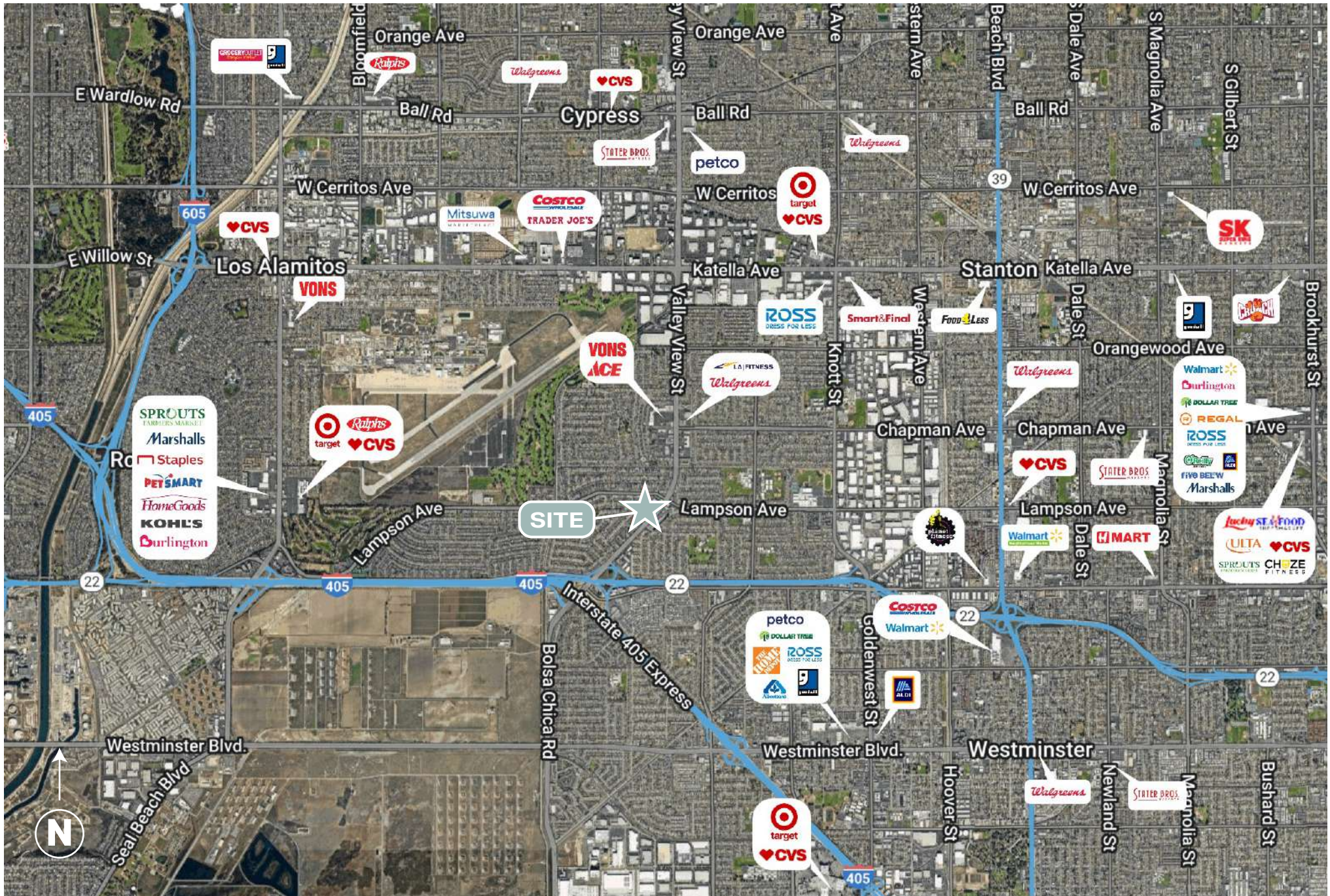
FLOOR PLAN OPTION - 2



1 DEMO FLOOR PLAN
DATE: 10-12-24



TRADE AREA AERIAL



Please Contact

JASON EHRENPREIS

310.231.5213

JASON@CBMI.COM

BRE LIC: 1741961

VIC MONTALBO

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723

LEE ANN FINEBERG

310.451.8171 X249

LFINEBERG@EPSTEEN.COM

BRE LIC: 01429915

CBM1

LEASING
BROKERAGE
INVESTMENTS

1965
2025
epstein & associates



epstein & associates