

UPCOMING SPACE IN EUCLID CENTER AT A SIGNALIZED LOCATION 13252 Century Blvd., Garden Grove, CA 92843



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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

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.

AVAILABLE

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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
- \checkmark 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

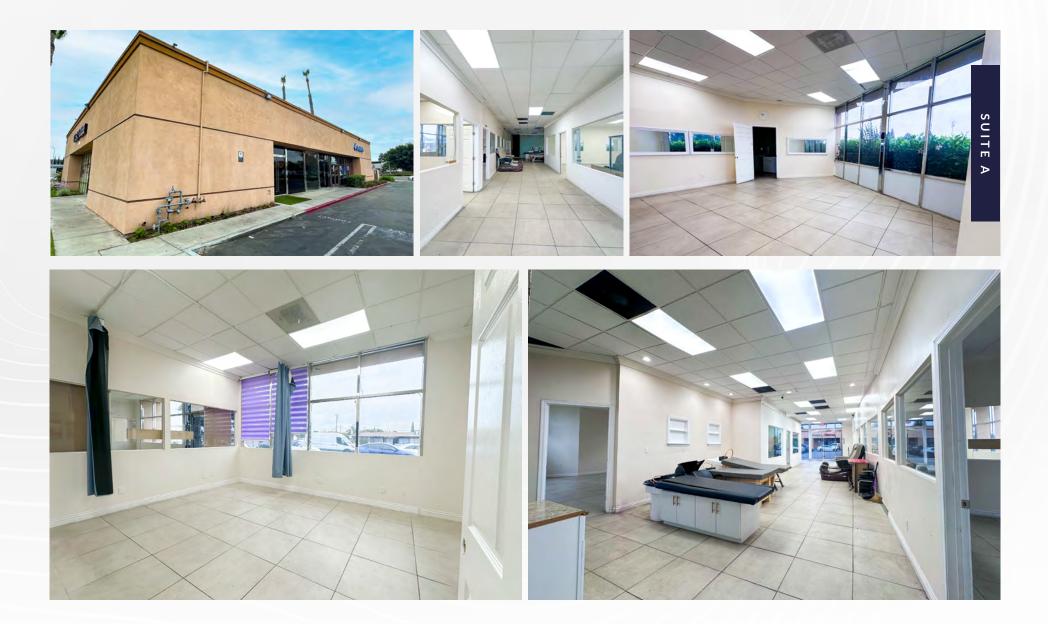
The motto of Garden Grove, "The City of Youth and Ambition," which is culturally diverse with over 170,000 residents, spanning 18 square miles of urban community within Orange County. Well known for the Crystal Cathedral, the city is centrally located with easy access to many major Orange County destinations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

INTERIOR PHOTOS

13252 Century Blvd., Garden Grove, CA 92843





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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.









COMMERCIAL REAL ESTATE

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