

FOR SALE

8902-8942 Garden Grove Blvd, Garden Grove, CA 92844

Extremely Rare 100%-Leased Retail Investment Opportunity in Garden Grove



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



Garden Grove Blvd - 27,000+ CPD

Yockey St

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Financial. This section contains a cap rate analysis, partial rent roll, key sale comps, and City of Garden Grove statistics. **Pages 10-13**

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SUMMARY



Offering **8902-8942 Garden Grove Blvd**
Garden Grove, California 92844

Two-story, 100%-occupied freestanding retail center on a corner lot with a standalone restaurant built in 1986.

Size **±39,200 square feet on a ±1.99-acre lot**

Sale Price **\$19,100,000 (±\$487 per square foot)**
5.05% In-Place Cap Rate
WALT: ±2.75 years

Stacking Plan **First Floor**
±18,980 SF

Second Floor
±17,670 SF

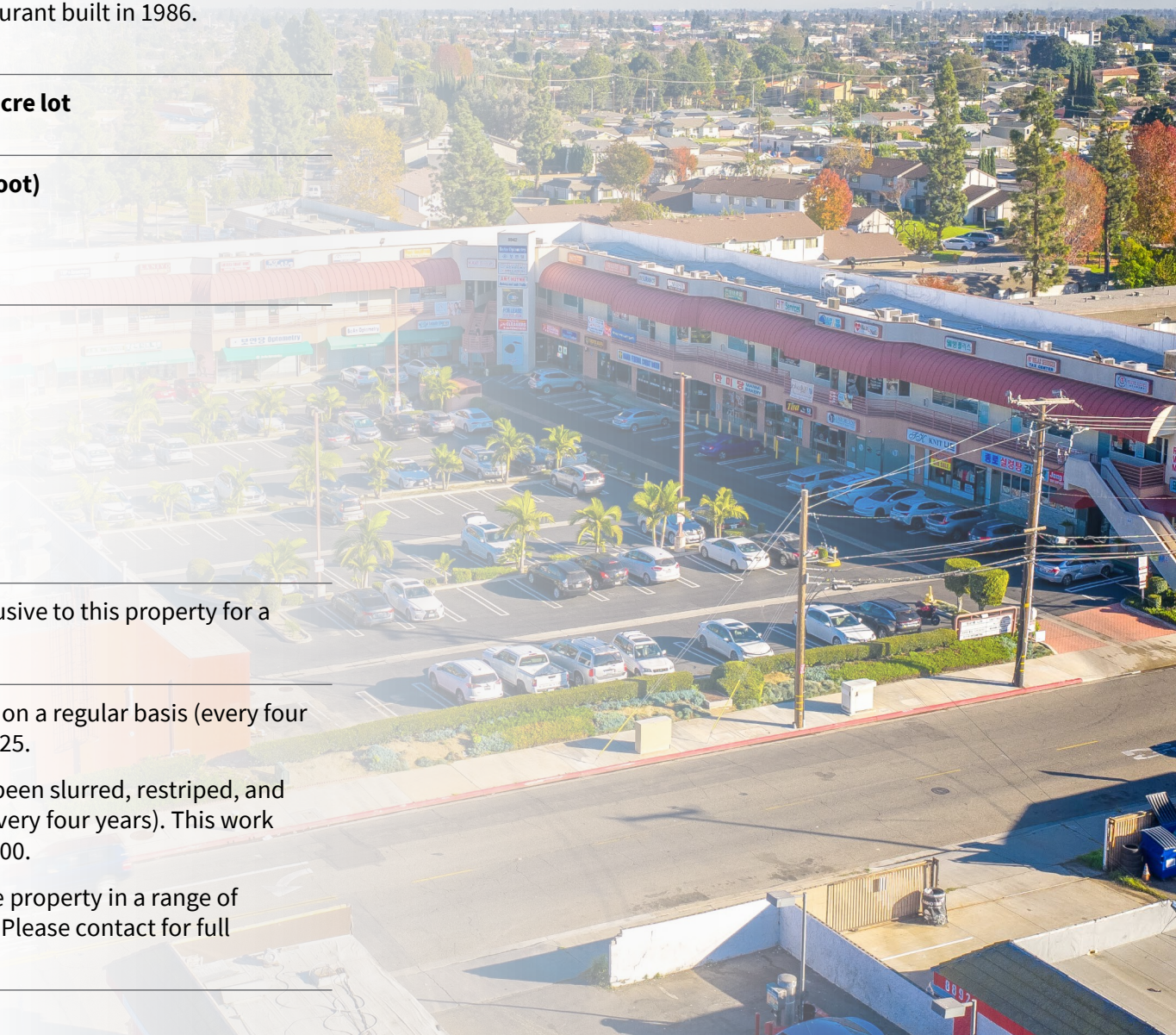
Standalone Restaurant
±2,550 SF

Parking There are ±159 parking stalls exclusive to this property for a ratio of 4.12/1,000 SF.

Condition **Roof:** The roof has been recoated on a regular basis (every four years) and was just recoated in 2025.

Parking Lot: The parking lot has been slurred, restriped, and ADA certified on a regular basis (every four years). This work was last done in 2024 at apx \$59,000.

HVAC: There are 75 AC units at the property in a range of conditions and installation dates. Please contact for full records.



HIGHLIGHTS

What Makes 8902-8942 Garden Grove Blvd Unique?

- Freestanding, **100%-occupied multi-tenant retail center** on a corner lot with **exceptional Garden Grove Blvd frontage** (apx. 303').
- Varied interior buildouts featuring **modern and creative finishes**.
- **Extremely rare opportunity** to purchase a Garden Grove freestanding retail center with a **standalone restaurant**; possible potential to create a separate parcel and sell it to **create additional value**.
- **Well-maintained parking lot** that was recently **re-slurred and restriped in 2024** (nearly \$60K), complemented by **welcoming landscaping**.
- **Dual points of ingress/egress**, thus reducing congestion in the center.
- Each suite **has individual AC units**, and each suite is **individually metered for electricity**, providing **ease of ownership**.
- A **cost segregation study** can reclassify 12–25% of its basis into short-life assets that qualify for **100% bonus depreciation**, reinstated by the One Big Beautiful Bill Act (effective for property placed in service after Jan 19, 2025). This lets an investor **immediately expense** those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Verify your individual tax situation with your tax advisor.
- **Priced to sell**, this offering is a **very attractive value** compared to the sale comps on Page 13.
- **DO NOT DISTURB TENANTS** - Confidentiality Agreement Required for Complete Rent Roll



LOCATION

Dynamic Location Near the 22 Freeway with Garden Grove Blvd Frontage



AMENITIES

Surrounded by Local Favorites, National Brands, and Thousands of Residents



PHOTOGRAPHS

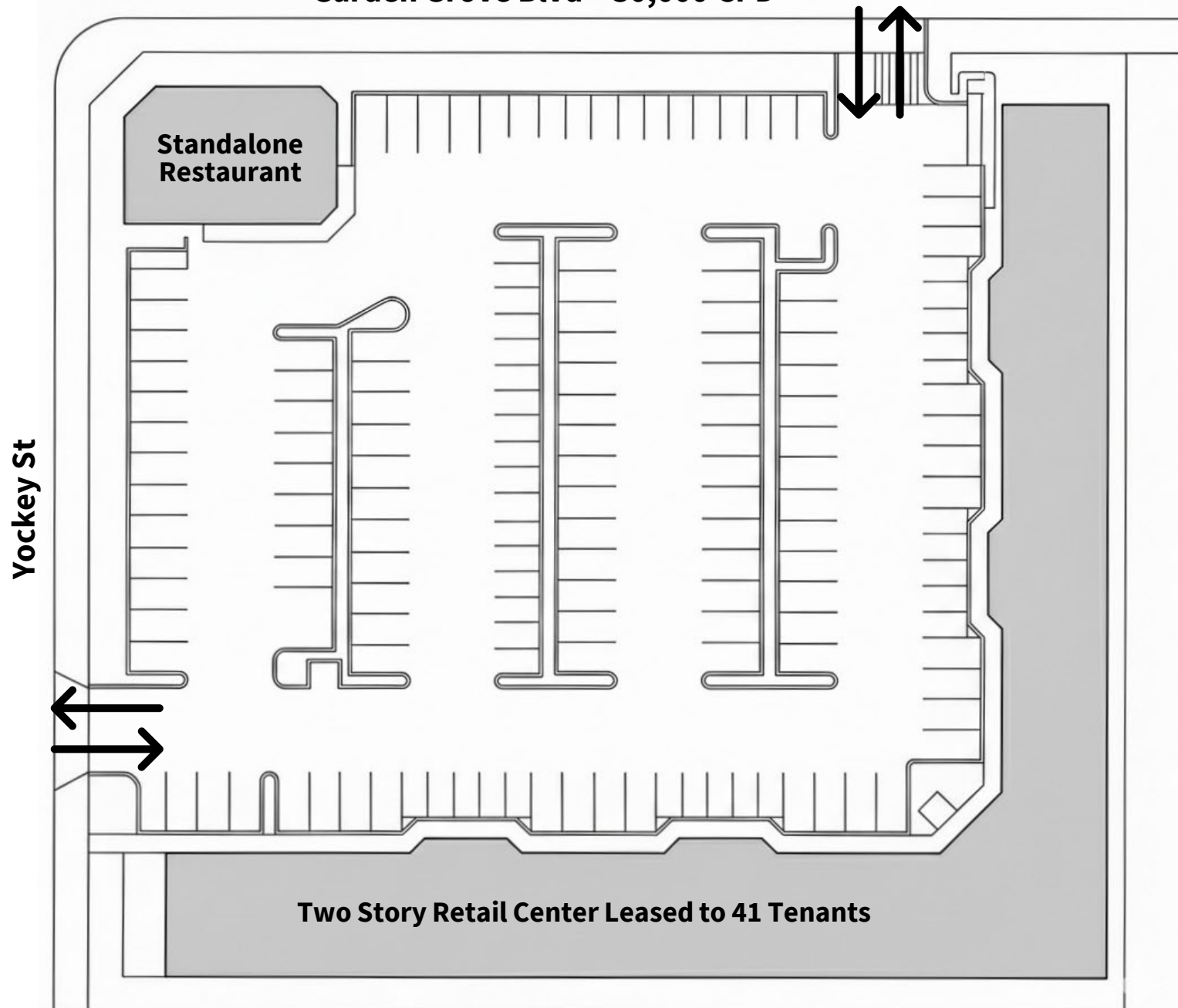


PHOTOGRAPHS



SITE PLAN

Garden Grove Blvd – 30,000 CPD



*This site plan is a mockup and may not represent 100% accuracy

SUMMARY

Confidentiality Agreement Required for Detailed Financial Information



Purchase Price	\$19,100,000
Price Per Square Foot ($\pm 39,200$)	\$487
Gross Income (12/1/2025 annualized)	\$964,375
In-Place Cap Rate	5.05%
Occupancy Percentage	100%
WALT (As of Dec 1, 2025)	2.75



RENT ROLL

**DO NOT DISTURB TENANTS - Confidentiality Agreement Required
for Complete Rent Roll**





Suite	Tenant Name	Approx. SF	Lease Expiration
101	Myoung Lee Hair Salon	1,030	9/30/2028
101-A	Bi So Jin Skin Care	600	9/30/2028
102	Ewha Ginseng, Inc - Ginseng Retailer	1,180	6/30/2027
103	J Knit Fashion	1,400	12/31/2027
104	Boan Optometry Inc.	1,180	1/31/2028
105	Boan Optometry Inc.	800	12/31/2030
106	Beauty Journey	690	10/31/2026
107	Ms. Tram Thi Huyen Tran - TV Store	2,280	3/31/2029
107-A	Seoul Barber Shop	500	4/30/2030
107-B	Sang Soo Ne Cleaner, Inc.	500	3/31/2027
108	The Pineapple Lagoon - Restaurant	820	6/30/2026
109	Hanin Federal Credit Union	1,670	10/31/2026
110	Man Mi Bakery	1,390	9/30/2026
111	Tira Tea House/Manmi Bakery	840	12/31/2027
112	Makeup & Lash Studio	840	12/31/2025
113	T. F. Cali Inc. - Dry Cleaning	920	12/31/2029
114, 115	Hwgs Investment Inc.	2,340	6/30/2033
116	Grams BBQ	2,550	12/31/2031
201	International Driving School	550	9/30/2027
202	In Soo Lee and Ok Sub Jang - Accupuncture	610	5/31/2027
203	Junghoon Kim & Insum Yeom - Accounting	610	12/31/2030
204	Ngoc Tram Ho - Driving School	710	5/31/2027
205	Tien Tien Phan Le - Tax/Realty/Accounting	600	10/31/2028
206	Lani Vo Insurance Agency	600	4/30/2028
207	America Smart Home - Tax/Insurance	610	8/31/2030
208	KT Insurace	610	7/31/2027
209	Farmer's Insurance	820	10/31/2028
210	First Gold Stars, Inc - Realty	700	8/31/2027
211	Chunhi Tran - Nbeauty Studio	620	10/31/2027
212	The Hong's Enterpriese Inc.	690	2/28/2028
213	The Babe Cave HQ & Seoulful Glam	670	12/31/2026
214	Susie Jun - Lash/Facials/Beauty	830	8/31/2028
215	Polish Haus LLC	850	7/31/2027
216	Uniti Insurance	850	7/31/2027
217	Hang Thi Kim Ha - Nail Salon	870	9/30/2028
218	Ashley Manivong - Brows	710	8/31/2028
219	Hai Thuong Nguyen - HT Services	710	10/31/2026
220	Tri Vinh Ly	920	8/31/2026
221	Thi Nu Nguyen - Hair/Nails	800	5/31/2026
222	Relax Financial Services	1,880	11/30/2028
224	KVC Group LLC - Tutoring	850	11/30/2027
		39,200	

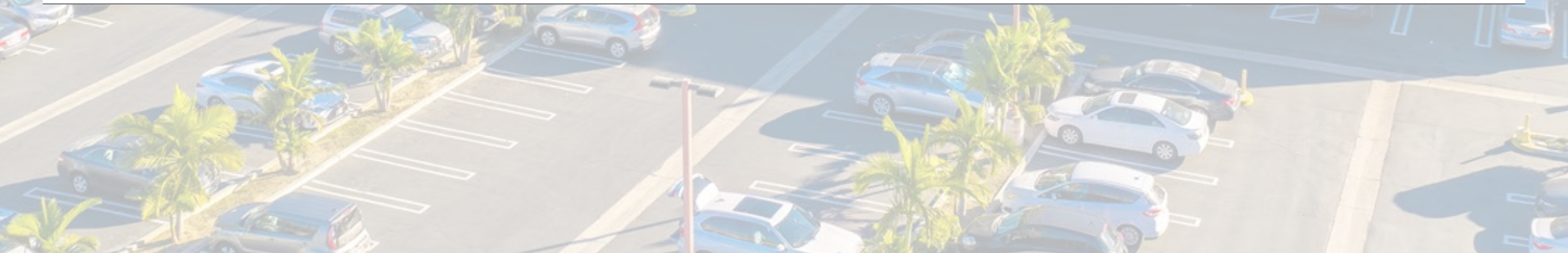


SALE COMPS

8902-8942 Garden Grove Blvd is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 14122-14220 Brookhurst St Garden Grove	Sep 2025	41,358 SF	<u>\$18,360,000</u> \$444/sf 4.9% Cap	This Garden Grove shopping center sold in September 2025 for a 4.90% cap rate. 8902-8942 Garden Grove Blvd is a slightly smaller shopping center with a standalone restaurant and should command a slight premium yet is priced at a higher cap rate, offering a clear value.
 6444-6486 Westminster Blvd Westminster	Jun 2025	27,080 SF	<u>\$9,980,000</u> \$369/sf 4.25% Cap	This Westminster shopping center sold in June 2025 for a 4.25% cap rate and was fully leased. 8902-8942 Garden Grove Blvd is priced at a much higher 5.05% cap rate offering a clear value.



CITY OF GARDEN GROVE



94%
LOCAL
EMPLOYMENT
RATE

*Best
Neighborhoods

2M+
RESIDENTS
IN A 10-MILE
RADIUS

1-MILE
TO
DISNEYLAND
RESORT

\$970K
AVERAGE
HOME
VALUE

*Zillow





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