

**12372 GARDEN GROVE BLVD
GARDEN GROVE CA 92843**

MEDICAL SPACES FOR LEASE

2 UNITS AVAILABLE

UNIT D ± 2,477 SF

UNIT E ± 2,042 SF

CAN COMBINE TO ± 4,519 SF

10,376 SQFT BUILDING

39,260 SQFT LOT

ALL RELATED MEDICAL BUILDING CENTER

ACROSS GARDEN GROVE HOSPITAL

BUILDING IS RECENTLY RENOVATED

HIGHLY DENSE RESIDENTIAL AREA

PYLON MONUMENT SIGNAGE

EXCELLENT STREET VISIBILITY



**PRESENTED BY
HPT COMMERCIAL**

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EXECUTIVE SUMMARY

Now available for lease in a well-maintained medical office plaza, this medical office suite is in excellent condition and ready for immediate occupancy. The property offers a professional and welcoming environment, ideal for medical, or healthcare-related practices.

The suite features a functional open layout with a private office and a conference room. High-quality finishes, well lighting, and efficient floor planning create a comfortable space for both patients and staff.

Located in a high-demand medical corridor, the plaza is surrounded by established healthcare providers such as Garden Grove hospital, and offers convenient access, ample parking, and strong visibility. The property is professionally managed and maintained, providing a clean and reliable setting for long-term practice growth. Ideal for medical, assisted living, wellness, or specialty healthcare users seeking a move-in-ready space in a prime medical office location.



BUILDING HIGHLIGHTS

- **±10,376 SF FREESTANDING OFFICE/MEDICAL PROFESSIONAL BUILDING**
- **APPROXIMATELY 39,260 SF PARCEL/0.9 AC**
- **2 SPACES AVAILABLE, SUITE D ± 2,477 SF AND SUITE E ± 2,042 SF, CAN COMBINE TO ± 4,519 SF TOTAL.**
- **LARGE DAYTIME POPULATION**
- **RENOVATED BUILDING**
- **CLOSE PROXIMITY TO I-22 & I-5 FREEWAYS**
- **HEAVY DENSE RESIDENTIAL AREA**
- **EXCELLENT STREET VISIBILITY FACING GARDEN GROVE BLVD.**
- **AVAILABLE SPACES ARE SUITABLE FOR MEDICAL/PEDIATRIC DENTISTRY/ORTHODONTICS/ANIMAL HOSPITAL/URGENT CARE FACILITY**
- **PYLON MONUMENT SIGNAGE AVAILABLE**
- **STRONG DEMOGRAPHICS WITH DISPOSABLE INCOMES IN SURROUNDING AREA**

12372 GARDEN GROVE BLVD | GARDEN GROVE



BUILDING

± 10,376 SQFT



LOT SIZE

± 39,260 SQFT



AVAILABLE SUITE D ±2,477 SF



AVAILABLE SUITE E ±2,042 SF



ASKING RENT
PLUS NNN

\$2.50 / SF
± \$0.83 / SF



PARKING

56

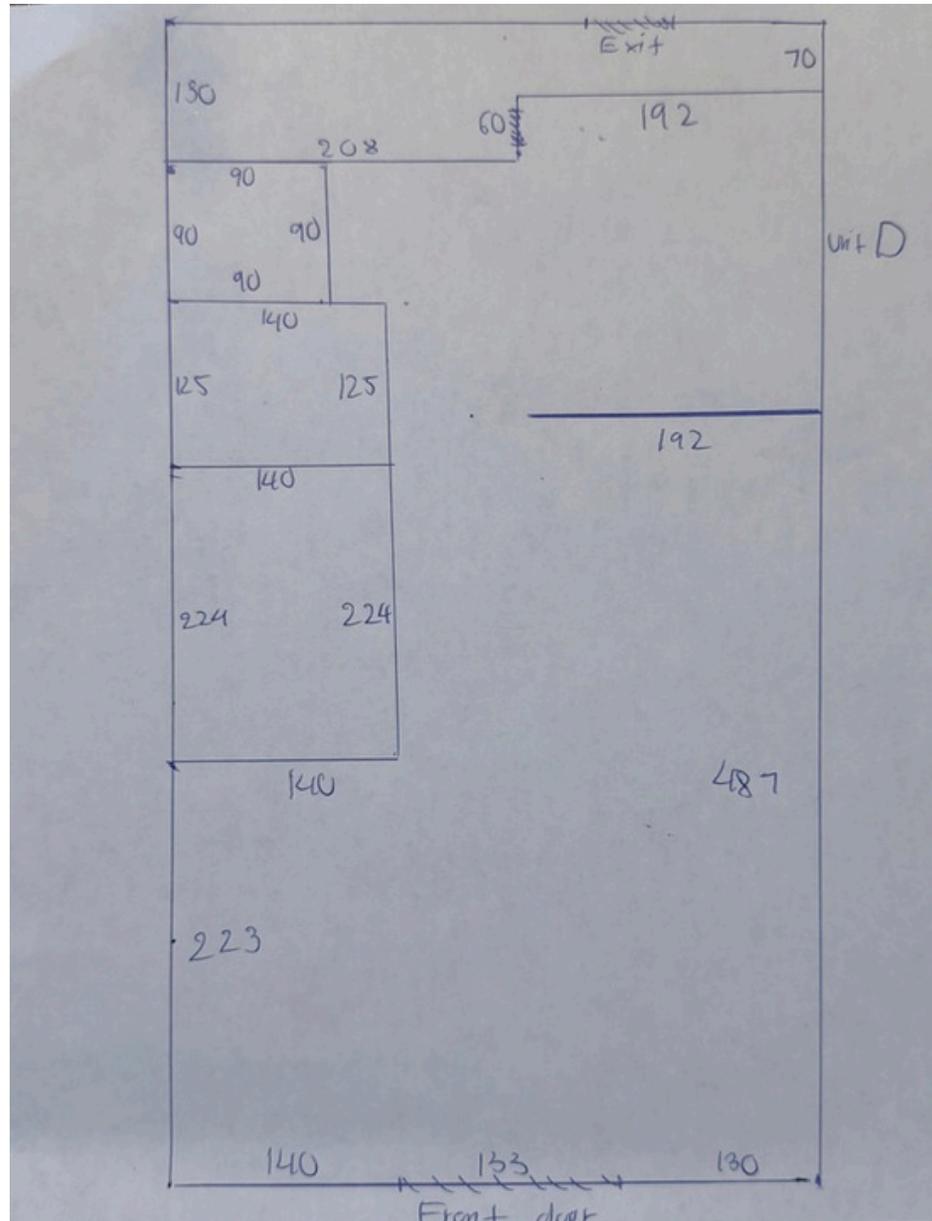


ZONING

HCSP-OP

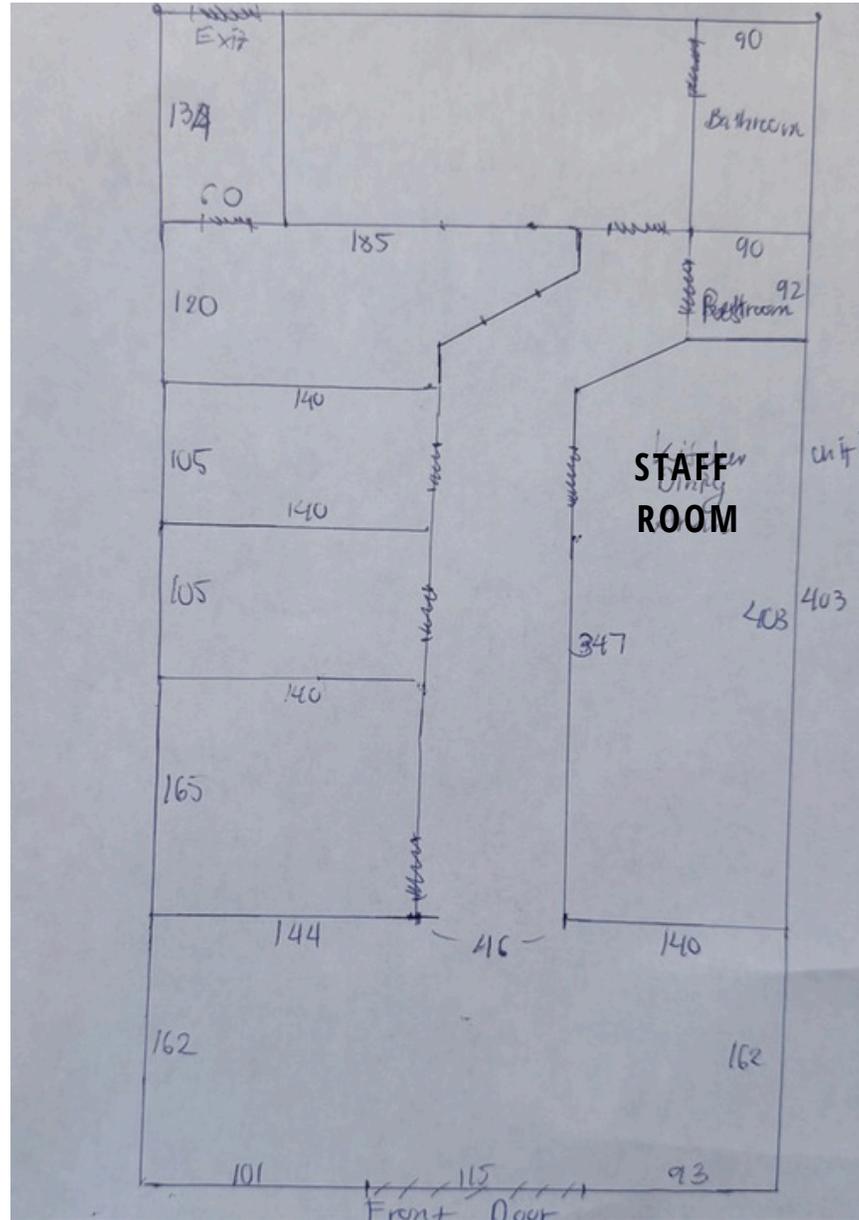
FLOOR PLAN

UNIT D ±2,477 SF



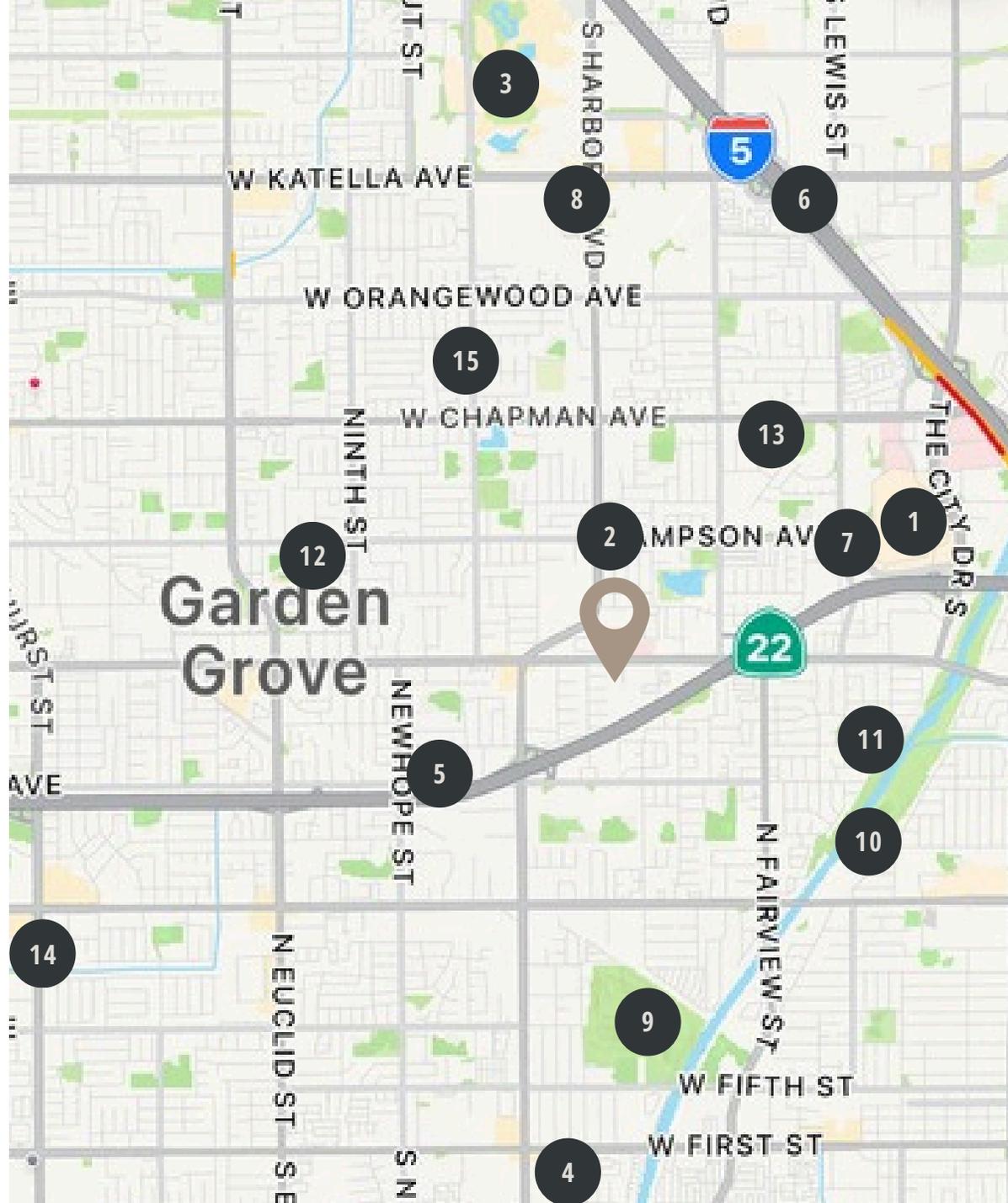
FLOOR PLAN

UNIT E ±2,042 SF

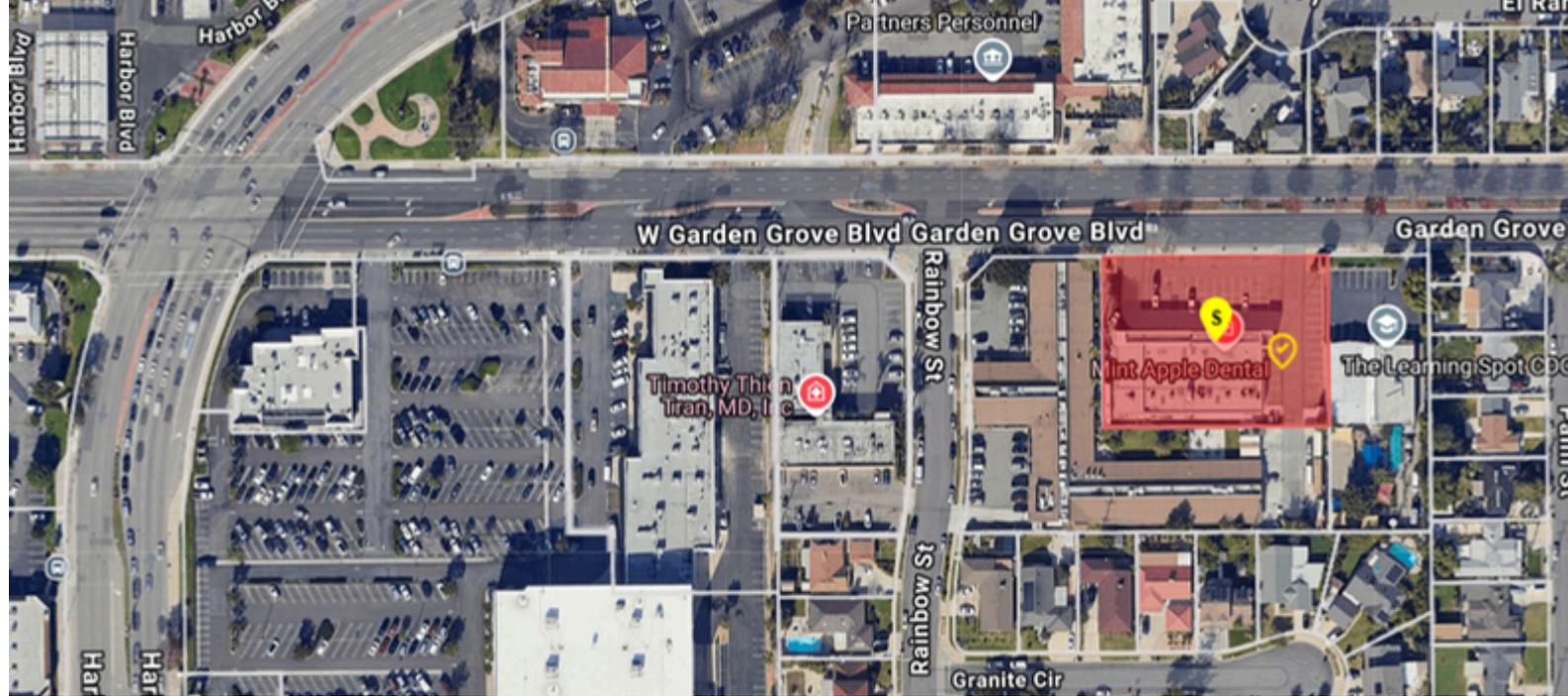


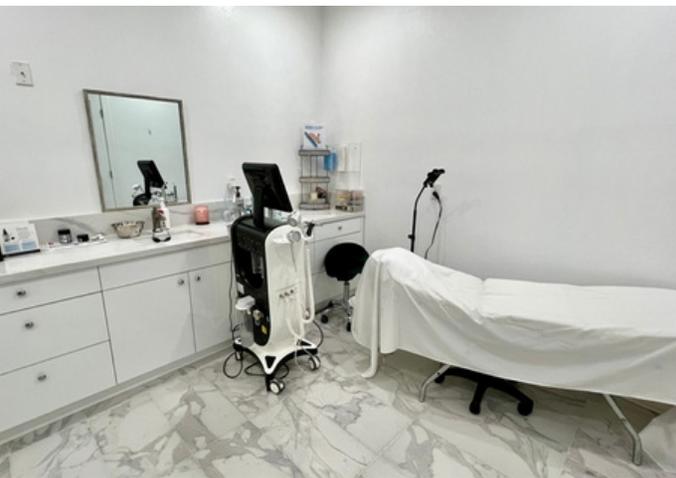
NEARBY AMENITIES

1. THE BLOCK
2. TARGET
3. DISNEYLAND
4. WALMART
5. FREEWAY I-22
6. FREEWAY I-5
7. CITY HALL
8. HILTON
9. GOLF COURSE
10. GOLD COURSE
11. GAS
12. POLICE STATION
13. GAS
14. TARGET
15. GAS











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