

FOR LEASE | STRATEGICALLY POSITIONED IN ORANGE COUNTY'S TOURISM CORRIDOR

Second-Generation Restaurant Opportunity

12011 HARBOR BLVD, GARDEN GROVE, CA 92840



TARGET

Cane's
CRACKEN FINGERS

FAST 5
KINDNESS & REAL FRIENDS

7 LEAVES CAFE **The CAMPERO**

DELTA
HOTELS
MARRIOTT

SHOE CITY

OUTBACK STEAKHOUSE **Red Robin**
GOURMET BURGERS AND BEERS

8,033 SF RESTAURANT OPPORTUNITY

MARRIOTT
SUITES ANAHEIM

±31,900 CPD

±26,400 CPD

HYATT
REGENCY
RESORT

Oggi's
SPORTS | BREWHOUSE | PIZZA



FOR LEASE

12011 HARBOR BLVD

GARDEN GROVE, CA 92840

Second-Generation Restaurant Opportunity with Patio Seating Located Along a High-Traffic Harbor Blvd Corridor Near Disneyland Resort

BUILDING SIZE

±8,030

LAND SIZE

±0.39 / ±16,988 SF of Land

APN

231-481-36

PARKING SPACES

±304 Shared parking spaces with adjacent three restaurants





Regional Access | Tourism Demand | Daily Consumer Traffic

Well-positioned within Orange County's tourism corridor, 12011 Harbor Blvd provides immediate access to SR-22, I-5, and SR-57, providing strong regional accessibility throughout Orange County and Southern California. Supported by tourism activity, hospitality uses, and established residential density, the property is ideally positioned for retail, restaurant, medical, experiential, and service-oriented users.

The information presented was obtained from sources deemed reliable; however, SRS Real Estate Partners does not guarantee its completeness or accuracy.



SERVING 132K+ RESIDENTS AND 164K+ DAYTIME EMPLOYEES WITHIN A 3-MILE RADIUS

NEARBY RESTAURANTS		DISTANCES
1	Roy's Restaurant	±1.4 mi
2	Bubba Gump Shrimp Co.	±1.5 mi
3	The Cheesecake Factory	±1.5 mi
4	California Pizza Kitchen	±1.5 mi
5	P.F. Chang's	±1.5 mi
6	Dave & Buster's	±1.5 mi
7	McCormick & Schmick's Grille	±1.6 mi
8	Din Tai Fung	±2.0 mi
9	Golden Road Brewing Anaheim	±2.4 mi
10	Brewheim	±2.8 mi
NEARBY ENTERTAINMENT		DISTANCES
11	Great Wolf Lodge Southern California	±0.7 mi
12	Disneyland Resort	±1.2 mi
13	Disney California Adventure Park	±1.3 mi
14	Anaheim GardenWalk	±1.5 mi
15	House of Blues Anaheim	±1.5 mi
16	Anaheim Convention Center	±1.8 mi
17	Downtown Disney District	±2.0 mi
18	Angel Stadium of Anaheim	±3.5 mi
19	Honda Center	±4.5 mi
20	OCVIBE Entertainment District	±4.5 mi
NEARBY HOTELS		DISTANCES
21	Anaheim Marriott Suites / 371 rooms	±0.1 mi
22	Delta Hotels Anaheim Garden Grove / 382 rooms	±0.1 mi
23	Hyatt Regency Orange County / 656 rooms	±0.2 mi
24	Sheraton Garden Grove Anaheim South / 285 rooms	±0.3 mi
25	Embassy Suites by Hilton Anaheim South / 375 rooms	±0.4 mi
26	Great Wolf Lodge Southern California / 603 rooms	±0.7 mi
27	The Westin Anaheim Resort / 618 rooms	±1.6 mi
28	Hilton Anaheim / 1,574 rooms	±1.8 mi

SITE OVERVIEW

- Supported by a population of over 860K residents within a 5-mile radius, along with a substantial hospitality, healthcare, and tourism-driven workforce throughout the Anaheim-Garden Grove trade area
- Positioned near the planned OCVIBE and Anaheim resort-area expansion projects, supporting continued long-term visitor growth and hospitality demand throughout the surrounding corridor
- Located minutes from the Anaheim Convention Center – one of the largest convention centers on the West Coast – generating consistent year-round convention, business, and event-driven consumer traffic
- Surrounded by more than 2,500 hotel rooms within the immediate trade area, including nationally recognized hospitality brands such as Marriott, Hyatt Regency, Sheraton, and Wyndham
- Positioned near the upcoming Site B2/Nickelodeon Hotel Resort project, which will bring 500+ additional rooms and massive family-focused foot traffic

DEMOGRAPHICS SNAPSHOT

*Source: Esri

ESTIMATED 2025	1 MILE	3 MILES	5 MILES
2025 Population	36,064	265,870	812,379
2030 Population	35,650	267,693	817,047
Median Age	36.7	36.3	36.2
Average Family Size	3.88	3.81	3.84
Total Daytime Population	31,437	296,224	755,318
Workers	12,827	164,087	342,860
Residents	18,610	132,137	412,458
Median Household Income	\$93,101	\$91,483	\$88,998
Average Household Income	\$114,000	\$114,711	\$113,671



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