

FOR LEASE

±16,395 SF Junior Anchor Opportunity

12220 Harbor Blvd | Garden Grove, CA 92840



JUNIOR ANCHOR OPPORTUNITY

±16,395 SF

Available 4/1/2025 - DO NOT DISTURB

TRAFFIC COUNTS

Harbor Blvd
Chapman Ave
Source: Costar

approx. 31,000 cpd
approx. 32,000 cpd



DESCRIPTION

- Great mix of residential density + hospitality/hotel/resort area activity
- Dedicated monument signage on Harbor Blvd
- Abundant parking
- Rear roll-up door loading
- New mid-rise residential projects under development just south of site
- Join one of the top Target stores in the county per Placer.ai **(ranked #2 out of 1,800 stores)**

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

Adam Handfield

949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

Tony Vuona

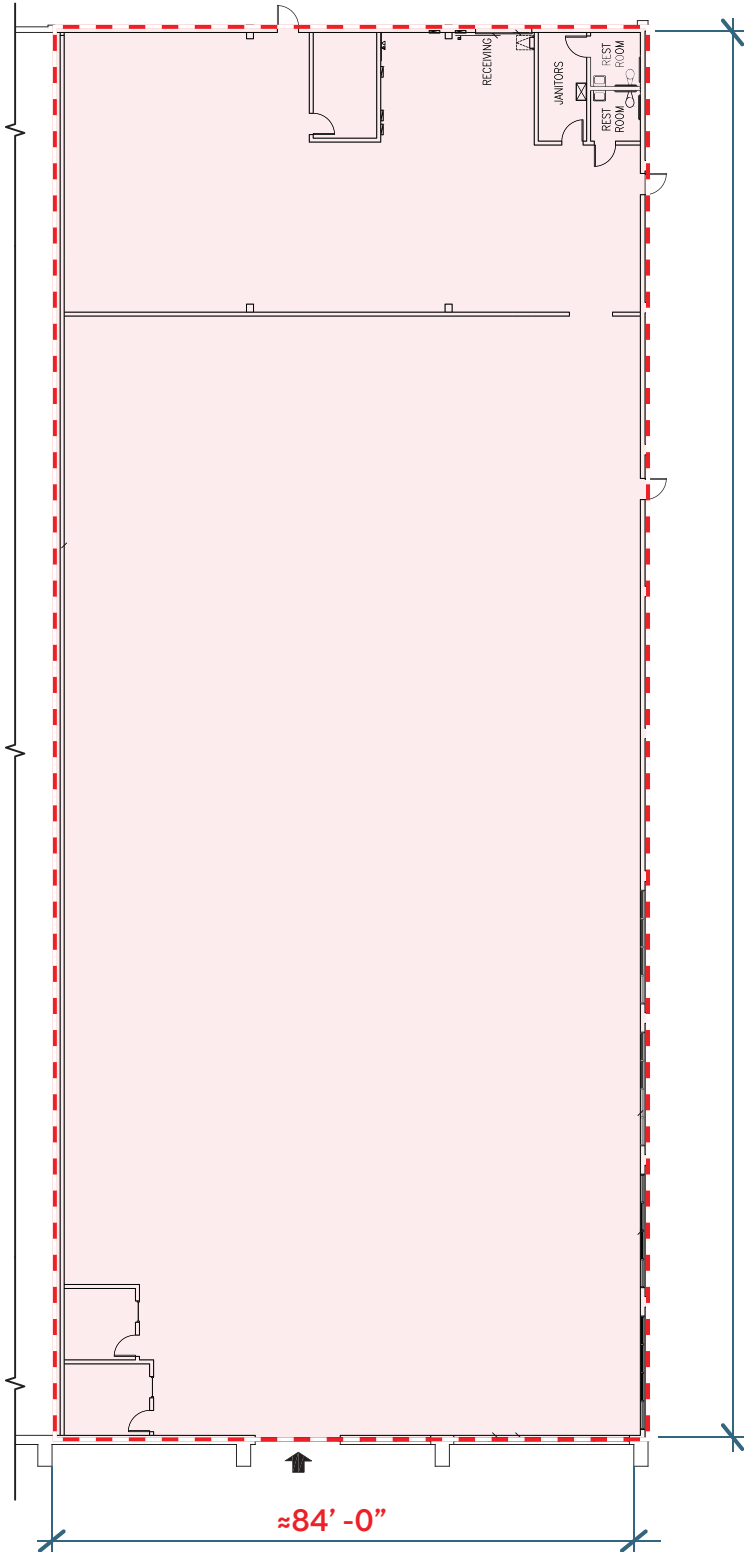
949.270.8211 | tony.vuona@srsre.com
CA License No. 02046746

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FLOOR PLAN



SUBJECT

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2023 DEMOGRAPHICS

1 Mile

Population	38,266
Avg Household Income	\$101,832
Daytime Population	10,467

3 Miles

Population	263,549
Avg Household Income	\$107,083
Daytime Population	170,780

5 Miles

Population	814,537
Avg Household Income	\$106,111
Daytime Population	345,949

*Source: Esri

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© SRS Real Estate Partners
610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

Site

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