

# FOR LEASE

BROOKHURST & JENNICH

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

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



6

Có Bán  
Tươi  
**OPEN**

General Dentistry

Dental Implants

Dat Quoc Nguyen D.D.S, Inc.  
(714) 531-6487

Cosmetic Dentistry

Nha Khoa Tổng Quát  
Nha Khoa Thẩm Mỹ  
Nha Khoa Nhí Đồng

Braces

**GEOFFREY GROSSMAN**

CALDRE #1265002

310.299.4224

GEOFF@CBM1.COM

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LEASING

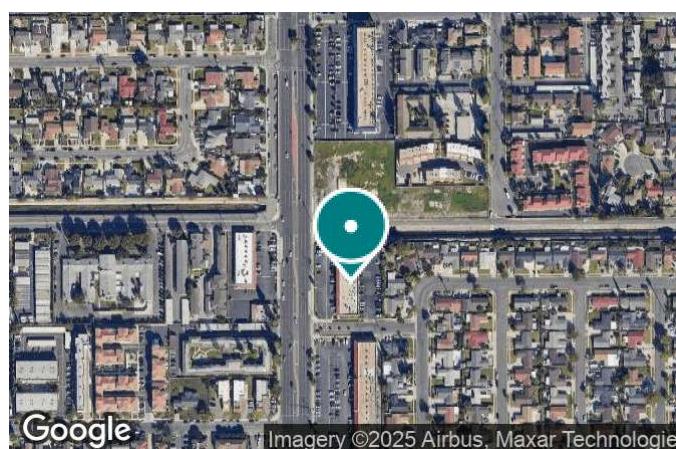
BROKERAGE

INVESTMENTS

## FEATURES &amp; AMENITIES

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## NEIGHBORING RETAILERS

WELLS  
FARGO

Bank of America



## DEMOGRAPHICS

## 1 MILE

## 3 MILES

## 5 MILES

	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

EXCLUSIVELY REPRESENTED BY

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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

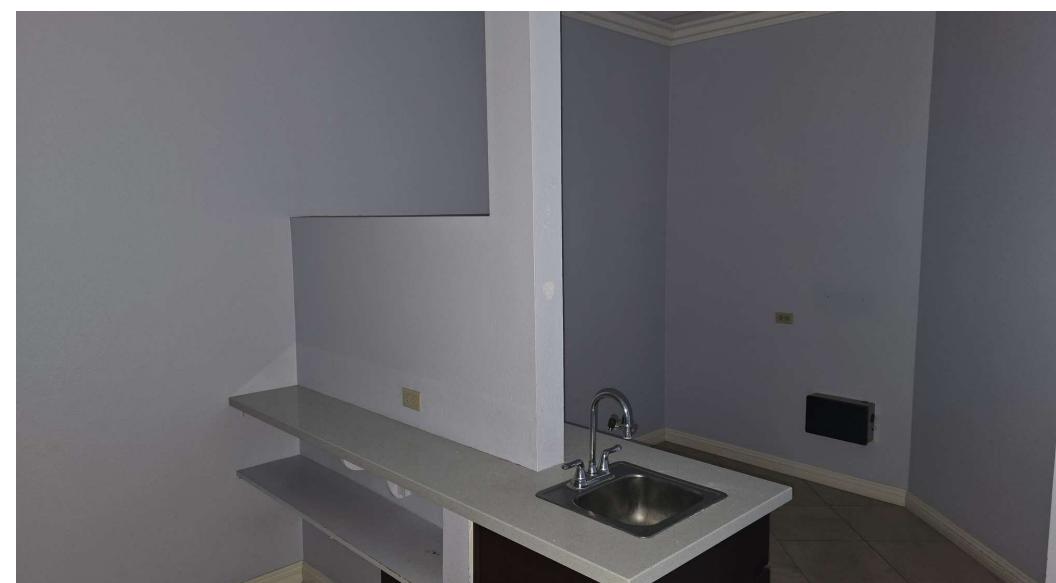
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# INTERIOR PHOTOS

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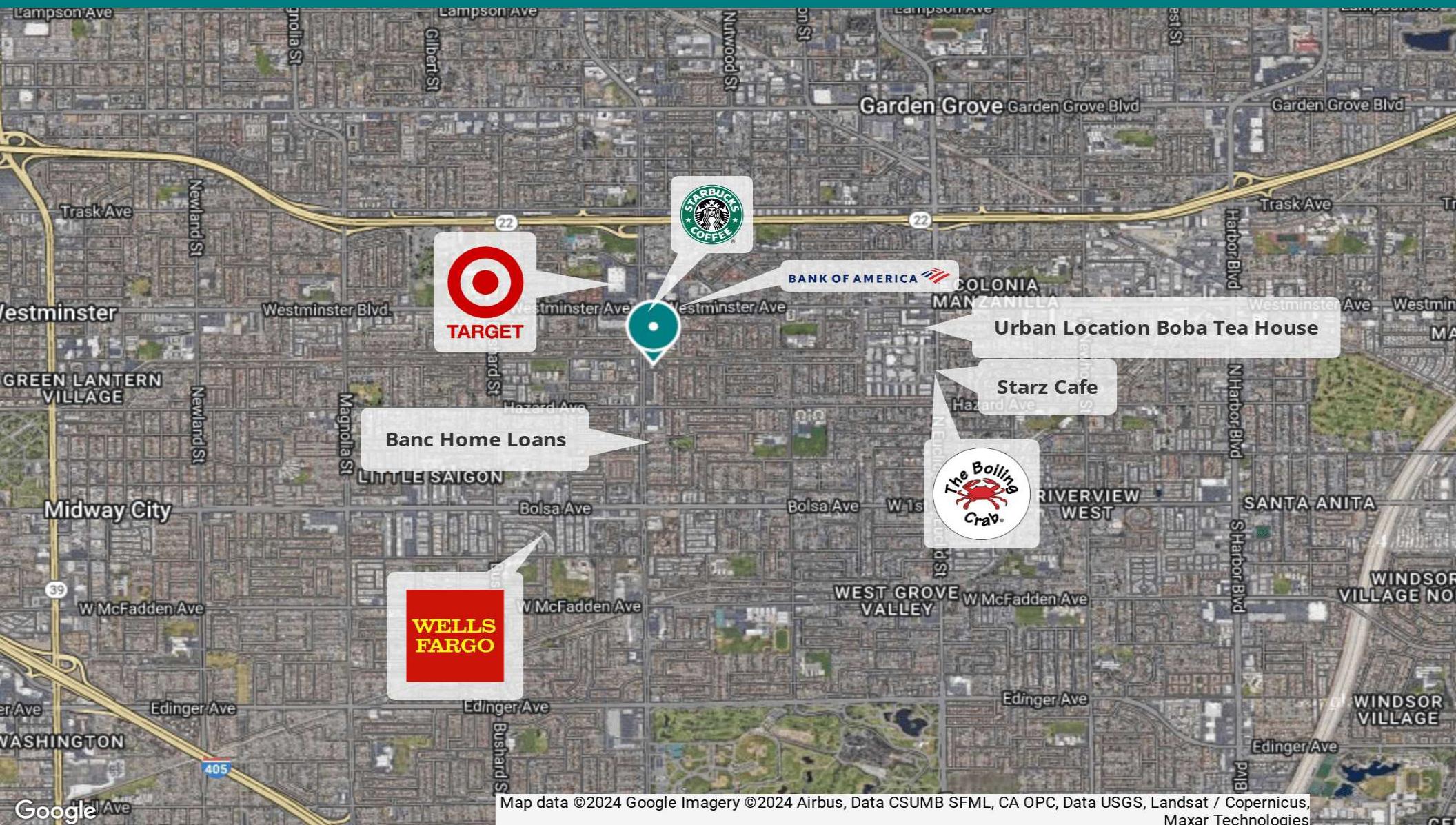
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## LOCATION MAPS

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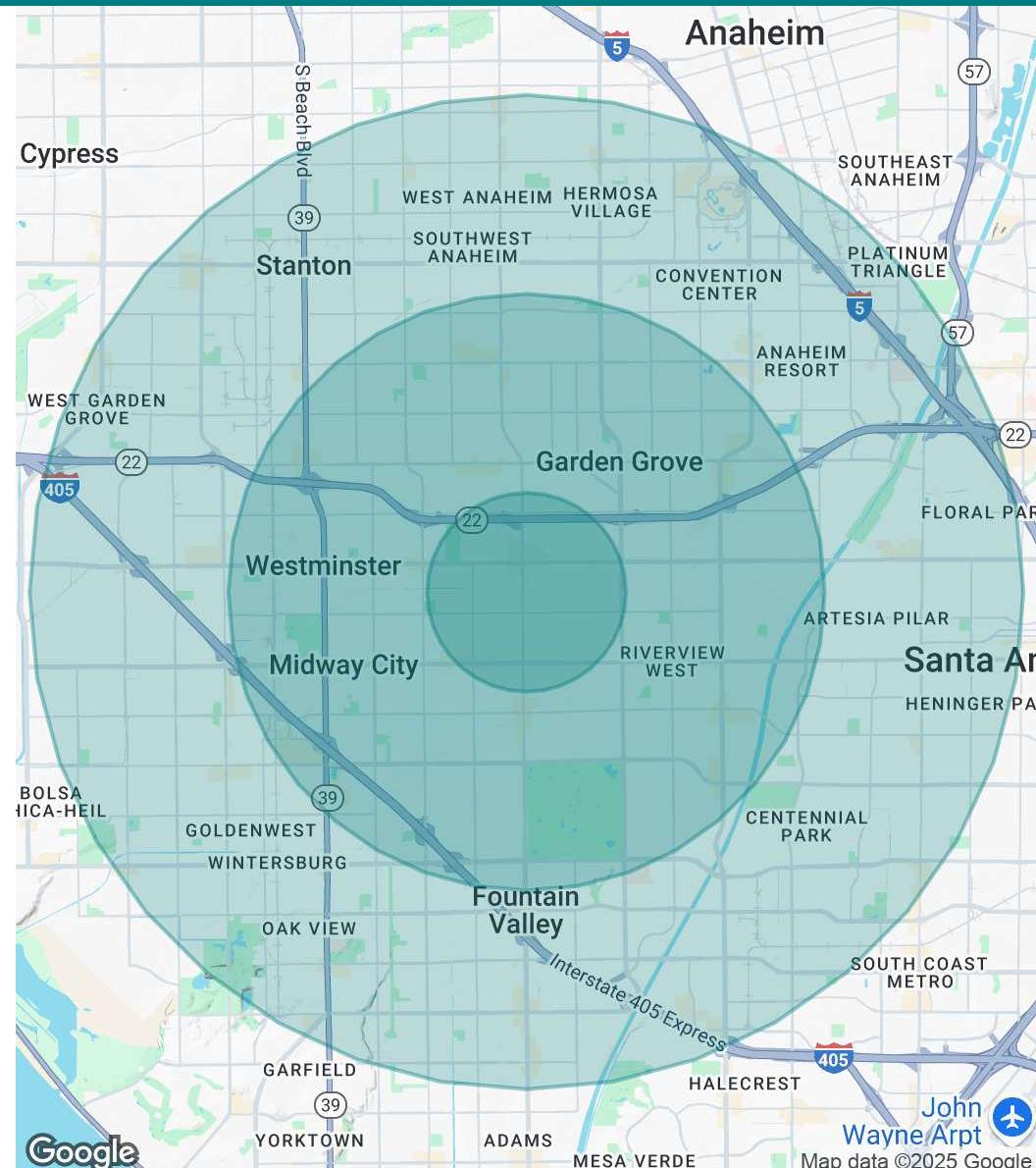
## DEMOGRAPHICS MAP &amp; REPORT

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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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