

8201 W GARDEN GROVE BLVD

GARDEN GROVE, CA 92844

Sale Brochure



Jon Davis

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DRE #1885959



PROPERTY SUMMARY



OFFERING SUMMARY

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

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PROPERTY DESCRIPTION

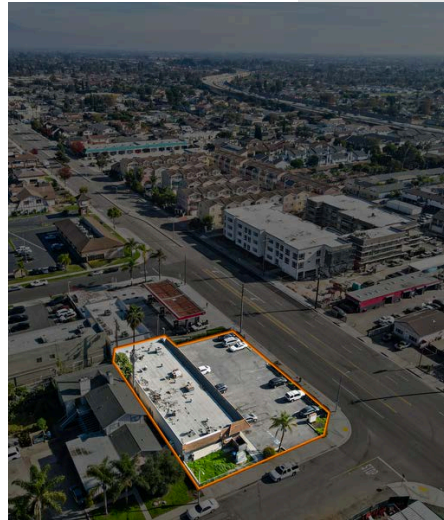
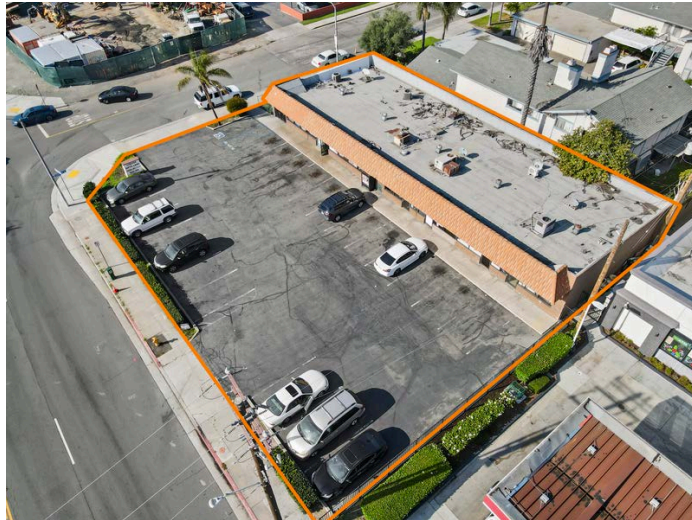
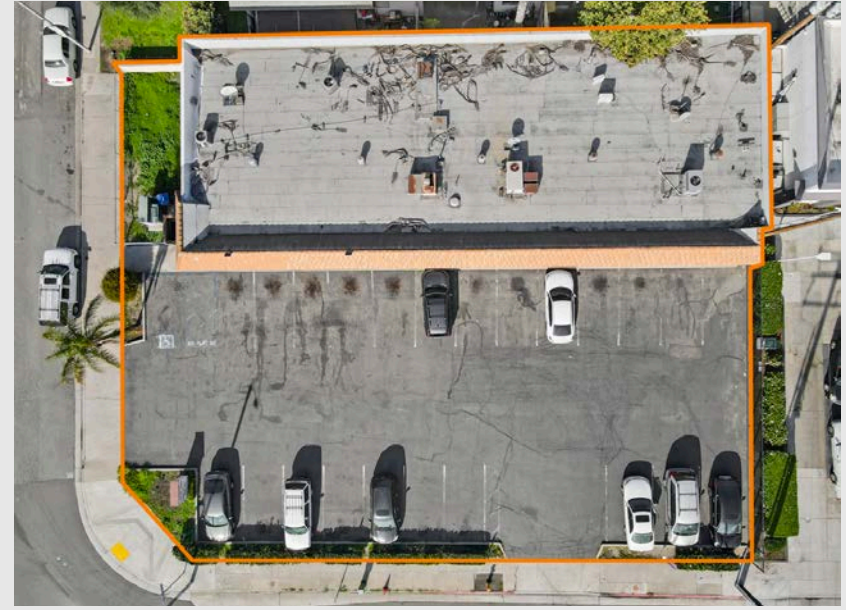
SVN Vanguard is pleased to present an approximate 4,600 SF street retail owner/user or investor opportunity strategically located in the City of Garden Grove within the Orange County market. The City of Garden Grove is an affluent Orange County Submarket that has ideal proximity to both residential and 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.

ADDITIONAL PHOTOS



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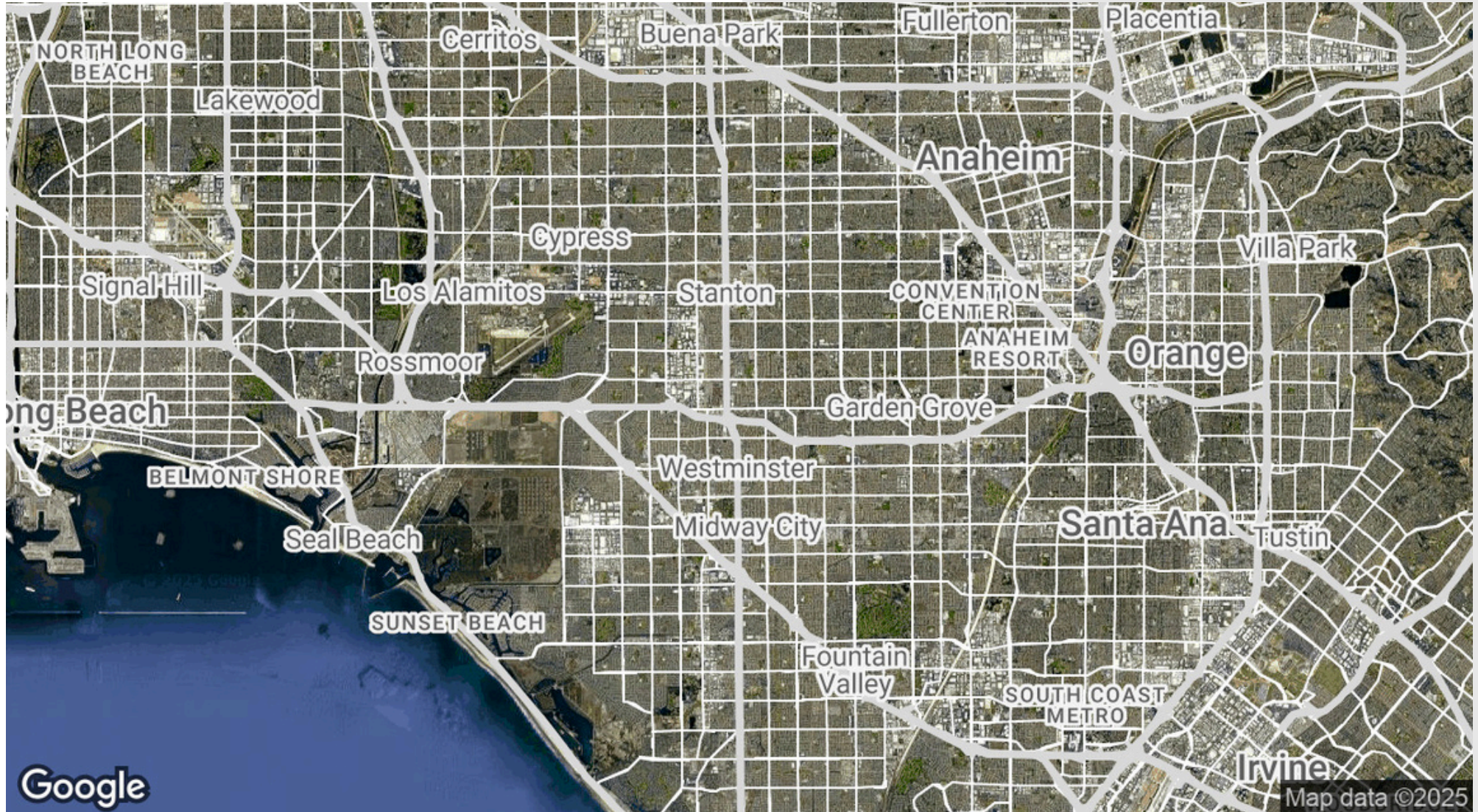
SVN | VANGUARD 3

AERIAL MAP



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LOCATION MAP



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SVN | VANGUARD 5

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 |
| TOTALS | 4,548 SF | 100% | | \$9,250.00 | | |

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 |
| WAT E R | \$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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