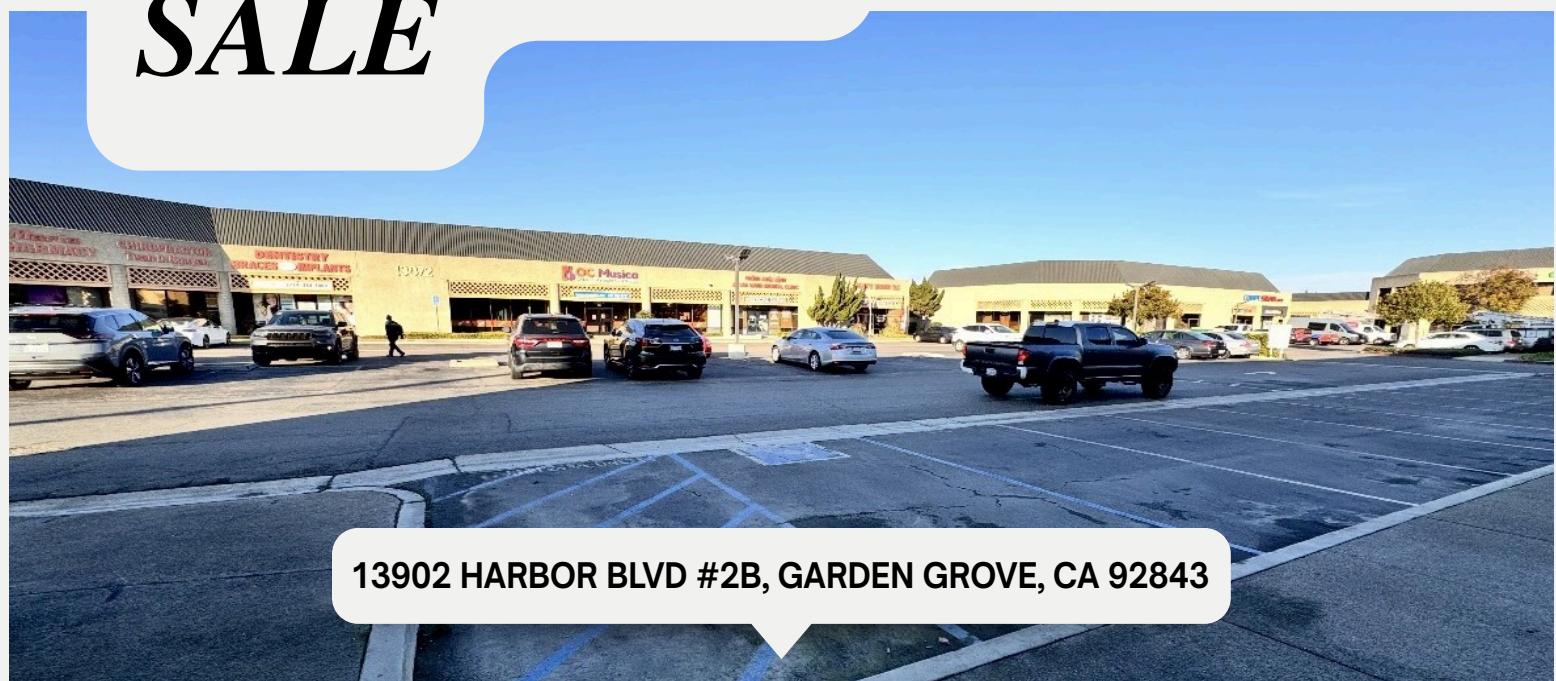


BUILDING FOR \$1,675,000 SALE



INVESTMENT HIGHLIGHTS:

First-floor professional suite located within the well-established Harbor Commer Center along Harbor Blvd. Strong street visibility with high daily traffic counts on a major Orange County commercial corridor. Air-conditioned, efficient layout suitable for professional services, storage, warehouse, Manufacture, administrative operations, or service-based users. Ample surface parking and seamless access to the 22 Freeway and surrounding retail amenities. PROPERTY FACTS Address: 13902 Harbor Blvd, Unit 2B, Garden Grove, CA 92843 Suite Size: 3,250 SF Use Type: Professional Office / Service

Retail/Warehouse/Storage/Construction/ Zoning: Commercial / Professional Services Parking: On-site surface parking (ratio varies by building) Building Class: Class B Multi-Tenant Building Size / Configuration: Multi-building commercial office complex Positioned near dense residential neighborhoods and well-trafficked retail corridors Stable, synergistic multi-tenant environment within Harbor Commer center OPPORTUNITY SUMMARY Unit 2B offers a strong operational footprint for firms seeking a strategic, cost-effective office or service-retail presence in central Garden Grove. The suite provides immediate usability, high-visibility placement along Harbor Blvd.

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Information deemed reliable but not guaranteed to be accurate

