



FOR LEASE

RETAIL PROPERTY

Blue Pavilion Little Saigon

14122 Brookhurst Street
Garden Grove, CA 92843

LEASE RATE: CALL FOR SPECIALS



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

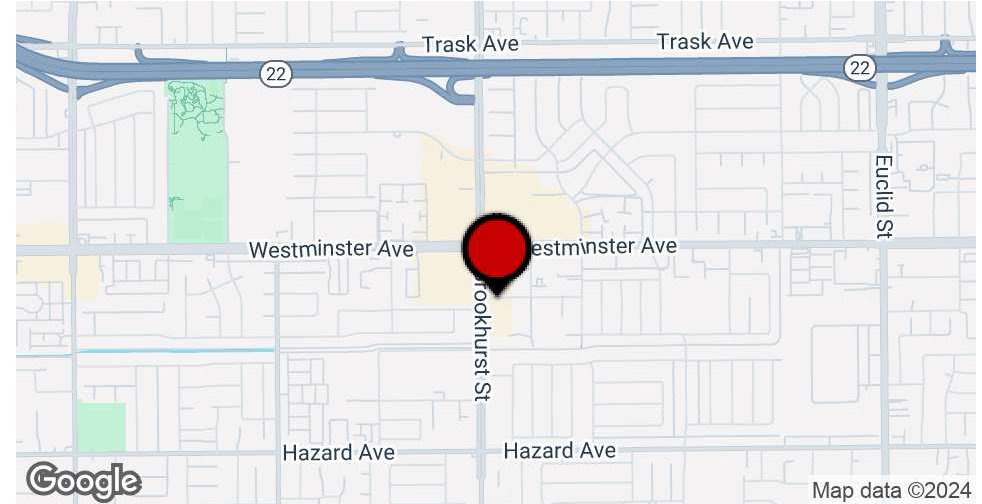
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary

Blue Pavilion Little Saigon

14122 Brookhurst Street, Garden Grove, CA 92843



OFFERING SUMMARY

Lease Rate:	Inquire w/Broker
Building Size:	41,358 SF
Available SF:	890 - 1,831 SF
Lot Size:	2.33 Acres
Year Built:	1981
Renovated:	2023
Zoning:	C-1
Market:	Orange County
Zoning Use:	Click Here For Uses

PROPERTY OVERVIEW

Helm Properties is proud to introduce Blue Pavilion Little Saigon Plaza For Lease. This property is positioned along Brookhurst St, a vital artery in Little Saigon, and a significant North-South route in Central Orange County. It offers convenient access to the 22 and 405 Freeways, connecting effortlessly to Huntington Beach to the South and the Anaheim Disneyland Resort district to the North. With a daily traffic flow of over 50,000 vehicles on Brookhurst at this location, this lease space presents an exceptional opportunity for businesses seeking prominent visibility and easy accessibility.

PROPERTY HIGHLIGHTS

- 890 SF - 1,831 SF available
- Prime Location: Blue Pavilion in Little Saigon Plaza sits on Brookhurst St, a key route in Central Orange County.
- Easy Access: Accessible via major freeways like the 22 and 405, connecting to Huntington Beach and Anaheim Disneyland Resort.
- High Visibility: Over 50,000 vehicles daily pass by, ensuring excellent business visibility.
- Diverse Community: Join a vibrant mix of Vietnamese and Chinese-themed businesses.

Jeffrey Helm

Broker
CalDRE #01428618
949.624.0630
jeff@helmre.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Blue Pavilion Little Saigon

14122 Brookhurst Street, Garden Grove, CA 92843



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	890 - 1,831 SF	Lease Rate:	Inquire w/Broker

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
14136	Available	1,118 SF	NNN	Inquire w/Broker
14144	Available	1,124 SF	NNN	Inquire w/Broker
14148	Available	1,097 SF	NNN	Inquire w/Broker
14152	Available	1,135 SF	NNN	Inquire w/Broker
14158	Available	1,093 SF	NNN	Inquire w/Broker

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Blue Pavilion Little Saigon

14122 Brookhurst Street, Garden Grove, CA 92843



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
14176	Available	1,150 SF	NNN	Inquire w/Broker
14180	Available	890 SF	NNN	Inquire w/Broker
14188	Available	1,049 SF	NNN	Inquire w/Broker
14192	Available	1,831 SF	NNN	Inquire w/Broker
14220	Available	1,200 SF	NNN	Inquire w/Broker
14200	Available	1,001 SF	NNN	Inquire w/Broker

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

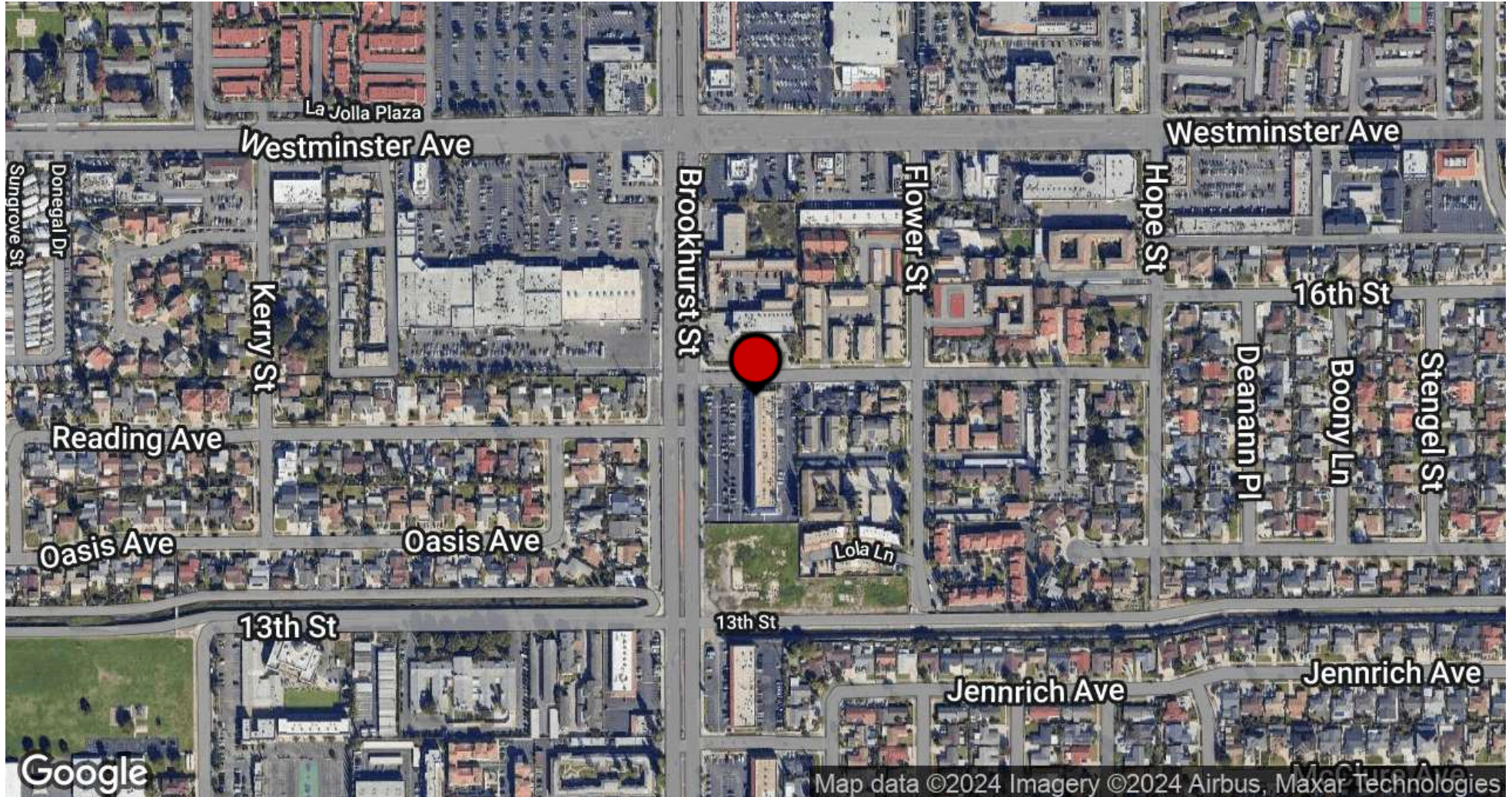
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Location Map

Blue Pavilion Little Saigon

14122 Brookhurst Street, Garden Grove, CA 92843



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Additional Photos

Blue Pavilion Little Saigon

14122 Brookhurst Street, Garden Grove, CA 92843



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Demographics Map & Report

Blue Pavilion Little Saigon

14122 Brookhurst Street, Garden Grove, CA 92843

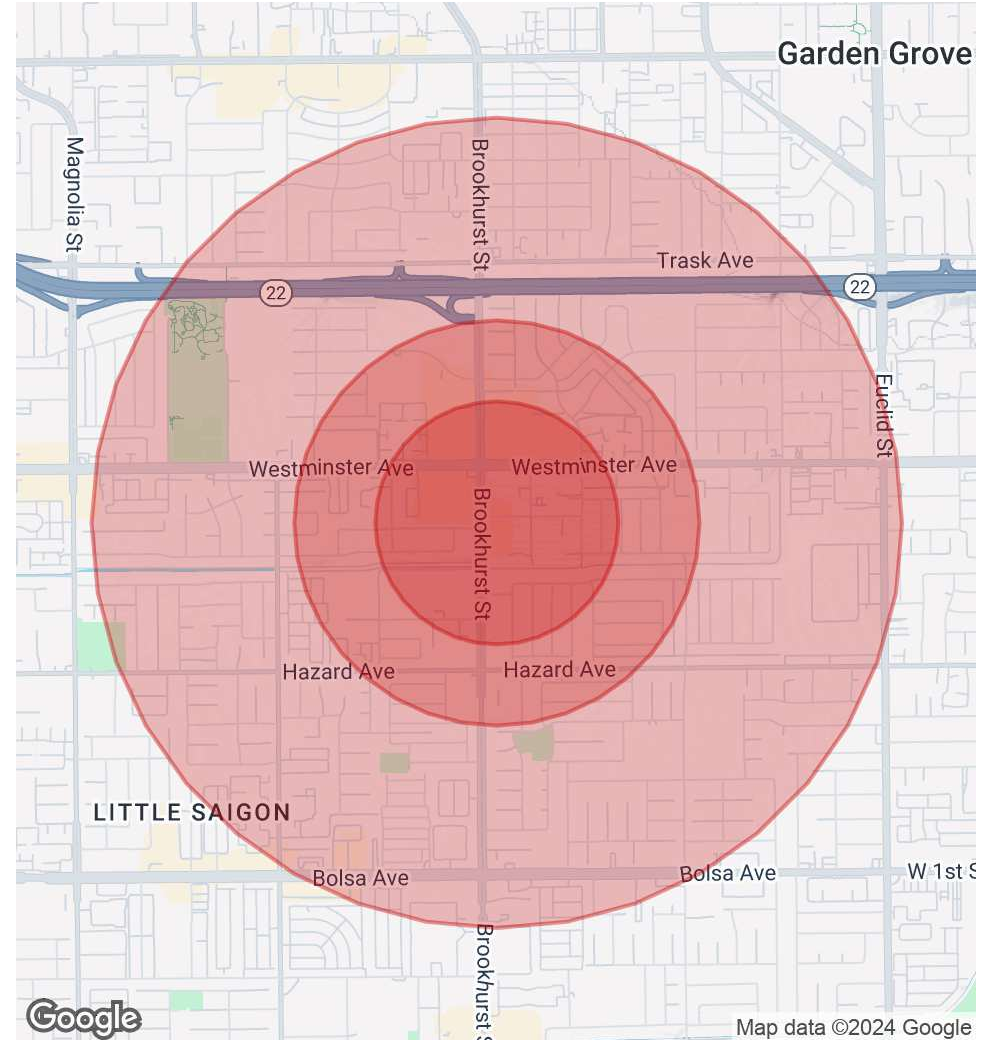


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,119	8,236	32,871
Average Age	42	43	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	569	2,138	8,499
# of Persons per HH	3.7	3.9	3.9
Average HH Income	\$93,897	\$100,868	\$108,224
Average House Value	\$654,807	\$676,182	\$737,675

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	9.6%	8.9%	9.3%
% Black	0.9%	0.9%	0.7%
% Asian	68.4%	71.5%	69.3%
% Hawaiian	0.2%	0.3%	0.4%
% American Indian	0.7%	0.6%	0.6%
% Other	13.2%	11.3%	12.9%

Demographics data derived from AlphaMap



Jeffrey Helm

Broker
 CalDRE #01428618
 949.624.0630
 jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.