

## 12122 Brookhurst St

12122 Brookhurst St, Garden Grove, CA 92840

Ana Real Estate Brokerage: An Nguyen



**Triet Nguyen**

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# 12122 Brookhurst St

\$36.00 /SF/YR

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- Strategically located in a high-traffic area, boasting excellent visibility
- Zoning allows for a wide range of businesses
- Features an expansive backyard, the site offers ample storage space
- Convenient parking options at both the front and rear, providing ease of access for both customers and employees
- Comfortable and efficient interior layout with two (2) separate restrooms
- Recently remodeled, enhancing its suitability for food service or restaurant use



Rental Rate:	\$36.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	3,200 SF
Year Built:	1957
Walk Score ®:	84 (Very Walkable)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$3.00 /SF/MO

1

### 1st Floor

Space Available	1,600 SF
Rental Rate	\$36.00 /SF/YR
Contiguous Area	3,200 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	[object Object]
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

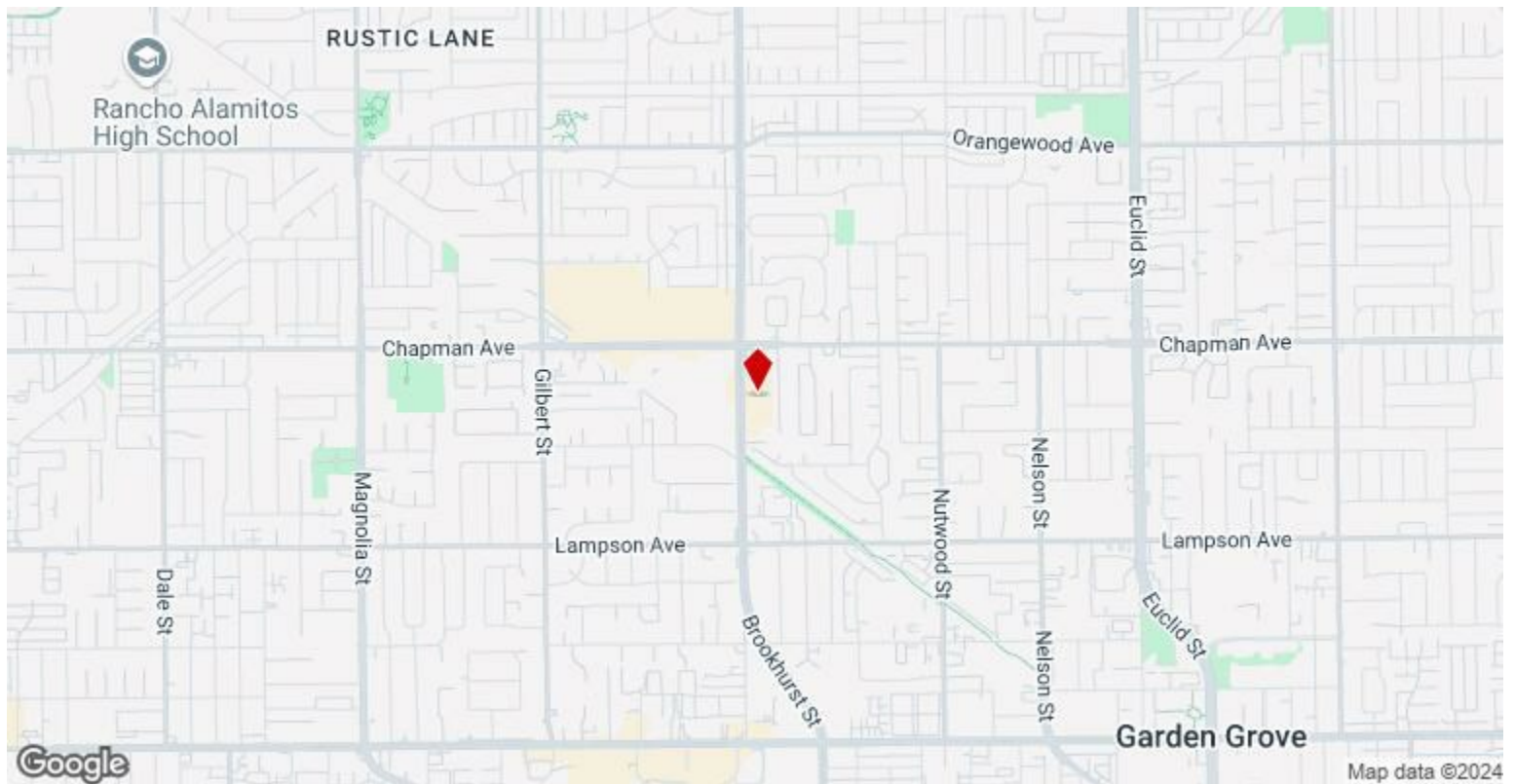
We are delighted to present an exceptional leasing opportunity at 12122 Brookhurst St, situated in the vibrant community of Garden Grove, California. This recently remodeled property is positioned in a prime location with easy access to the 22 Freeway, offering unparalleled potential for a wide array of business operations.

2

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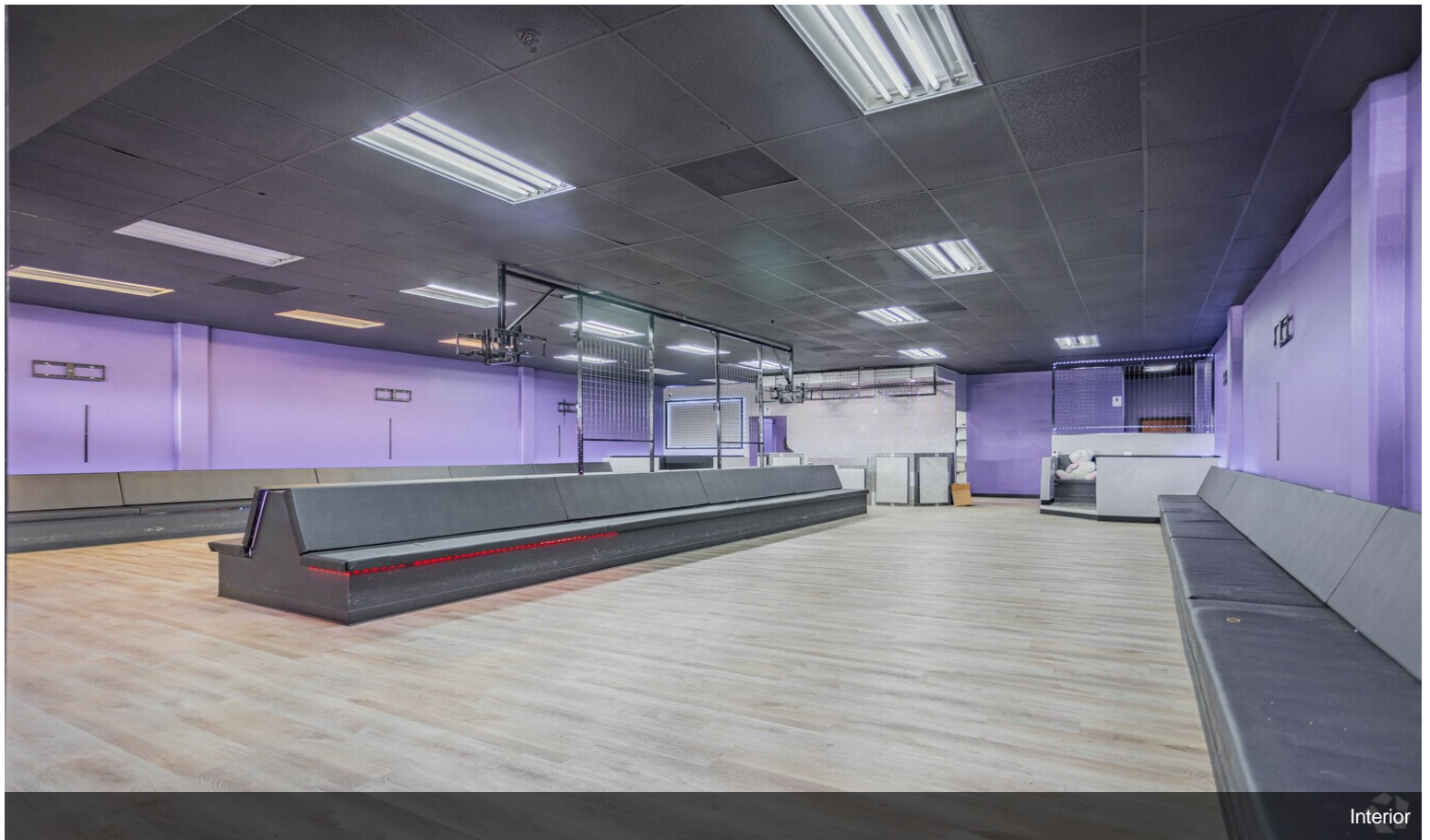
Situated on the bustling East side of Brookhurst Street near the vibrant Chapman Avenue intersection in Garden Grove, California, this shopping center boasts a diverse range of tenants. Among them are AutoZone, State Farm Insurance, Korea Houe BBQ Buffet, Mattress Planet, and Mariscos Perlas Del Mar Restaurant, offering a variety of services and amenities to patrons. Strategically positioned across from popular retail destinations like the Promenade and the Pavilion Plaza, which host well-known national and regional brands such as a CVS Pharmacy, Chuze Fitness, Citibank, El Pollo Loco, Little Caesars Pizza, T-Mobile, CosmoProf, and Best Choice Supermarket, this location benefits from high foot traffic. Additionally, its proximity to major attractions like Disneyland Resort, Knott's Berry Farm, Great Wolf Lodge Waterpark, and Little Saigon further enhances its appeal to a wide customer base. With two 1,600 square foot units available and a lot size of 11,000 square foot, this prime property offers ample space both at the front and rear, making it an ideal destination for various businesses, including food services, retail outlets, professional services, and education institutions.



# Property Photos



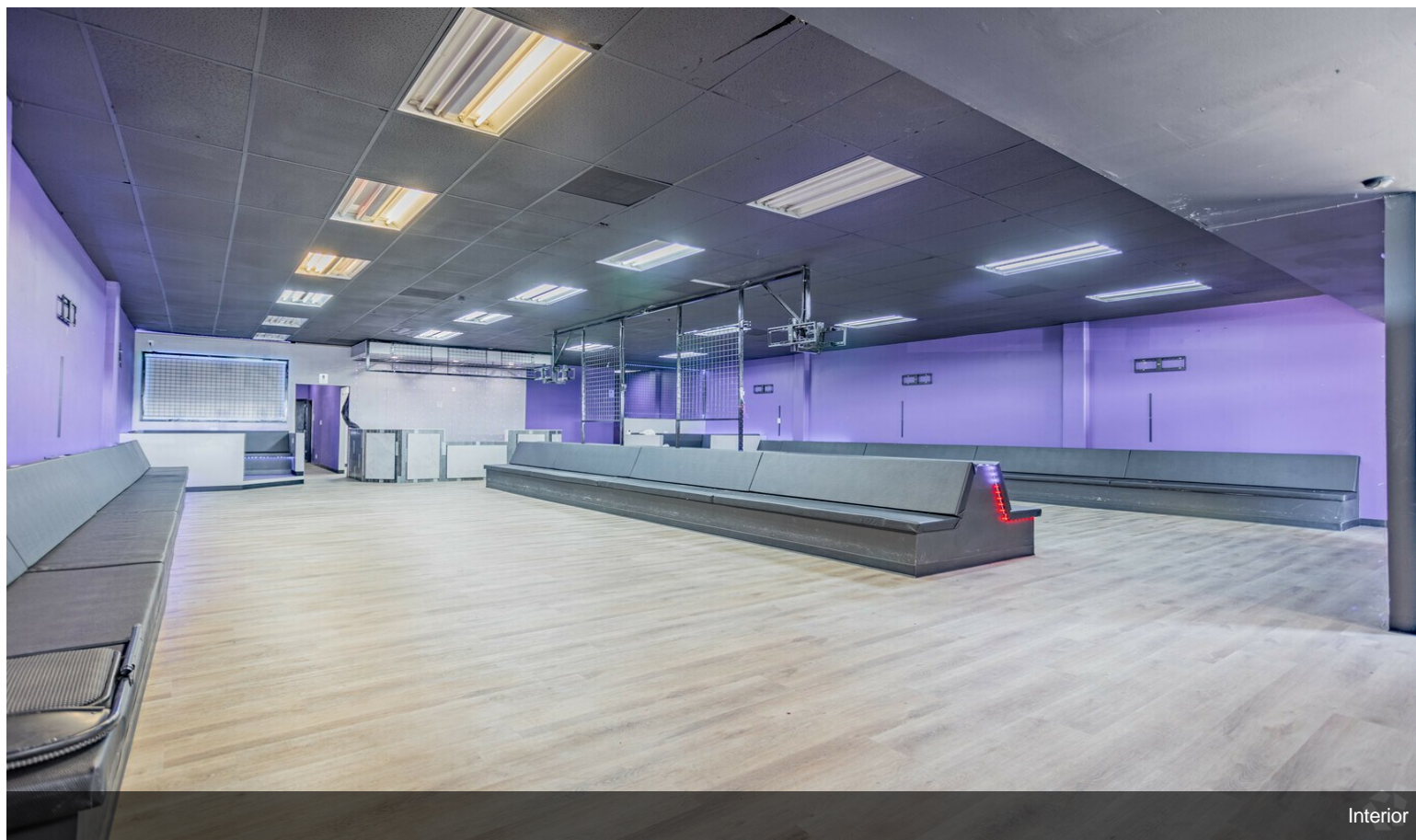
Front Entrance



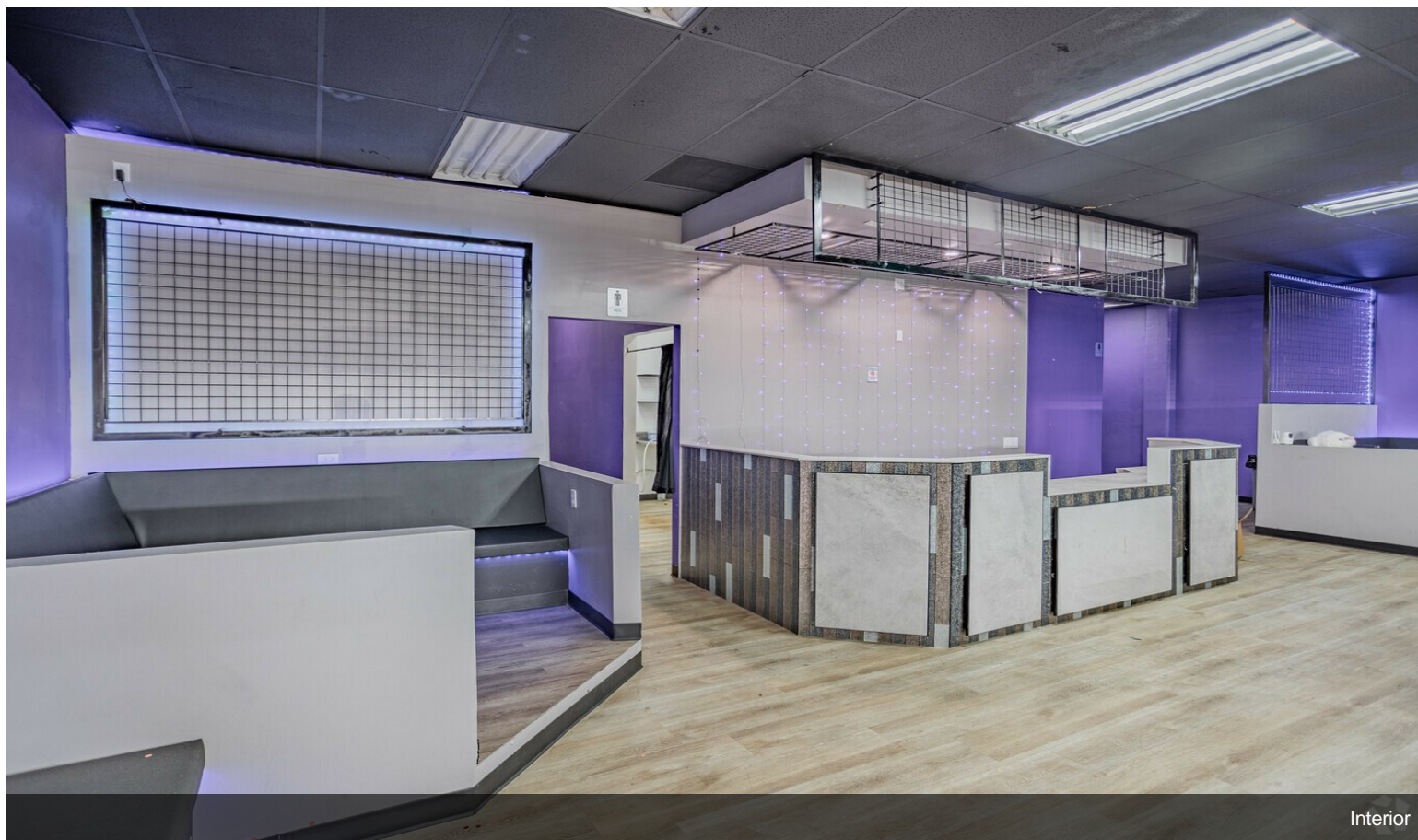
Interior



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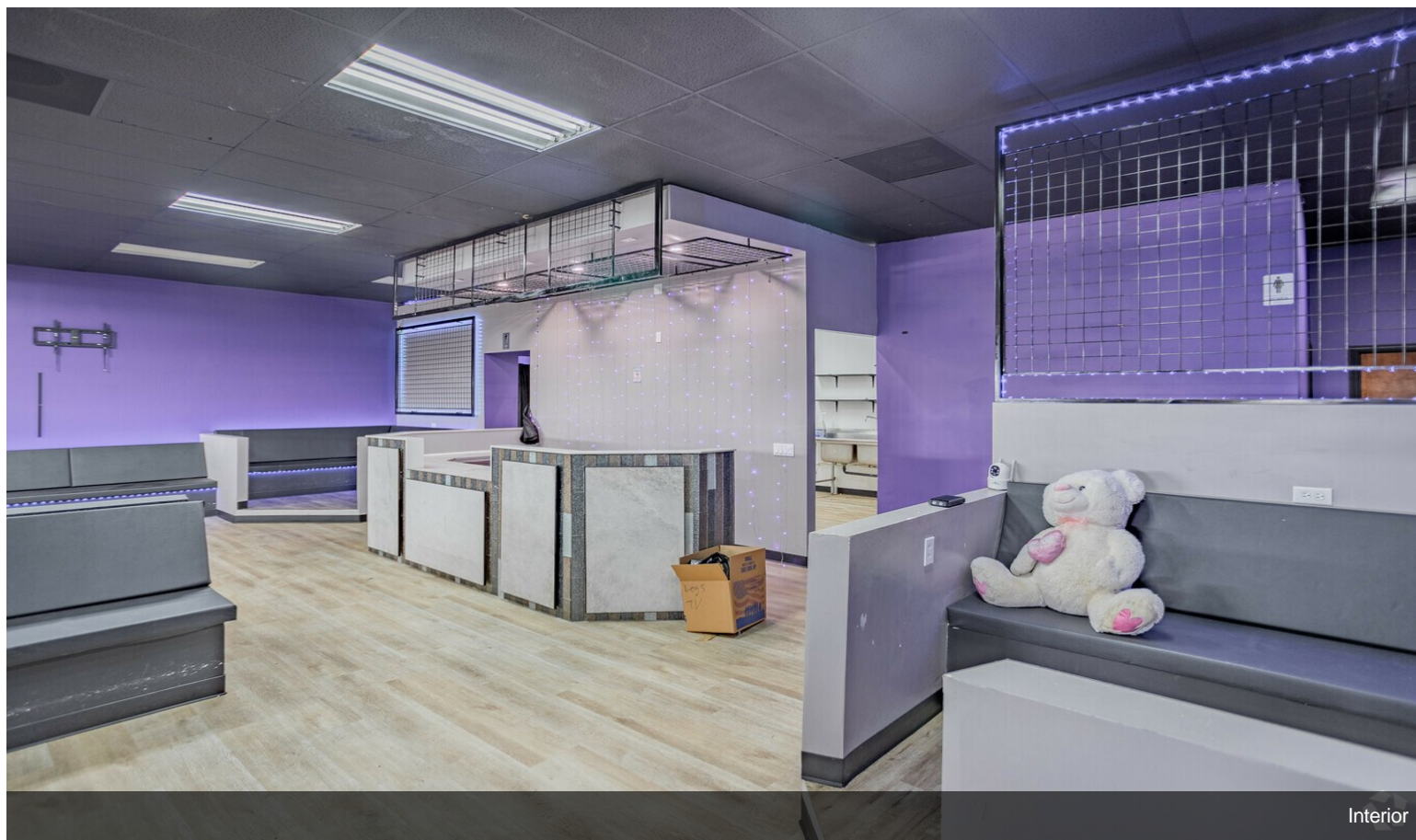
Interior



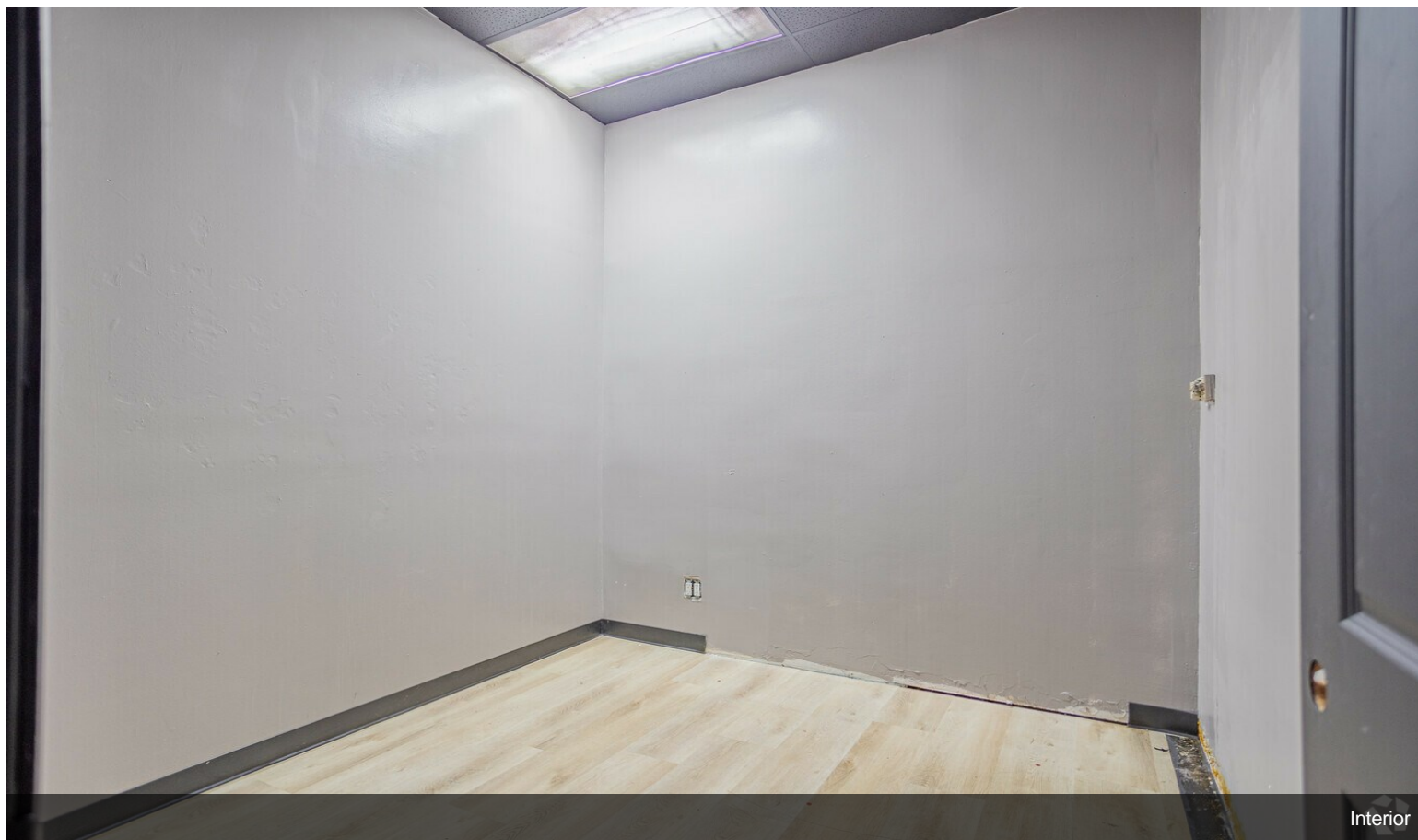
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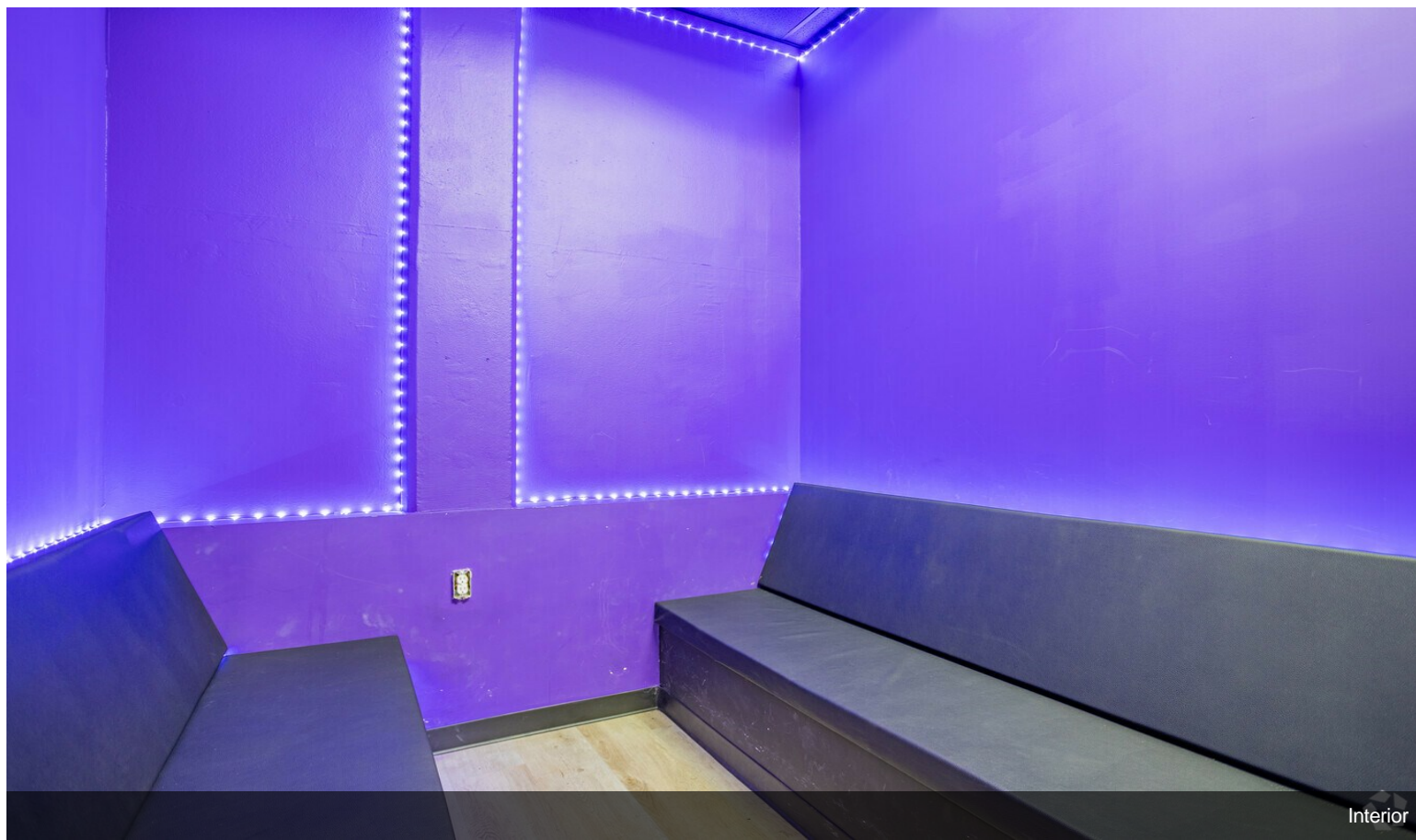
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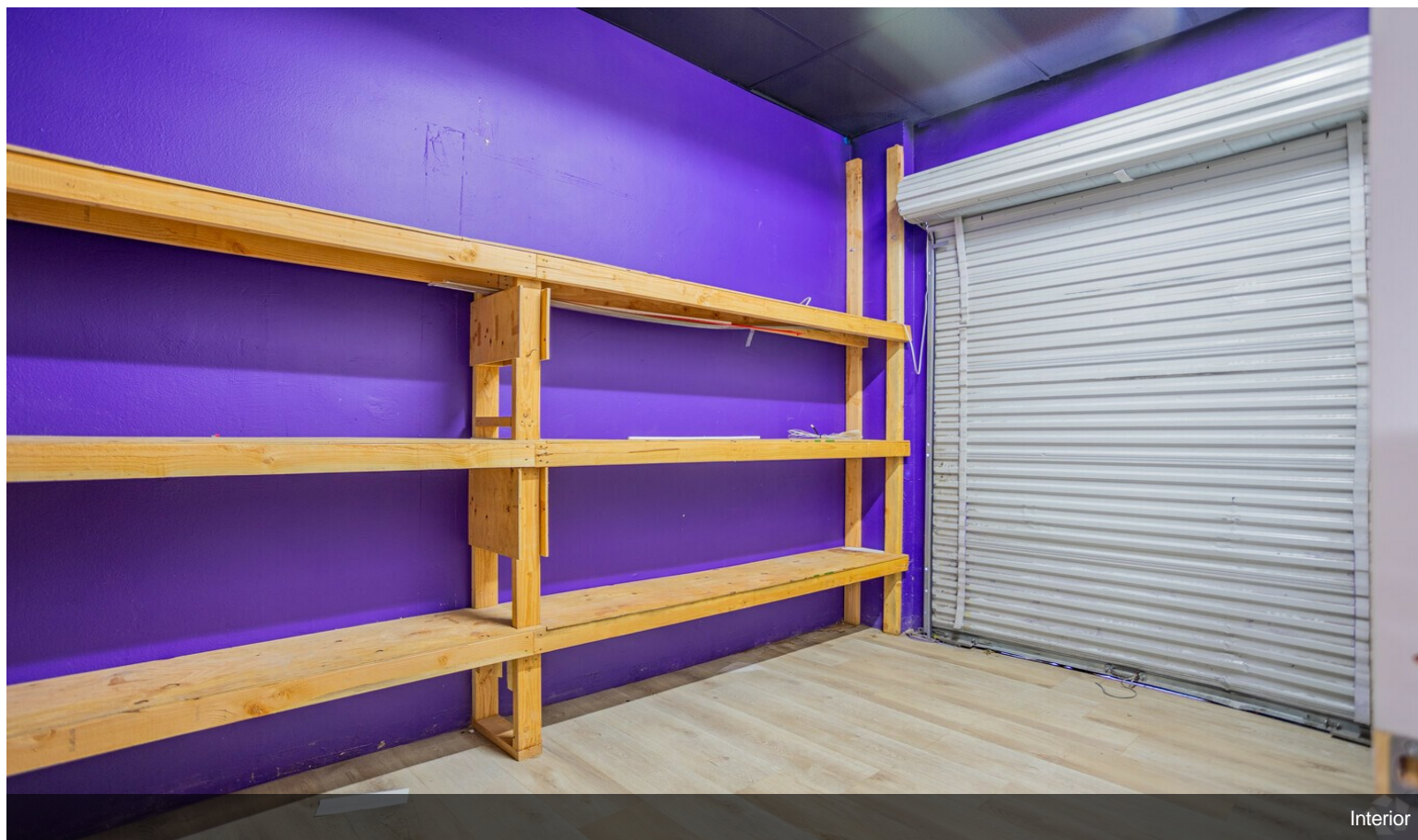
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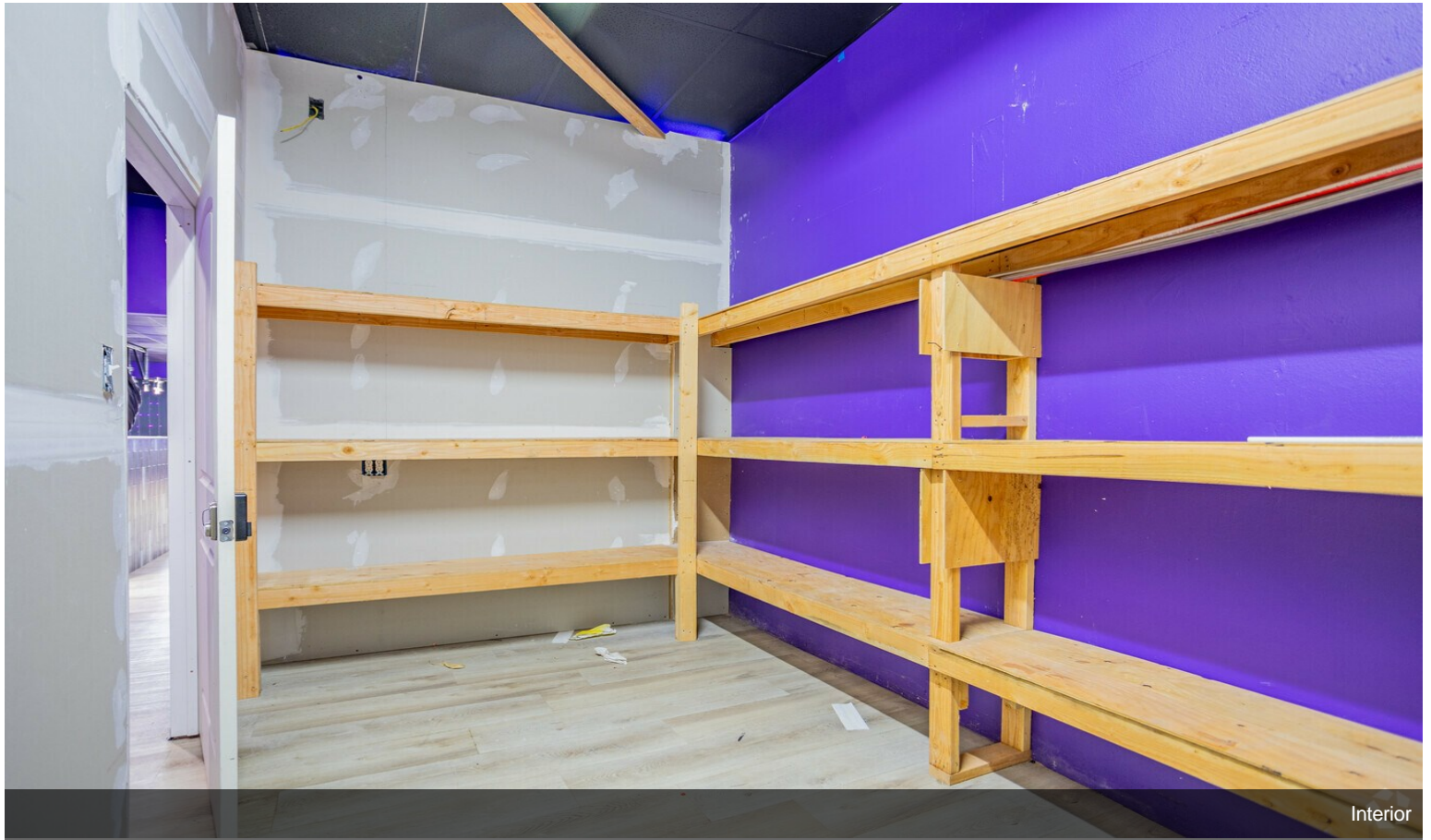
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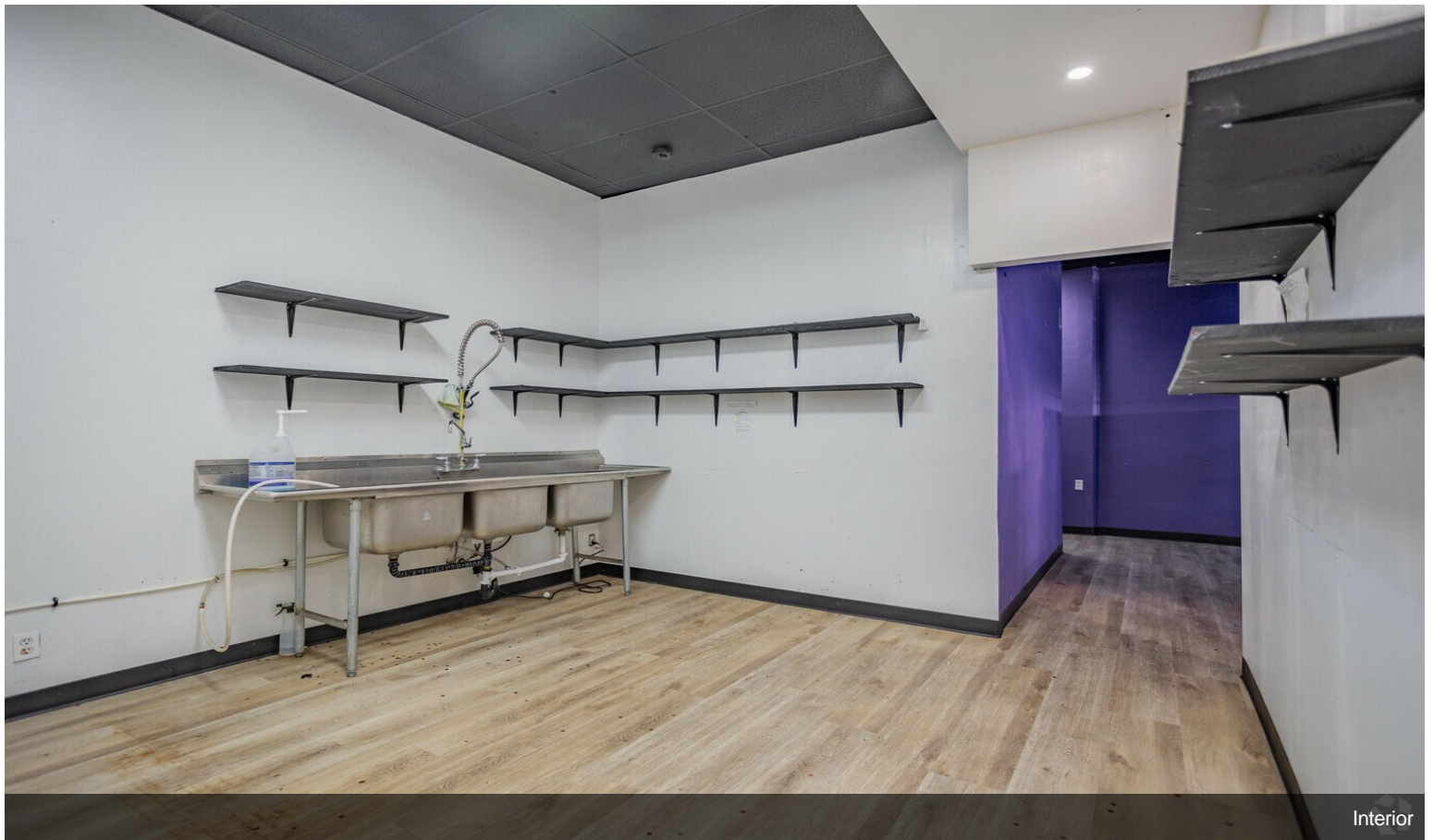
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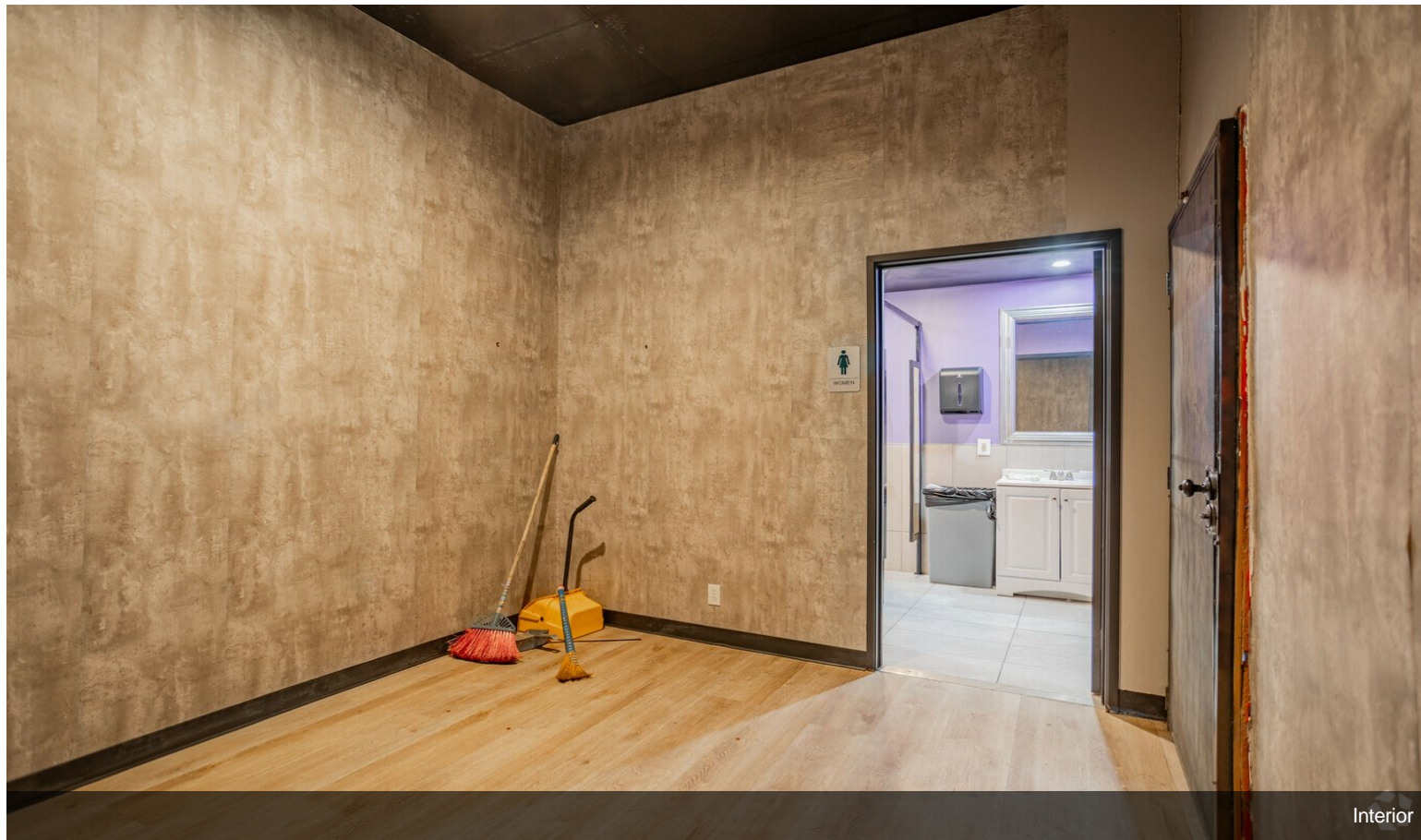
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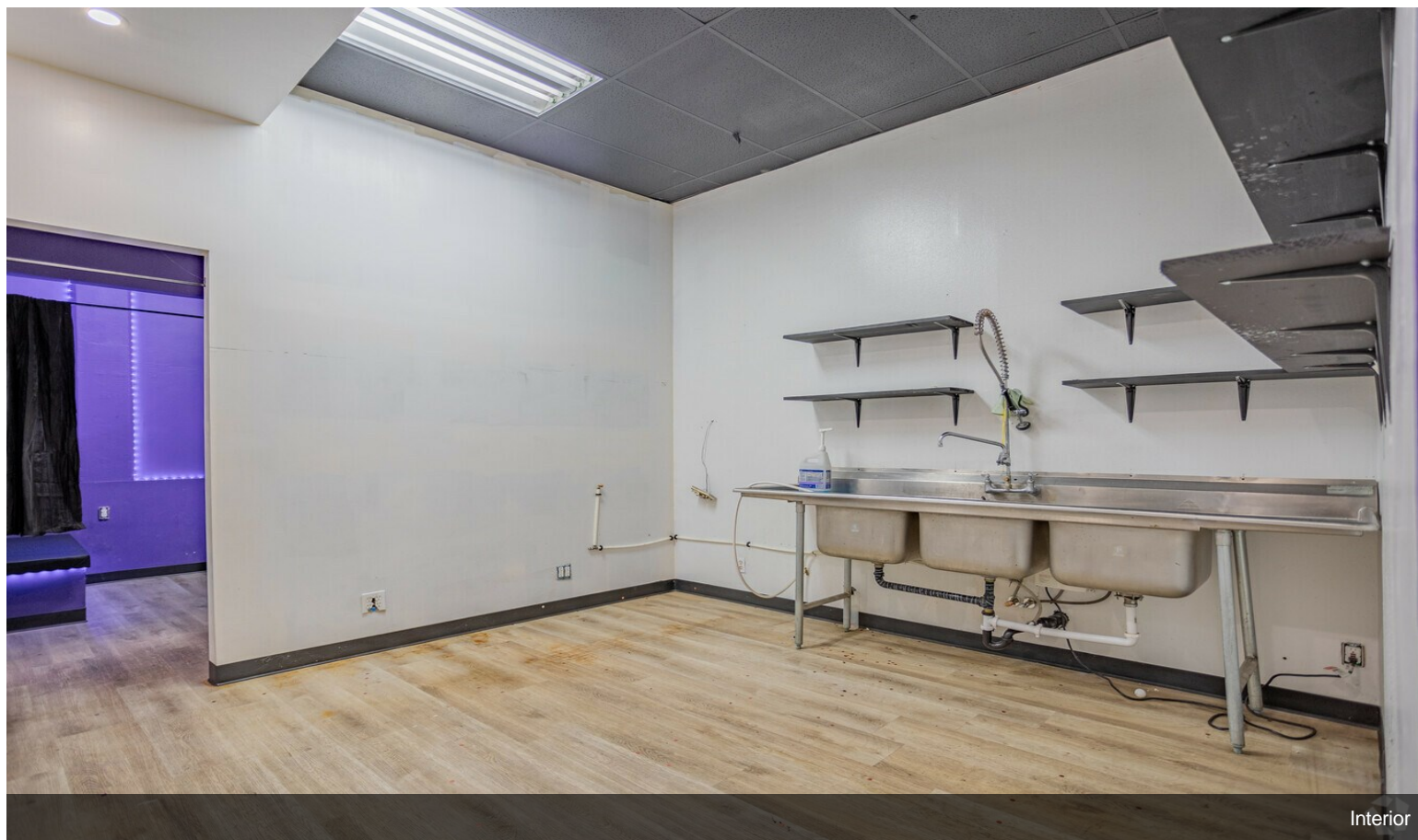
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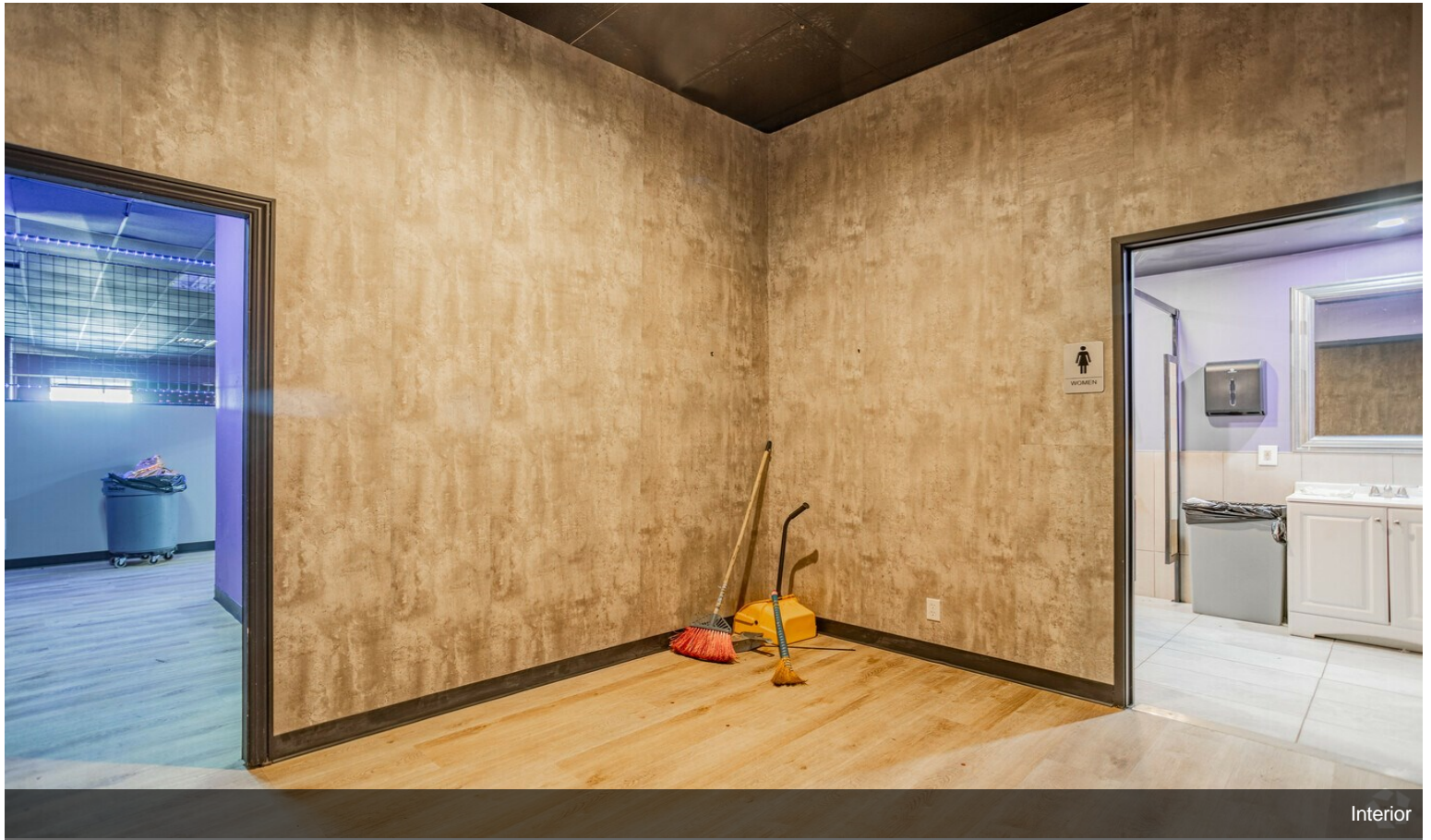
Interior



Interior



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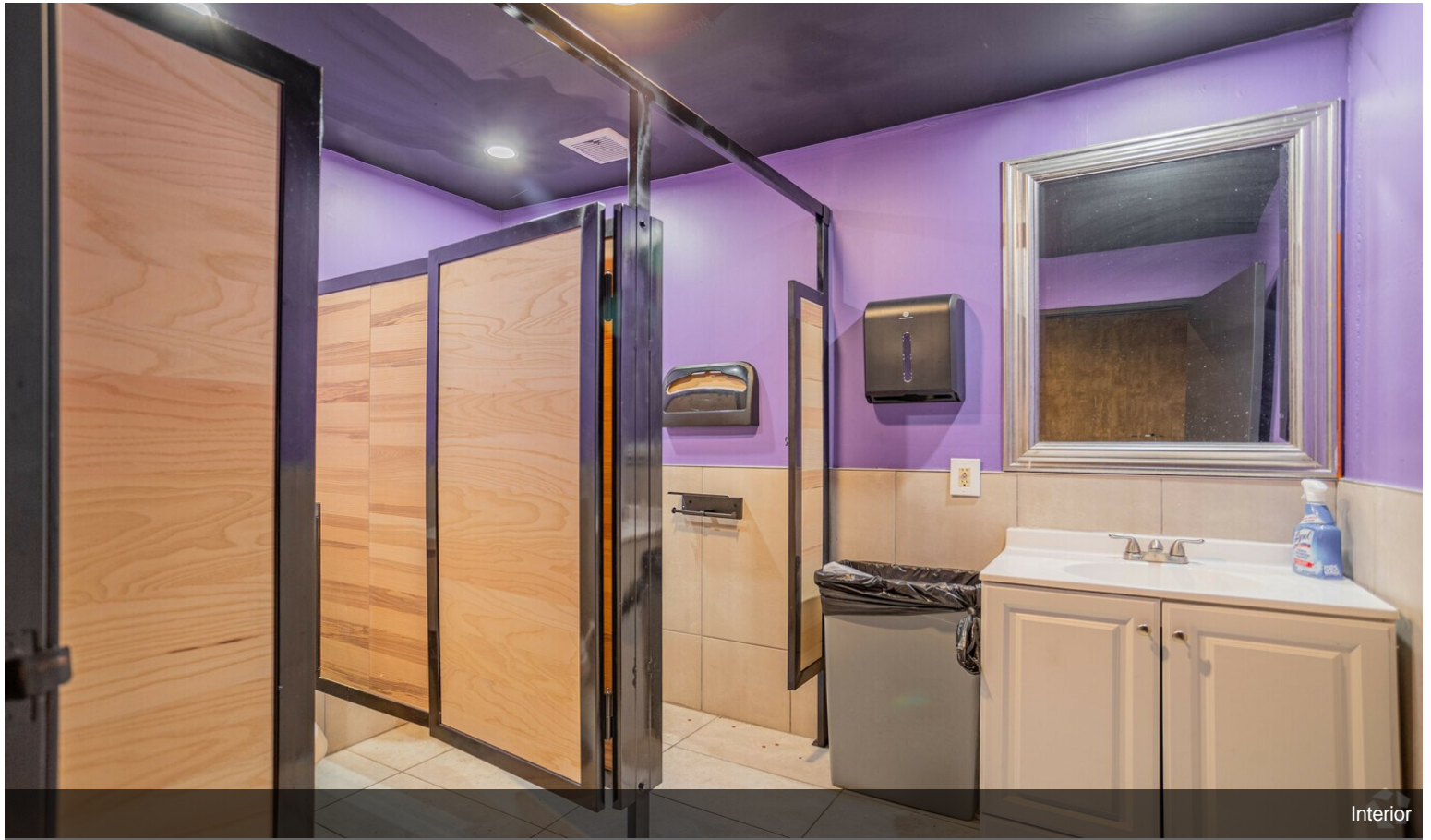
Interior



Interior



# Property Photos



Interior



Rear of Building



# Property Photos

