

OFFERING MEMORANDUM

FOR SALE

11461 WESTMINSTER AVE. & 13931 NEWHOPE ST.

GARDEN GROVE, CA 92843



SOUTHERN CALIFORNIA
LAND & RETAIL GROUP

11461 WESTMINSTER AVE. & 13931 NEWHOPE ST.

GARDEN GROVE, CA 92843

OFFERING MEMORANDUM DISCLAIMER

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**SOUTHERN CALIFORNIA
LAND & RETAIL GROUP**

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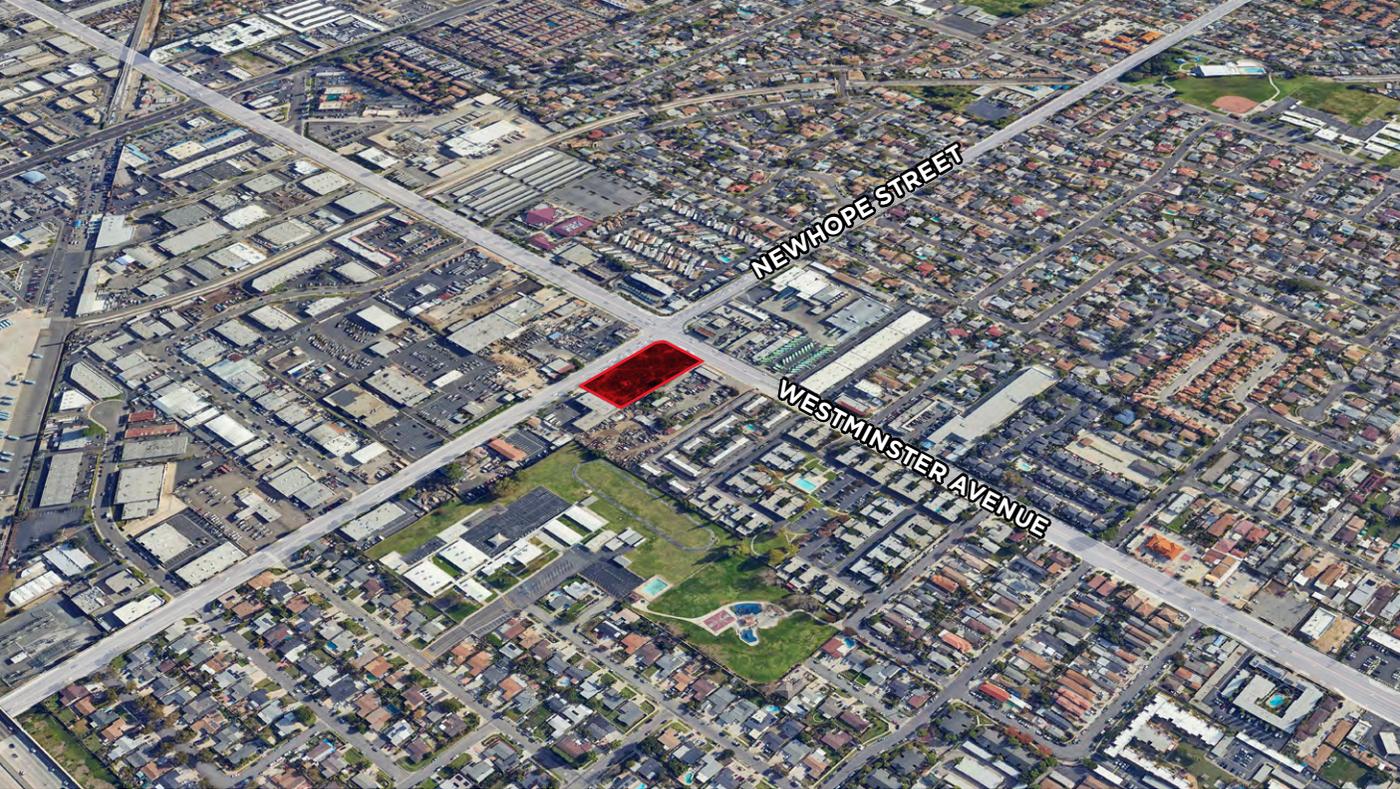
NEWHOPE STREET

HAZARD AVENUE

01

EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS





Investment Highlights

ASKING PRICE: UNPRICED

PRIME LOCATION: Corner site at Westminster Avenue & Newhope Street, offering excellent visibility, access, and development optionality

TOTAL LOT SIZE: ±62,100 SF (1.43 Acres) across two APNs (100-141-09 & 100-141-10)

ZONING: R-3 – Multiple Family

- Ideal for townhomes, low-rise apartments, condominiums, and affordable housing
- Supports ADU configurations and density bonuses (subject to city review)

FLEXIBLE DEVELOPMENT POTENTIAL:

- Medium-to-high density allowable
- 2–3 story build potential with favorable FAR and setback requirements
- Potential for lot consolidation to optimize unit count and design

STRONG MARKET FUNDAMENTALS:

- Median home price: ~\$800,000 (+3% YoY)
- Average DOM: ~30 days
- Rental demand remains high, with average single-family rents near \$3,200/month

URBAN GROWTH & DEMAND DRIVERS:

- Close to the Little Saigon district, Downtown Garden Grove, and major arterials
- Part of a city actively encouraging mixed-use, infill, and transit-oriented development
- Surrounded by retail, community centers, and public transportation

EXECUTIVE SUMMARY

11461 Westminster Ave. & 13931 Newhope St. present a rare opportunity to acquire two adjacent, **R-3 zoned parcels** totaling approximately **1.43 acres (62,100 SF)** in the heart of **Garden Grove, California**. Positioned on a high-visibility corner and ideally suited for **medium to high-density residential development**, the site offers strong potential for a variety of multifamily or townhome projects. With zoning that encourages flexibility and density, and a location near key amenities and transit, this property is primed for redevelopment or land banking by forward-thinking investors and builders.

Situated in a **resilient and appreciating submarket** of Orange County, the offering is strategically positioned near schools, shopping, freeways, and major employment centers. As the city continues to support **housing expansion and infill growth**, this opportunity aligns with ongoing development trends and community revitalization efforts.

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PROPERTY OVERVIEW

PROPERTY ADDRESS	11461 WESTMINSTER AVE. & 13931 NEWHOPE ST., GARDEN GROVE, CA 92843
APN	100-141-09 & 100-141-10
TOTAL BUILDING SIZE	N/A
TOTAL LOT SIZE	62,100 SF
TOTAL ACREAGE	1.43 AC
ZONING	R-3 MULTIPLE FAMILY RESIDENTIAL

03

R-3 ZONING OVERVIEW

DEVELOPMENT OPPORTUNITY: R-3 Zoned Adjacent Parcels in Garden Grove

ZONING: R-3 – Multiple Family Residential

LOT CONFIGURATION: Adjacent parcels, ideal for consolidation

USE POTENTIAL (SUBJECT TO CITY REVIEW):

- Townhomes
- Low-rise apartments
- Condominium developments
- Affordable housing projects
- ADU-friendly configurations

R-3 ZONING OVERVIEW (GARDEN GROVE):

- **Density:** Typically allows for **medium to high-density** residential development
- **Height Limits & FAR:** Varies; generally supports 2-3 stories, with potential for bonuses
- **Parking Requirements:** May require 1.5-2 spaces per unit (check city code for specifics)
- **Setbacks and Coverage:** Relatively flexible compared to lower-density zones
- **Lot Consolidation:** Combining the two parcels could increase allowable units

WHY IT MATTERS:

- **R-3 zoning is in high demand** as Garden Grove continues to face housing pressure and population growth
- The adjacent location and corner exposure boost **site planning flexibility** and **visibility**
- Located near schools, shops, and public transit, it's primed for a residential infill project

CITY OF GARDEN GROVE ZONING MAP



■ SUBJECT PROPERTY

04

LOCATION & MARKET

GARDEN GROVE REAL ESTATE MARKET OVERVIEW (2025)

MARKET TRENDS:

As of early 2025, Garden Grove's real estate market continues to demonstrate resilience and steady growth, reflecting broader trends in Orange County. Key highlights include:

- Median Home Price: Approximately \$800,000, marking a 3% increase year-over-year
- Inventory Levels: Moderate, with a balanced supply of homes catering to both buyers and sellers
- Days on Market (DOM): Homes are averaging 30 days on the market, indicating a brisk pace of sales
- Rental Market: Strong demand persists, with average rents for single family homes around \$3,200 per month

NEIGHBORHOOD INSIGHTS - GARDEN GROVE IS A DIVERSE CITY WITH SEVERAL DISTINCT NEIGHBORHOODS:

- West Garden Grove: Known for its suburban feel, excellent schools, and family-friendly amenities
- Little Saigon Area: A vibrant cultural hub, offering a rich tapestry of Vietnamese-American businesses, restaurants, and markets
- Downtown Garden Grove: Undergoing revitalization with new mixed use developments and community events

DEVELOPMENT AND INVESTMENT OPPORTUNITIES - GARDEN GROVE'S STRATEGIC LOCATION AND PROACTIVE CITY PLANNING HAVE ATTRACTED SIGNIFICANT INVESTMENT:

- Mixed-Use Projects: Several developments are underway, combining residential units with retail and office spaces
- Transit-Oriented Development: Efforts to enhance public transportation connectivity are spurring interest in nearby properties
- Economic Growth: The city's focus on economic development has led to job creation and increased demand for housing

CULTURAL AND COMMUNITY HIGHLIGHTS - GARDEN GROVE BOASTS A RICH CULTURAL SCENE:

- Annual Festivals: Events like the Garden Grove Strawberry Festival celebrate the city's heritage and community spirit
- Theater and Arts: Venues such as the Gem Theater and Festival Amphitheater host a variety of performances year-round
- Culinary Scene: A diverse array of dining options reflects the city's multicultural population



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DEMOGRAPHICS & MAPS



759,858
POPULATION
WITHIN 5 MILES



\$99,737
AVERAGE INCOME
WITHIN 5 MILES



210,788
HOUSEHOLDS
WITHIN 5 MILES

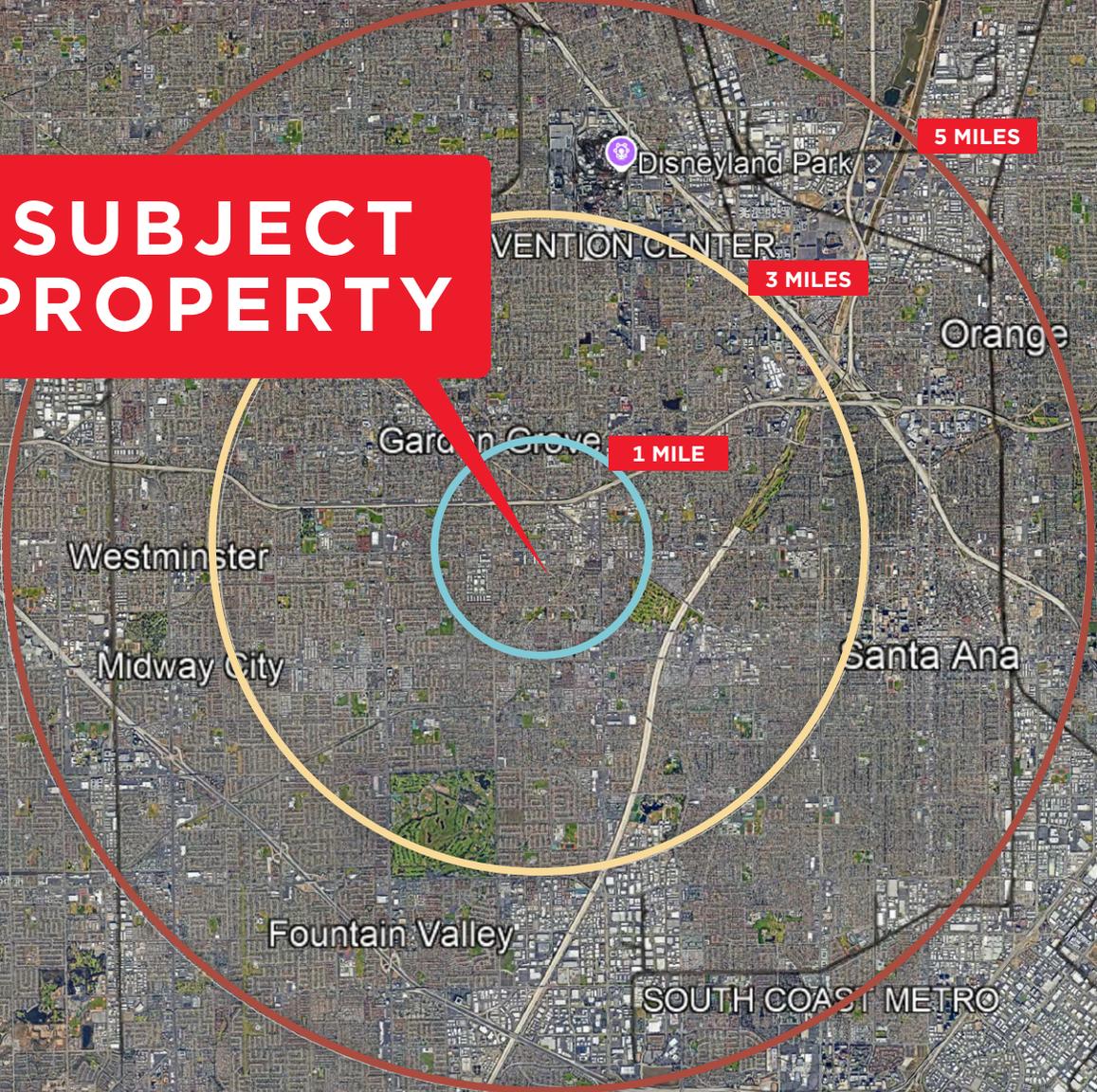


37.40
MEDIAN AGE
WITHIN 5 MILES



\$693,266
AVERAGE HOME PRICE
WITHIN 5 MILES

SUBJECT PROPERTY

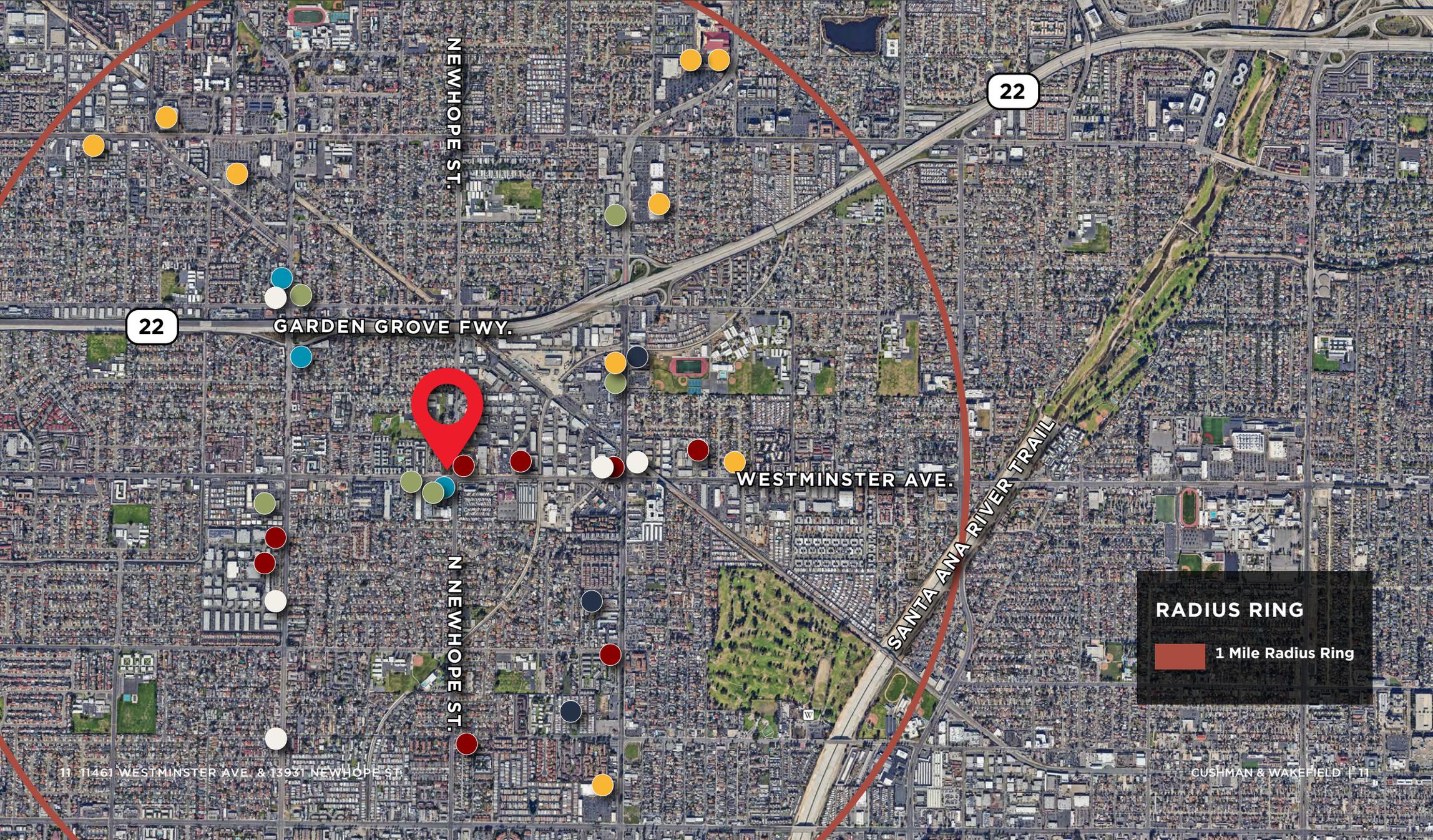


RADIUS RINGS

- 1 Mile Ring
- 3 Mile Ring
- 5 Mile Ring

06

RETAILER MAP



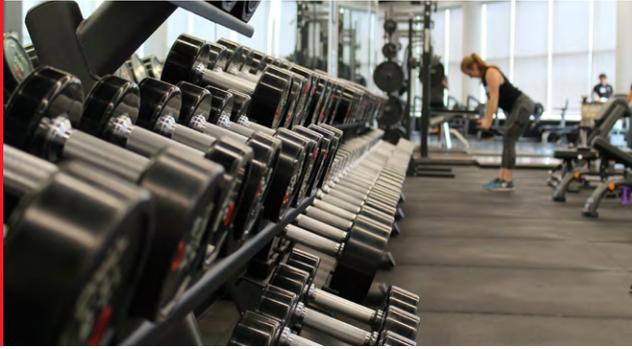
RADIUS RING

1 Mile Radius Ring

11 11461 WESTMINSTER AVE. & 13931 NEWHOPE ST.

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City Services List



CATEGORY	TENANT	AREA
GASOLINE	Valero	Santa Ana
GASOLINE	Shell	Garden Grove
GASOLINE	Arco	Garden Grove
GROCERY	Harbor Freight	Garden Grove
GROCERY	Song Hy Market	Garden Grove
GROCERY	7-Eleven	Garden Grove
GROCERY	Thanh Long value food- wholesale	Garden Grove
GROCERY	Dollar Tree	Garden Grove
GROCERY	Archie's Corner	Santa Ana
COFFEE	Cafe 168	Garden Grove
COFFEE	Tribute Coffee House	Garden Grove
COFFEE	7 Leaves Cafe	Garden Grove
COFFEE	Cafe Nho	Santa Ana
COFFEE	Cafe 369	Garden Grove
RETAIL	Ross Dress for Less	Garden Grove
RETAIL	Young's Market	Santa Ana
RETAIL	WSS	Santa Ana
RETAIL	The Hanger Outlet	Garden Grove

CATEGORY	TENANT	AREA
RETAIL	The Home Depot	Garden Grove
RETAIL	Costco Wholesale	Garden Grove
RETAIL	Daiso	Garden Grove
RETAIL	Super Mega Mart & Liquor	Garden Grove
RETAIL	Harbor Freight	Garden Grove
HOTEL	Town & Country Trailer park	Santa Ana
HOTEL	Budget Inn & Suites	Santa Ana
HOTEL	Home2 Suites by Hilton Garden Grove Anaheim	Garden Grove
RESTAURANT	Angelo's Burgers	Garden Grove
RESTAURANT	Señor Pollo	Garden Grove
RESTAURANT	The Smoking Ribs	Garden Grove
RESTAURANT	The Boiling Crab	Garden Grove
RESTAURANT	La Rancherita Tortilleria & Deli	Santa Ana
RESTAURANT	Jack in the Box	Santa Ana
RESTAURANT	McDonald's	Garden Grove
RESTAURANT	Tacos TJ Style	Garden Grove

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