

FOR LEASE



11556-11590 TRASK AVENUE
GARDEN GROVE, CA 92843

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



EXECUTIVE SUMMARY

Property Overview

NAI Capital is proud to present and offer office suites located at 11556-11590 Trask Avenue. This building consists of Retail, Industrial and Office use. Located on the hard corner of Trask Avenue and Newhope Street, this property offers easy access to the 22 freeway. This offering consists of five executive office suites ranging from 360 sf to 1,155 sf. Each office suite is move-in ready and equipped with private offices and large windows that bring in an abundance of natural light.

Property Highlights

- Large Parking Lot
- Great Visibility From The Street
- Easy Access To CA Highway 22
- Executive Suites With Large Range Of Available Square Feet
- Ample Natural Light Throughout The Available Spaces

PROPERTY DETAILS

Address: 11556-11590 Trask Avenue

Lease Rate: \$1.75 SF/month (MG)

Building Size: 35,084 SF

Available SF: 360 - 1,155 SF

Lot Size: 86,467 SF

APN 100-125-02

Year Built: 1974



LEASE SPACES



Lease Information

Lease Type:	MG
Total Space:	445 - 599 SF

Lease Term:	Negotiable
Lease Rate:	\$1.75 SF/month

Available Spaces

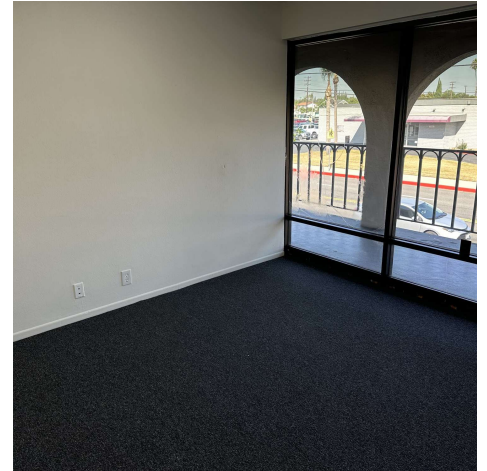
Unit Number	Tenant	Size (SF)	Lease Type	Lease Rate
11590	Available	499 SF	Modified Gross	\$1.75 SF/month
11588	Available	599 SF	Modified Gross	\$1.75 SF/month
11582	Available	587 SF	Modified Gross	\$1.75 SF/month

LEASE SPACES



Unit Number	Tenant	Size (SF)	Lease Type	Lease Rate
11580	Available	599 SF	Modified Gross	\$1.75 SF/month
11574	Available	445 SF	Modified Gross	\$1.75 SF/month

ADDITIONAL PHOTOS



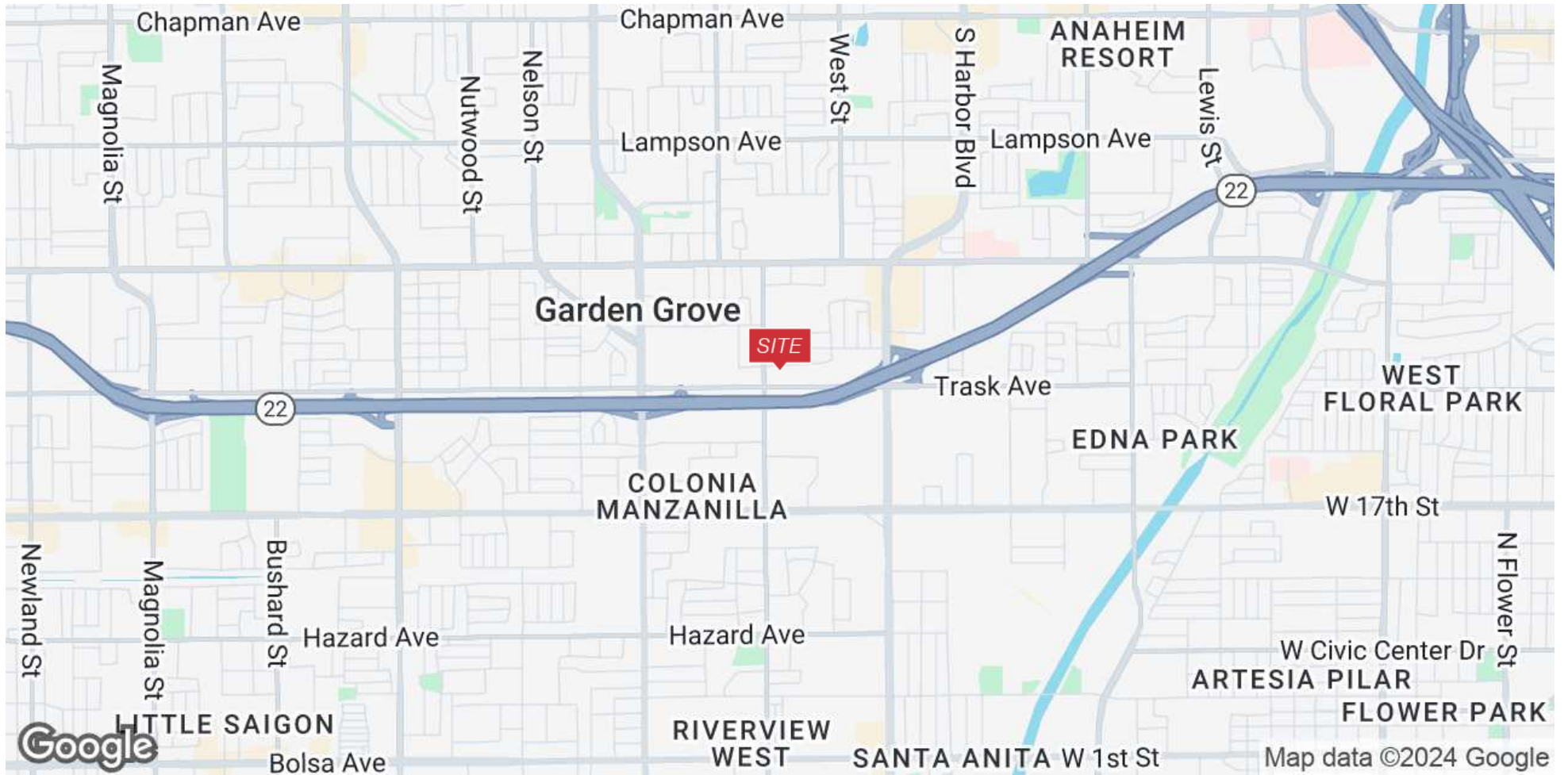


LOCATION OVERVIEW

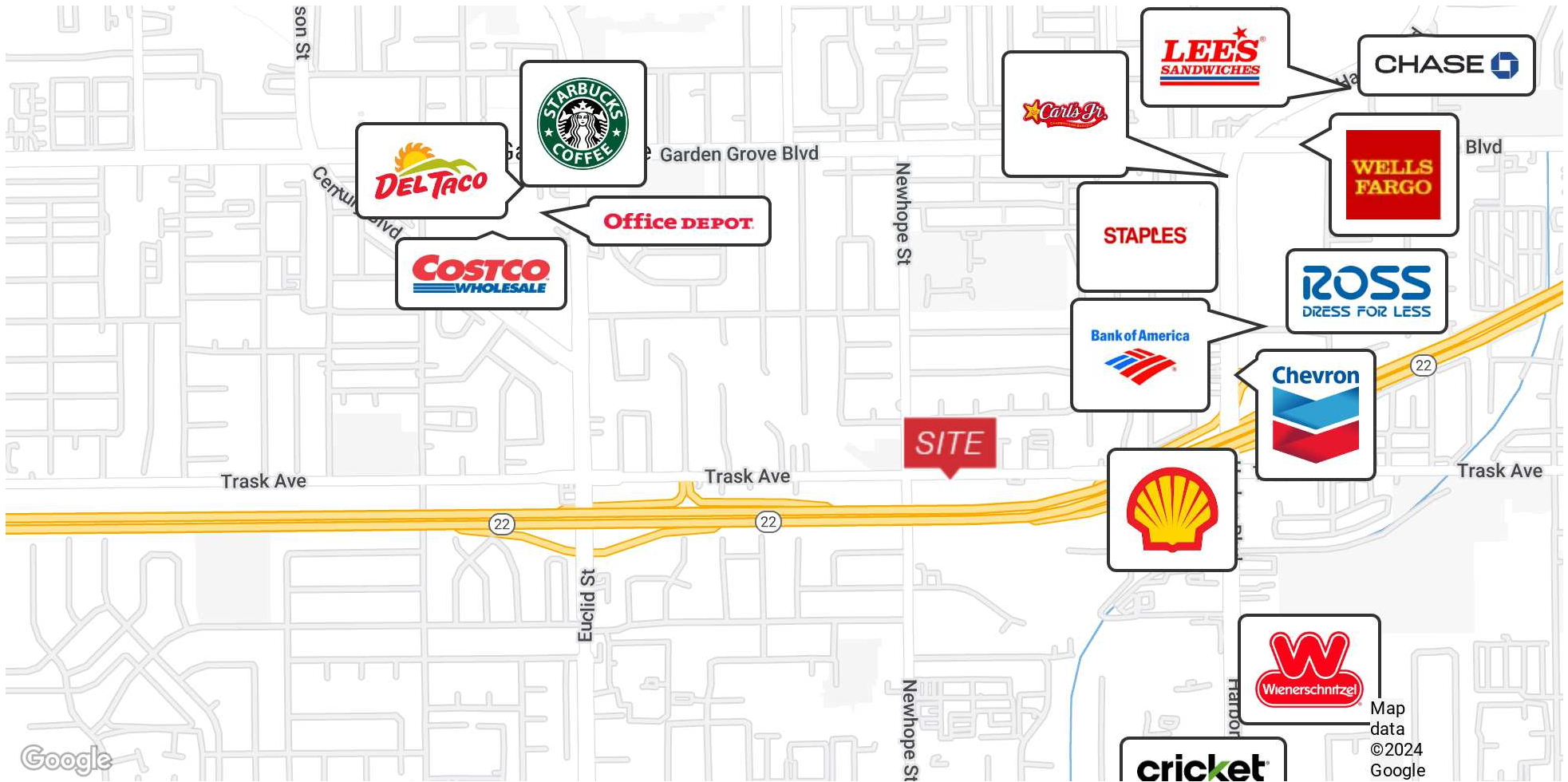
Location Overview

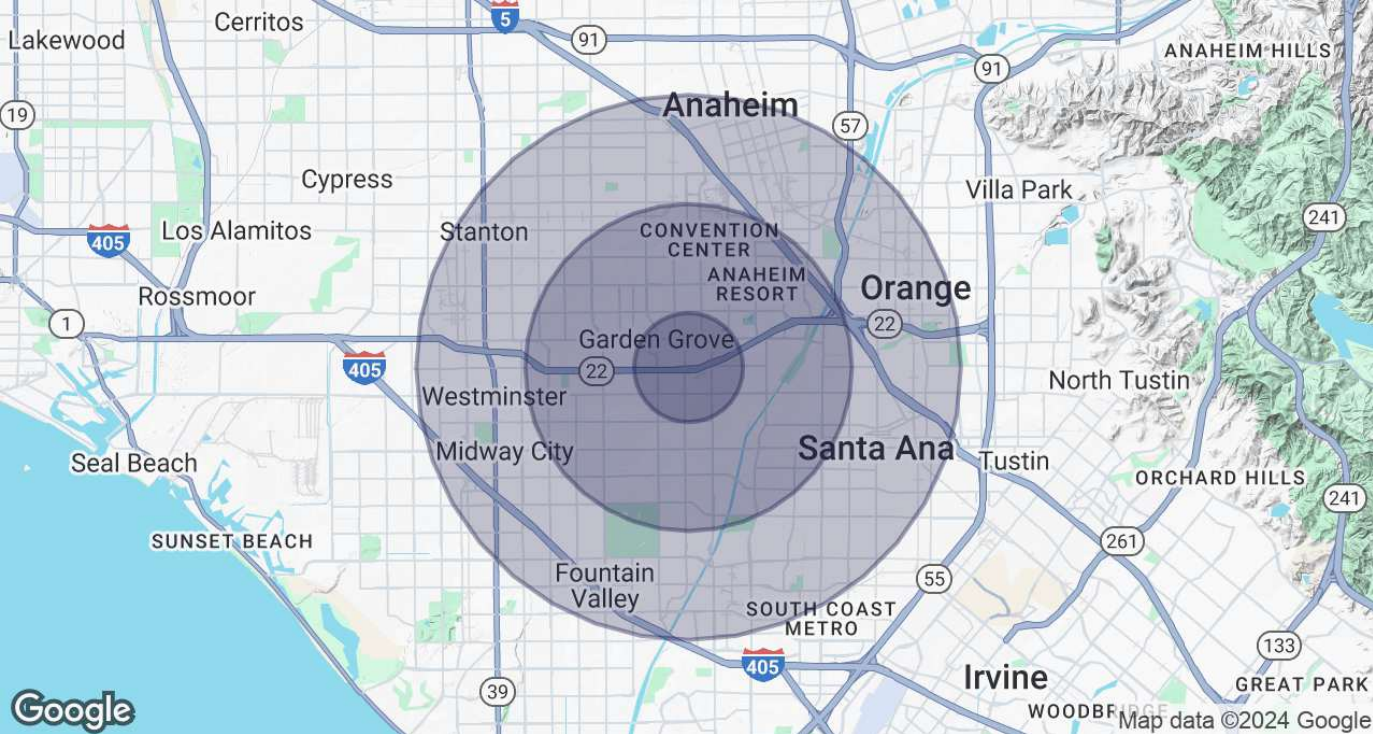
Garden Grove is located in the northern portion of Orange County, which is known for its thriving retail, trendy restaurants and bustling businesses such as the world-renowned Disneyland Theme Park and Great Wolf Lodge, an indoor waterpark and hotel which collectively attract millions of visitors each year. Centrally situated near the 5, 405, 22 and 57 freeways, this ideal location is easily accessible to and from anywhere in Orange County and Los Angeles County.

LOCATION MAP






RETAILER MAP





PROPERTY LOCATION

Demographics	1 Mile	3 Miles	5 Miles
 Population	32,105	320,613	767,809
 Total Households	8,097	84,520	216,796
 Average HH Income	\$107,260	\$106,598	\$109,785