



Garden Grove, California

BUILDING 1,108 SF±
LOT 2,800 SF±

12908 MAIN STREET

PROPERTY OVERVIEW

WHERE MAIN STREET'S LEGACY MEETS FUTURE GROWTH

*Located in the vibrant heart of Core Orange County, 12908 Main Street - formerly the iconic **102 Cafe** - represents a unique and one-of-its-kind opportunity for visionary owner-users and investors. As the only property on the block with direct Main Street frontage and dual-access to two city-owned parking lots, it is perfectly positioned for high-traffic success.*

*The site features a large restaurant-ready patio and, crucially, **CC-2 zoning already approved for mixed-use development** - allowing for high-value apartment units on the second and third floors.*



INVESTMENT & DEVELOPMENT UPSIDE

- **Strategic Zoning:** CC-2 zoning offers a turnkey path for developers seeking a "Value-Add" project in a stable OC market.
- **High-Traffic Neighbors:** Surrounded by Costco, The Home Depot, Coastline College, and Taco Bell, alongside boutique antique shops and cafes.
- **Ready for Hospitality:** Pre-configured for a restaurant with a large outdoor patio for high-capacity seating.
- **Residential Growth:** City-approved for Mixed-Use development. Add 2nd and 3rd-floor apartment units to maximize your square footage and rental yield.

BUILT-IN MARKETING & FOOT TRAFFIC

Vibrant, walkable 600ft destination that hosts high-attendance community staples:

- **Weekly:** Friday Night Classic Car Show.
- **Seasonal:** Strawberry Festival, Flower Street Celebration, and Open Streets events.

Flanked by a City-owned public lot (adjacent) and a second public lot (rear).

EXCLUSIVELY LISTED BY

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