



 **AVAILABLE**

EUCLID ST  
CENTURY BLVD

# UPCOMING SPACE IN EUCLID CENTER AT A SIGNALIZED LOCATION

13252 Century Blvd., Garden Grove, CA 92843



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RETAIL & OFFICE SPACES  
GARDEN GROVE, CA

***EXCLUSIVELY LISTED BY***

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



# PROPERTY FEATURES

13252 Century Blvd., Garden Grove, CA 92843







## APPROX. 900 - 3,372 SF

RETAIL AND OFFICE SPACES

- ✓ Suite E: 900 SF in-line retail space in shell condition with 1 restroom
- ✓ Suite R: 3,372 SF with 5 separate office spaces, 2 hand washing stations, and 2 restrooms
- ✓ Located on the main thoroughfare of Century Blvd and Euclid Street
- ✓ High visibility retail with heavy traffic counts
- ✓ Ideal location just off SR - 22 between interstates 5 and 405
- ✓ Ample parking available

## AREA AMENITIES

The motto of Garden Grove, "The City of Youth and Ambition," which is culturally diverse with over 170,000 residents, spanning 18 square miles of urban community within Orange County. Well known for the Crystal Cathedral, the city is centrally located with easy access to many major Orange County destinations including Disneyland, and Knotts Berry Farm

| — DEMOGRAPHICS   | 1 MILE                                      | 3 MILE   | 5 MILE   |
|--|---|----------|----------|
|  Population     | 34,996                                      | 308,231  | 786,967  |
|  Avg. HH Income | \$96,529                                    | \$93,375 | \$95,135 |
|  Daytime Pop    | 33,492                                      | 276,346  | 715,057  |
|  Traffic Count  | ± 50,473 CPD ON<br>CENTURY BLVD & EUCLID ST |          |          |

RETAIL & OFFICE SPACES  
GARDEN GROVE, CA

# INTERIOR PHOTOS

13252 Century Blvd., Garden Grove, CA 92843



SUITE A





RETAIL & OFFICE SPACES  
GARDEN GROVE, CA

# INTERIOR PHOTOS

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SUITE E



# SITE PLAN

13252 Century Blvd., Garden Grove, CA 92843



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AVAILABLE**

**Disneyland**  
RESORT

ANAHEIM  
CONVENTION CENTER

CHASE

El Super

Burlington

AutoZone

Staples

ROSS  
DRESS FOR LESS

KAISER  
PERMANENTE

GARDEN GROVE  
HIGH SCHOOL

Ralphs

DR WALTER  
INTERMEDIATE  
SCHOOL

EUCLID ST

McDonald's

Starbucks

GARDEN GROVE BLVD

NEW HOPE ST

NEW HOPE ST

DEL TACO

Office  
DEPOT

CVS  
Pharmacy

THE HOME  
DEPOT

TACO  
BELL

TAFT ST

COSTCO  
WHOLESALE

CENTURY BLVD

EUCLID ST

GARDEN GROVE BLVD

CENTURY BLVD

TAFT ST

CALIFORNIA  
22

Google

ANAHEIM  
CONVENTION CENTER

Staples

ROSS  
DRESS FOR LESS

El Super

KAISER  
PERMANENTE

Starbucks

Pollo  
Loco

Ralphs

THE HOME  
DEPOT

COSTCO  
WHOLESALE  
Walgreens

Disneyland  
RESORT

CVS  
pharmacy

7  
ELEVEN

**AERIAL MAP**





**COMMERCIAL  
REAL ESTATE**

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