

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

SALE PRICE \$6,500,000

**5 UNITS MEDICAL CENTER
10,376 SQFT BUILDING
39,260 SQFT LOT**

**OWNER USER OPPORTUNITY
6,200 SF WILL BE AVAILABLE**

TENANT HAS ITS OWN ELECTRIC METER
BUILDING IS RECENTLY RENOVATED
HIGHLY DENSE RESIDENTIAL AREA
PYLON MONUMENT SIGNAGE
EXCELLENT STREET VISIBILITY



ROBERT TRAN
BROKER ASSOCIATE
HPT COMMERCIAL
TRAN COMMERCIAL GROUP
949-780-9999
ROBERTTRANCOMMERCIAL@GMAIL.COM
LICENSE 02030957

**PRESENTED BY
HPT COMMERCIAL**

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EXECUTIVE SUMMARY

Discover a rare owner-user opportunity to acquire a turnkey $\pm 10,376$ SF freestanding medical office building on a $\pm 39,260$ SF (0.90-acre) site in the heart of Garden Grove. Purpose-built for medical use, the property features 56 on-site parking spaces (5.4 spaces per 1,000 SF), meeting the City's parking requirements for medical office use—a rare and highly desirable feature in today's market. The property also offers monument signage, excellent visibility along Garden Grove Boulevard, and convenient access to the 22 and 5 Freeways.

The property provides exceptional occupancy flexibility. Units C, approximately 1,670 SF, will become available at February 01, 2027, Unit D, approximately 2,477 SF, is currently vacant, and Unit E is occupied by the seller, who is willing to either vacate at closing or remain as a tenant, at the buyer's option. Buyers may occupy approximately up to 6,200 SF by including Unit E, while continuing to receive rental income from the remaining tenants.

Medical owner-user opportunities of this size, quality, and flexibility—combined with City-compliant medical parking and a premier Orange County location—are exceptionally rare. This is an outstanding opportunity to establish or expand a flagship medical practice while building long-term equity through ownership.



INVESTMENT HIGHLIGHTS

- **±10,376 SF FREESTANDING OFFICE/MEDICAL PROFESSIONAL BUILDING**
- **APPROXIMATELY 39,260 SF PARCEL/0.9 AC**
- **OWNER/USER WITH ADDITIONAL INCOME FROM RENTABLE UNITS, APPROX. 4,519 SQ. FT.**
- **LARGE DAYTIME POPULATION**
- **NEWLY 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



ZONING

HCSP-OP



PARKING

56



ASKING PRICE

\$6,500,000



PRICE PER SQFT

\$761

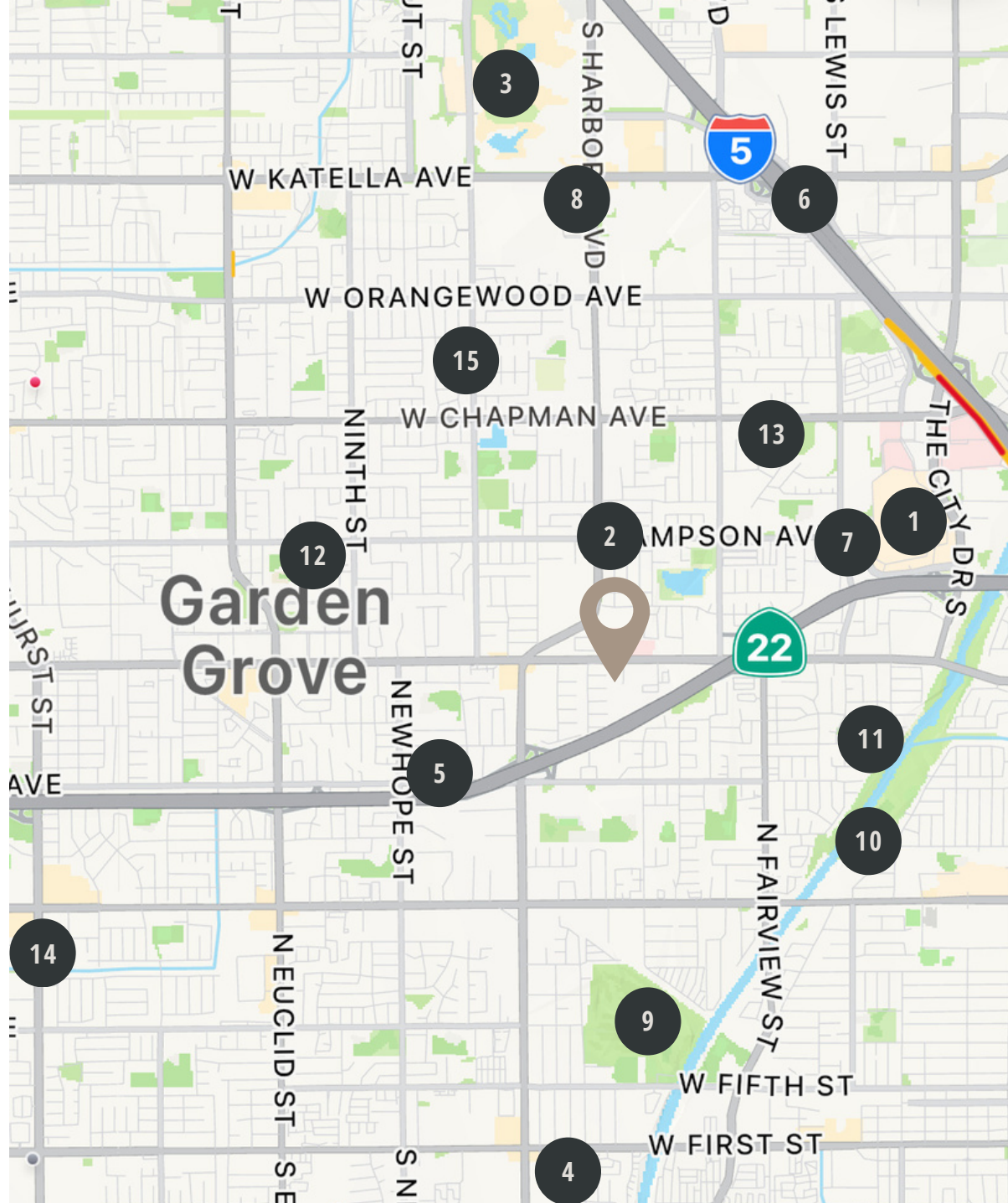


CAP PRO-FORMA

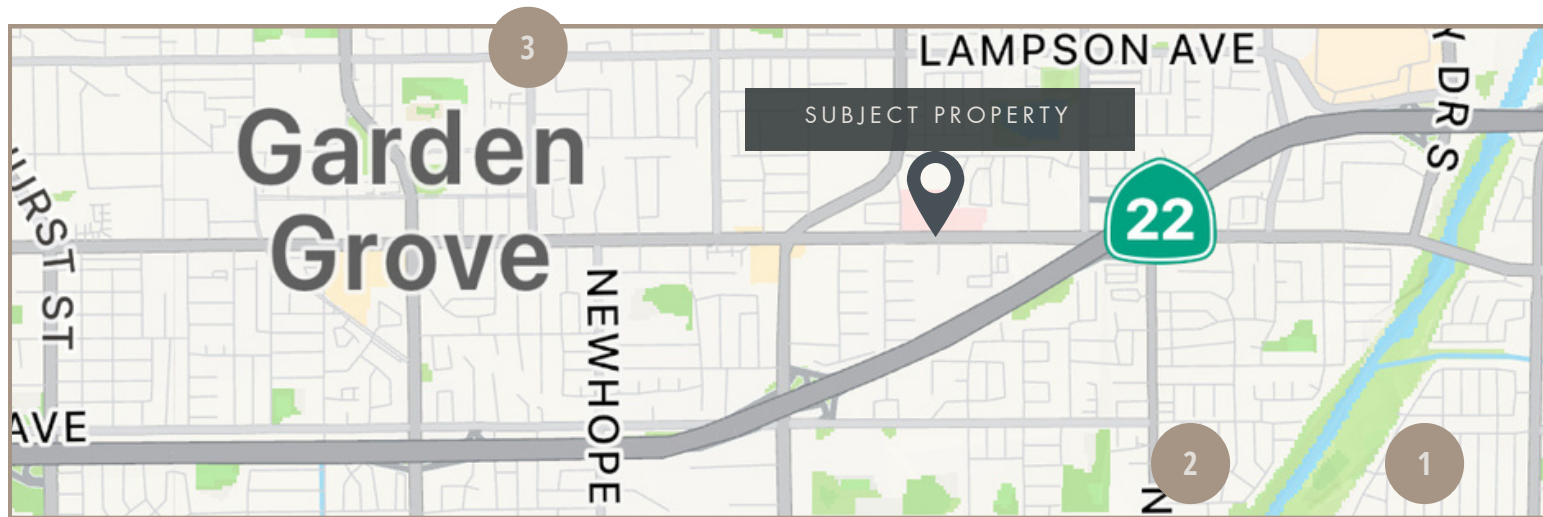
6.5%

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



SALE COMPARABLES



	PROPERTY ADDRESS	SQ. FT.	LOT	SALE PRICE	PRICE PER SF
1	2715 W 1ST ST Santa Ana CA 92703	4,200	0.84 acre	3,300,000	\$786
2	902 W 1ST ST Santa Ana CA 92703	5,096	0.34	3,590,000	\$704
3	1459 S ANAHEIM BLVD Anaheim	3,634	0.81	2,900,000	\$796



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EXCLUSIVE OFFERING MEMORANDUM



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RENT ROLL

SUITE	TENANT	UNIT GLA	COMMENCED	EXPIRATION	RENT INCREASES	MONTHLY RENT (CURRENT)	LEASE	NOTE
UNIT A	Mint Apple Dental	1,687	October 1 2020	October 1 2028	2.5%	\$8,000	MODIFIED GROSS	
UNIT B	IPA Medical Group	2,500	December 1 2023	January 31 2028	3%	\$9,000	MODIFIED GROSS	
UNIT C	IPA Medical Group	1,670	December 1 2023	January 31 2027	0	\$9,765	MODIFIED GROSS	Vacate Jan 31st 2027
UNIT D	VACANT	2,477					MODIFIED GROSS	
UNIT E	Happy Clinic	2,042	January 1 2024	MTM	3%	\$8,000	MODIFIED GROSS	OWNER'S SUITE
TOTAL		10,376				\$34,765		

NOTE *

TENANTS PAY FOR TRASH, WATER, GAS, COMMON ELECTRICITY AND THEIR OWN ELECTRIC USAGE

FINANCIAL OVERVIEW

OPERATING EXPENSES

	CURRENT
REPAIRS AND BUILDING MAINTENANCE	\$15,521
CAM	\$2,400
UTILITIES (TRASH, WATER, GAS, COMMON ELECTRICITY)	\$9,273
SUBTOTAL OPERATING EXPENSES	\$27,194

NON-OPERATING EXPENSES

	CURRENT
PROPERTY TAX	\$73,125
INSURANCE	\$12,667
VACANCY LOSS	N/A
SUBTOTAL NON-OPERATING EXPENSES	\$85,792

ANALYSIS

	CURRENT
GROSS POTENTIAL RENT	\$417,180
TOTAL EXPENSE	(\$112,986)
EXPENSE REIMBURSEMENTS	\$9,273
NET INCOME	\$313,467



CONTACT

ROBERT TRAN
COMMERCIAL ADVISOR
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