



## 9210 Katella Ave

9210 Katella Ave, Garden Grove, CA 92841



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# 9210 Katella Ave

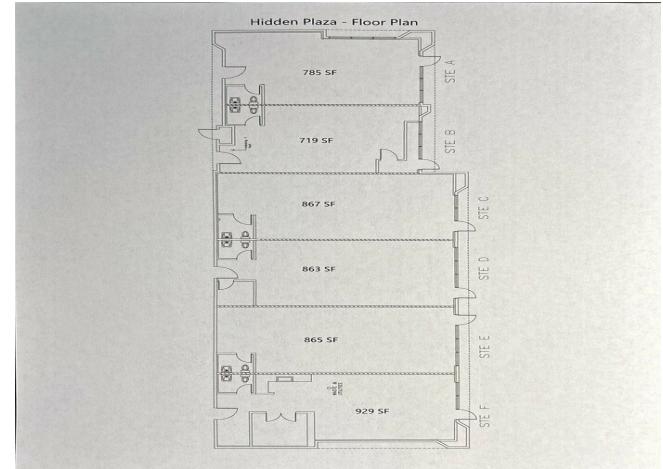
\$25.80 - \$27.00 /SF/YR

Hidden Plaza is located in Garden Grove, benefiting from dense surrounding residential neighborhoods and strong daytime population. Katella Avenue, between Beach Blvd. and Brookhurst, provides excellent connectivity to major arterials and freeways, supporting consistent customer traffic for neighborhood-oriented businesses. Hidden Plaza offers a rare opportunity to lease small-format retail space in a well-located neighborhood shopping center along...

- Prime Katella Avenue frontage with strong daily traffic
- Neighborhood-serving retail center
- Small shop sizes rarely available in the submarket
- End cap opportunity with added visibility
- Delivered shell condition – ideal for custom build-outs
- Convenient access to Garden Grove, Anaheim, and surrounding Orange County trade areas

For more information visit:

<https://www.loopnet.com/Listing/9210-Katella-Ave-Garden-Grove-CA/34837310/>



Rental Rate: \$25.80 - \$27.00 /SF/YR

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 5,028 SF

Year Built: 1981

Walk Score ®: 63 (Somewhat Walkable)

Transit Score ®: 36 (Some Transit)

Rental Rate Mo: \$2.25 /SF/MO

## 1st Floor Ste Unit A

|                 |                  |
|-----------------|------------------|
| Space Available | 785 SF           |
| Rental Rate     | \$27.00 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | Negotiable       |

This End Cap space is delivered in shell condition – ideal for custom build-outs, and was previously occupied by a local Tax Preparer. It has a private front and rear entrance, separate electrical meter, separate HVAC, private restroom, and both Monument and Building Signage. Ideal for either office or retail use. \*\* Lease rate may not include utilities, property expenses or building services \*\*

1

## 1st Floor Ste Unit C

|                 |                  |
|-----------------|------------------|
| Space Available | 867 SF           |
| Rental Rate     | \$25.80 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | Negotiable       |

This space is delivered in shell condition – ideal for custom build-outs. There is a private front and rear entrance, separate electrical meter, separate HVAC, private restroom and both Monument and Building Signage. Ideal for either office or retail use.\*\* Lease rate may not include utilities, property expenses or building services \*\*

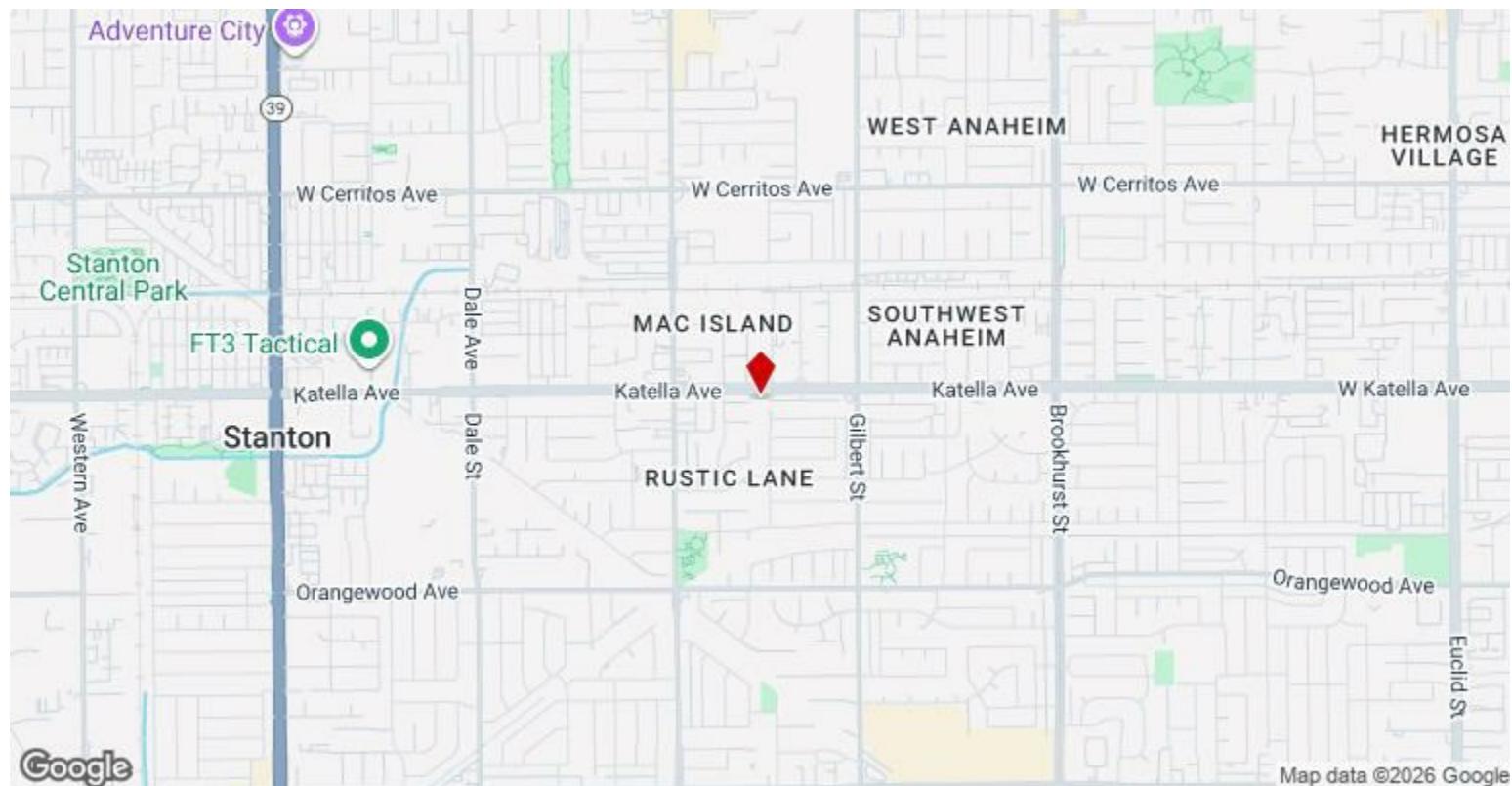
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## 1st Floor Ste Unit F

|                 |                   |
|-----------------|-------------------|
| Space Available | 929 SF            |
| Rental Rate     | \$25.80 /SF/YR    |
| Date Available  | February 02, 2026 |
| Service Type    | Triple Net (NNN)  |
| Built Out As    | Standard Retail   |
| Space Type      | Relet             |
| Space Use       | Retail            |
| Lease Term      | Negotiable        |

This End Cap space is delivered as built out, and was previously occupied by a local hair/nail salon. It has a private front and rear entrance, separate electrical meter, separate HVAC, private restroom, private office, and both Monument and Building Signage. Ideal for either office or retail use. \*\* Lease rate may not include utilities, property expenses or building services \*\*

3



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Hidden Plaza is located in Garden Grove, benefiting from dense surrounding residential neighborhoods and strong daytime population. Katella Avenue, between Beach Blvd. and Brookhurst, provides excellent connectivity to major arterials and freeways, supporting consistent customer traffic for neighborhood-oriented businesses. Hidden Plaza offers a rare opportunity to lease small-format retail space in a well-located neighborhood shopping center along Katella Avenue, a heavily traveled east-west corridor serving Garden Grove and surrounding communities. The property consists of approximately 5,025 SF total, with two available units delivered in shell condition, ideal for tenants seeking a custom build-out. Both spaces have been fully demolished to shell, providing maximum flexibility for tenant improvements, layout, and branding.

Ideal Uses:  
Retail  
Professional or personal services  
Boutique concepts  
Office / medical support services  
(No automotive or heavy industrial uses)

## Property Photos

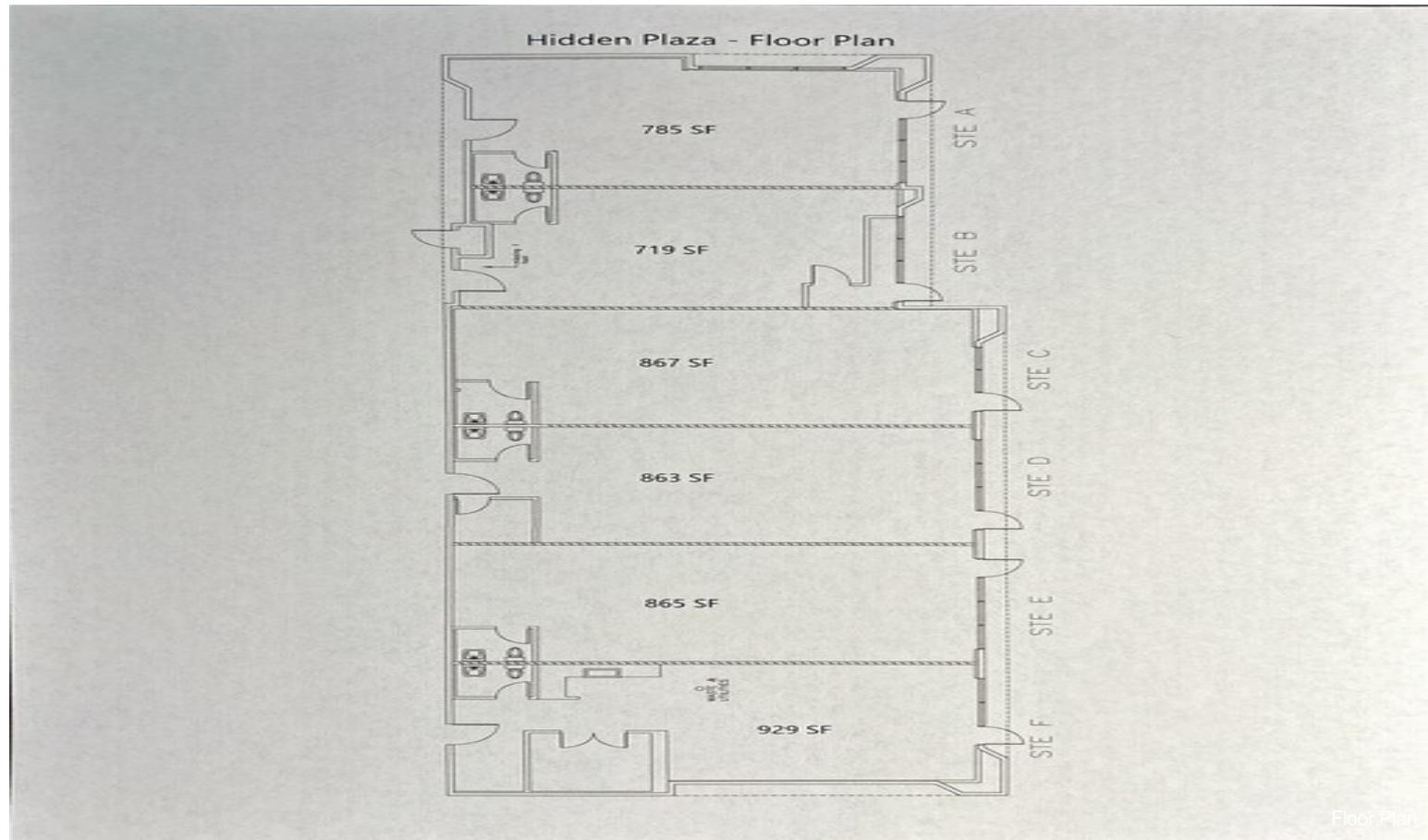


Building Photo



Building Photo

# Property Photos



Floor Plan



Primary Photo