

FOR LEASE

BROOKHURST & JENNRICH

14282 BROOKHURST ST, GARDEN GROVE, CA | GARDEN GROVE, CA 92843

DAT QUOC NGUYEN D.D.S, INC.
DENTISTRY • NHA KHOA



GEOFFREY GROSSMAN

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LEASING

BROKERAGE

INVESTMENTS

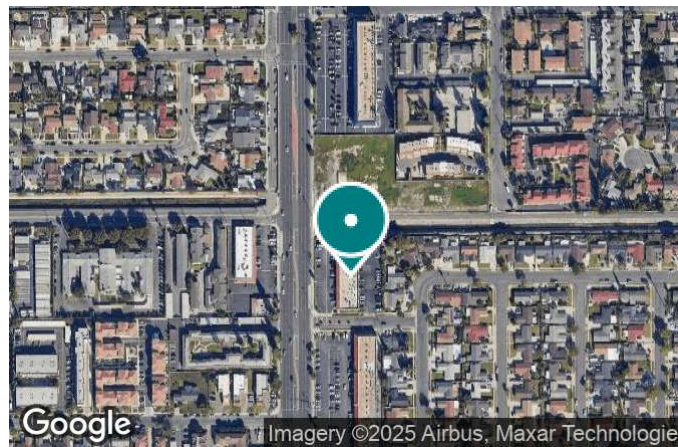
FEATURES & AMENITIES

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FEATURES & AMENITIES

- +/-1,200 SF Former Dental Clinic
- High Visibility Center in Active Retail Trade Area
- Parking in Onsite Lot
- Mid-Block Shopping Center Positioned on Brookhurst Between High Trafficked Thoroughfares Westminster Blvd & Hazard Ave
- Situated in the heart of Little Saigon



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,933	81,175	208,153
Total Population	34,014	286,875	720,293
Average HH Income	\$105,774	\$107,000	\$114,511

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

+/-1,200 SQFT former detail clinic available in well-patronized neighborhood shopping center. Property features high street visibility on major area thoroughfare, monument signage, and parking in onsite lot.

LOCATION DESCRIPTION

Neighborhood retail shopping center situated on Brookhurst Street, Westminster Boulevard & Hazard Avenue, in prime Garden Grove.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	20,038 SF
Building Size:	14,158 SF

SPACES	LEASE RATE	SPACE SIZE
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INTERIOR PHOTOS

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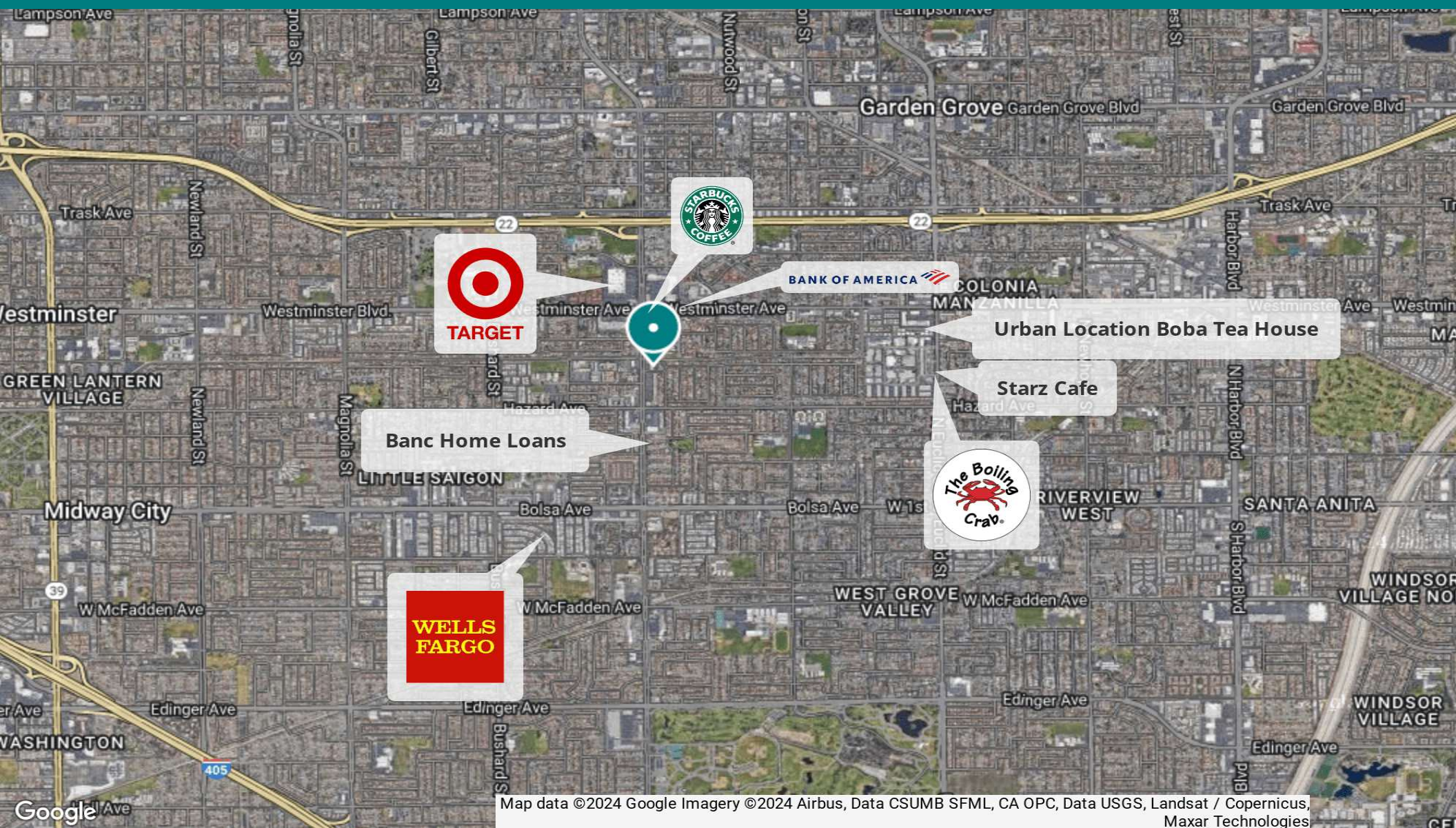
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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,014	286,875	720,293
Average age	43	41	40
Average age (Male)	42	40	39
Average age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,933	81,175	208,153
# of persons per HH	3.8	3.5	3.5
Average HH income	\$105,774	\$107,000	\$114,511
Average house value	\$713,330	\$758,265	\$787,258

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	21.3%	36.0%	46.8%

RACE	1 MILE	3 MILES	5 MILES
% White	10.2%	16.7%	24.2%
% Black	0.7%	1.0%	1.4%
% Asian	68.7%	48.7%	31.0%
% Hawaiian	0.4%	0.4%	0.4%
% American Indian	0.7%	1.2%	1.9%

TRAFFIC COUNTS | Jennrich Ave 46,436/day

* Demographic data derived from 2020 ACS - US Census

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