

8201 W GARDEN GROVE BLVD  
GARDEN GROVE, CA 92844  
*Sale Brochure*



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DRE #1885959

**SVN**  
COMMERCIAL REAL ESTATE ADVISORS

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,800,000
<b>NUMBER OF UNITS:</b>	5
<b>BUILDING SIZE:</b>	4,600 SF
<b>NOI:</b>	\$73,186.60
<b>CAP RATE:</b>	4.07%

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**8201 WEST GARDEN GROVE BOULEVARD** | Garden Grove, CA 92844



## PROPERTY DESCRIPTION

SVN Vanguard is pleased to present an approximate 4,600 SF street retail owner/user or investor opportunity strategically located in the City of Garden Grove within the Orange County market. The City of Garden Grove is an affluent Orange County Submarket that has ideal proximity to both residential and commercial density which ensures the property is busy during all times of the day, every day of the week. With approximately 24 parking stalls the property has a 5:1,000 parking ratio.

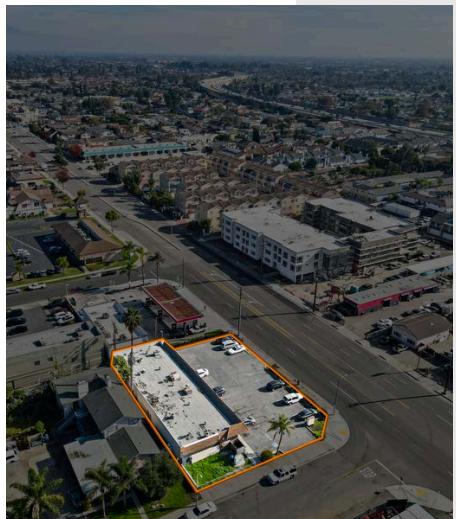
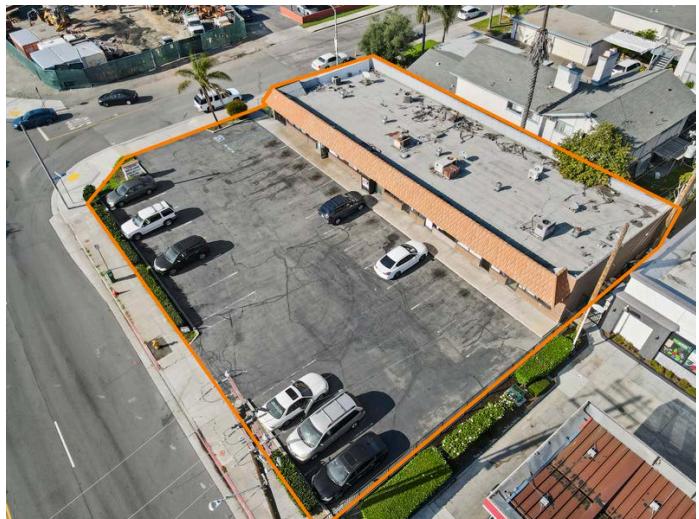
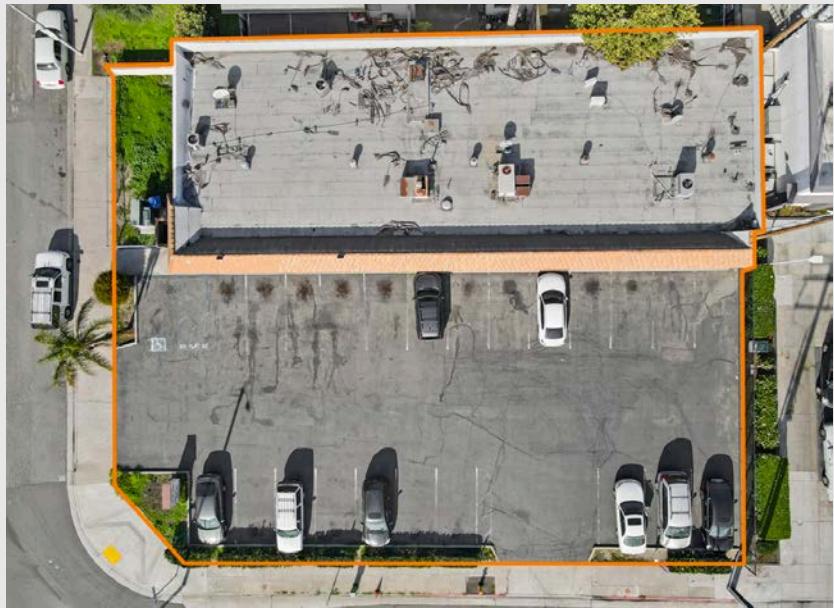
8201 Garden Grove is located on the corner of Garden Grove Blvd (25,902 vehicles per day) and near Beach Blvd (72,395 vehicles per day) for a total of over 98,000+ vehicles passing nearby daily.

Traditional, linear configuration are conducive to high occupancy, optimal rents and low tenant improvement costs over the term of ownership keeping capital expenditures to a minimum.

8201 Garden Grove will be marketed free and clear of any existing financing and tailored to an investor's or owner users desired hold period and risk profile to further enhance returns.

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## ADDITIONAL PHOTOS



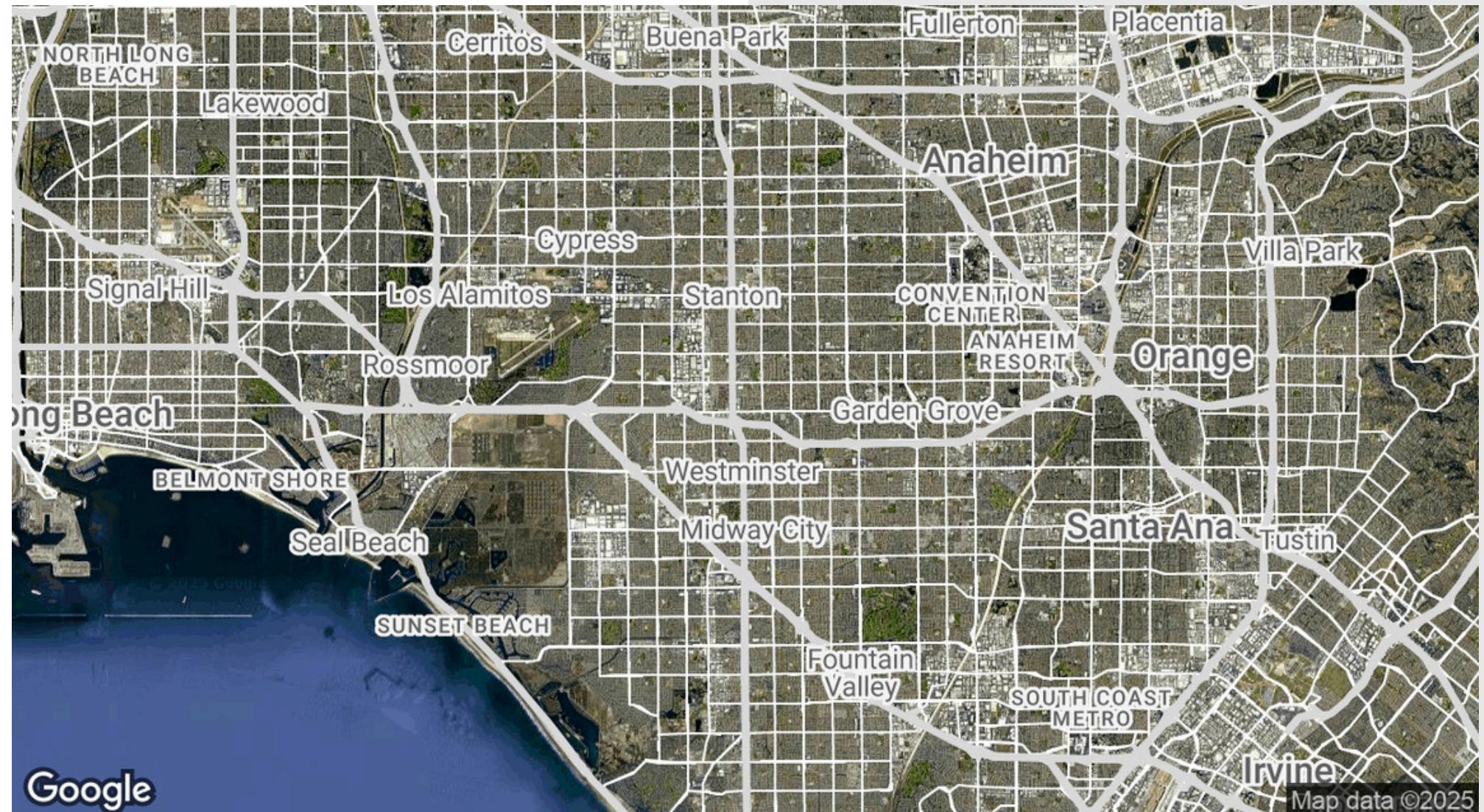
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# AERIAL MAP



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## LOCATION MAP



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# RENT ROLL

TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	LEASE END	COMMENTS
Liquor Store	2,300 SF	50%	\$24.52	\$4,700.00	2030	Gross Lease
Gift Shop	450 SF	9.78%	\$26.67	\$1,000.00	2026	NNN Lease (14.A) One 3-Year Option at FMV
Hair Salon	600 SF	13.04%	\$23.66	\$1,250.00	2028	NNN Lease (14.A) One 2-Year Option at FMV
Spa	500 SF	10.87%	\$19.87	\$1,050.00	MTM	NNN Lease
Nail Salon	700 SF	15.22%	\$28.30	\$1,250.00	MTM	Gross Lease
<b>TOTALS</b>	<b>4,548 SF</b>	<b>100%</b>		<b>\$9,250.00</b>		

Owner isn't charging Tenants NNN expenses to any Tenants. The Gift Shop, Hair Salon and Spa Tenants have NNN Leases. Liquor Store and Nail Salon (MTM) have Gross Leases.

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# INCOME & EXPENSES

## INCOME SUMMARY

### GROSS INCOME

**\$112,200**

## EXPENSES SUMMARY

### NEW PROPERTY TAX & SPECIAL ASSESSMENTS

\$21,047

### PROPERTY INSURANCE

\$5,000

### WATER

\$3,600

### GARDENING

\$1,200

### TRASH

\$4,800

### MAINTENANCE RESERVES (3% OF GSI)

\$3,366

### OPERATING EXPENSES

**\$39,013**

### NET OPERATING INCOME

**\$73,187**

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