



**TOM GONZALEZ & ASSOCIATES**  
Serious about results in Commercial Real Estate

**FOR SALE**

# Garden Grove Industrial Warehouse

FOR SALE | 11592 ANABEL AVENUE | GARDEN GROVE, CA

Exclusively Listed by

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# Property Description



KW Commercial proudly represents a free-standing industrial building totaling approximately 2,600 SF, situated on a 6,739 SF lot.

This industrial property features: Drive-thru access from front to rear with two new 10' x 10' roll-up doors, Large concrete yard area for parking or equipment storage, Air lines and distributed power throughout the warehouse, New windows, and a Newly replaced roof.

The building is ideal for automotive use, light manufacturing, fabrication, or construction-related operations requiring both workspace and vehicle storage.

M-1 Zoning-Auto Uses (including paint), manufacturing, warehousing, etc... Website Link:  
[http://www.qcode.us/codes/gardengrove/view.php?topic=9-9\\_16-9\\_16\\_020-9\\_16\\_020\\_030&frames=off](http://www.qcode.us/codes/gardengrove/view.php?topic=9-9_16-9_16_020-9_16_020_030&frames=off)

The property is an industrial building located in the City of Garden Grove, positioned along a well-established industrial corridor surrounded by warehouses and in close proximity to the 22 Freeway, offering convenient access to major transportation routes.

Call us for more information.



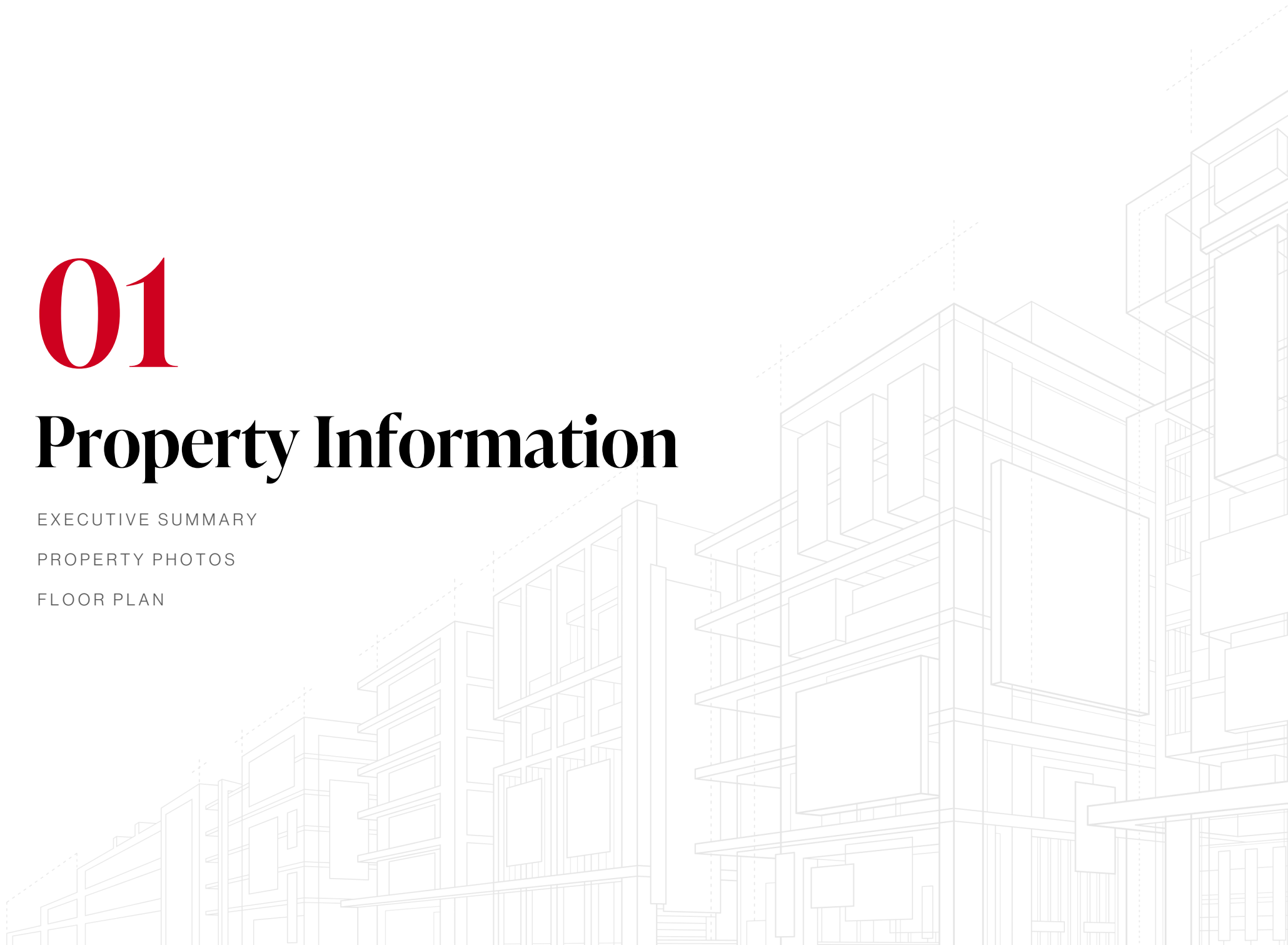
# 01

# Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN





# Executive Summary



## Property Highlights

- Roof Repaired in 2022
- New Asphalt in 2022
- Renovated Restrooms 2022
- LED Lighting
- New 10x10 front and rear doors 2024
- M-1 Zoning-Automotive & Manufacture
- Proximity to the 22 Fwy
- Ceiling Height 10'-12' Feet



<b>Price:</b>	\$1,475,000
<b>Building SF:</b>	2,600
<b>Lot Size:</b>	6,739 SF
<b>Power:</b>	240V 3 phase power
<b>2-GL Doors:</b>	Drive-Thru Access
<b>Yard:</b>	Large Private





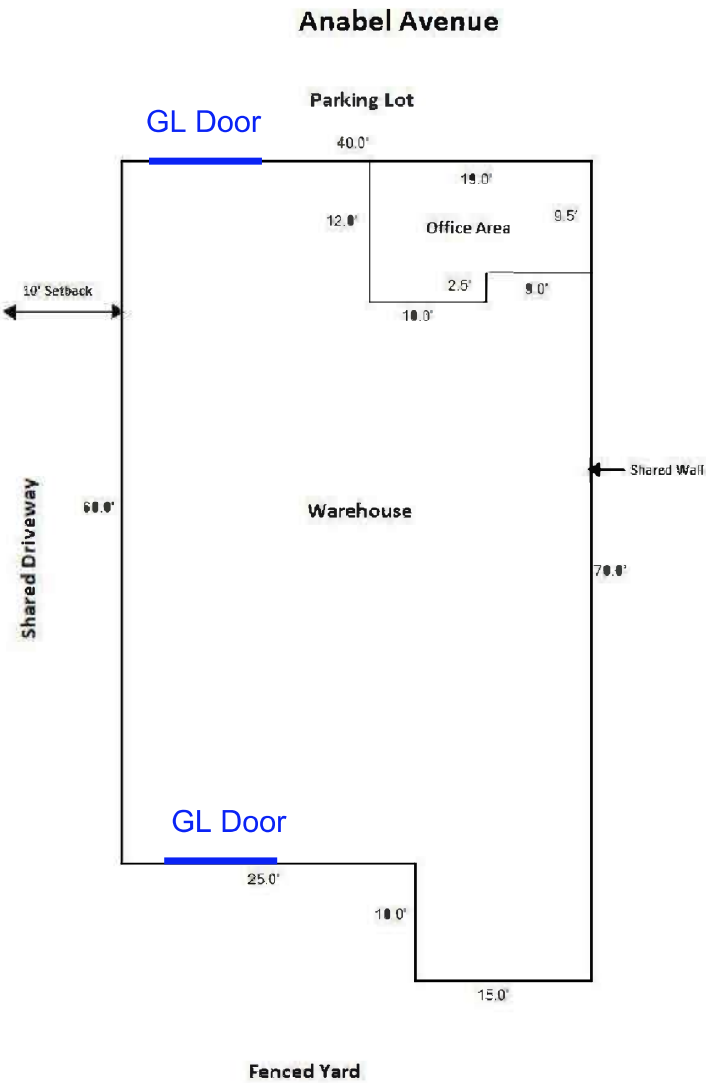


# Property Photos





BUILDING SKETCH



WinSketch by Jaramin Software



# 02

## Location Information

REGIONAL MAP

AERIAL MAP

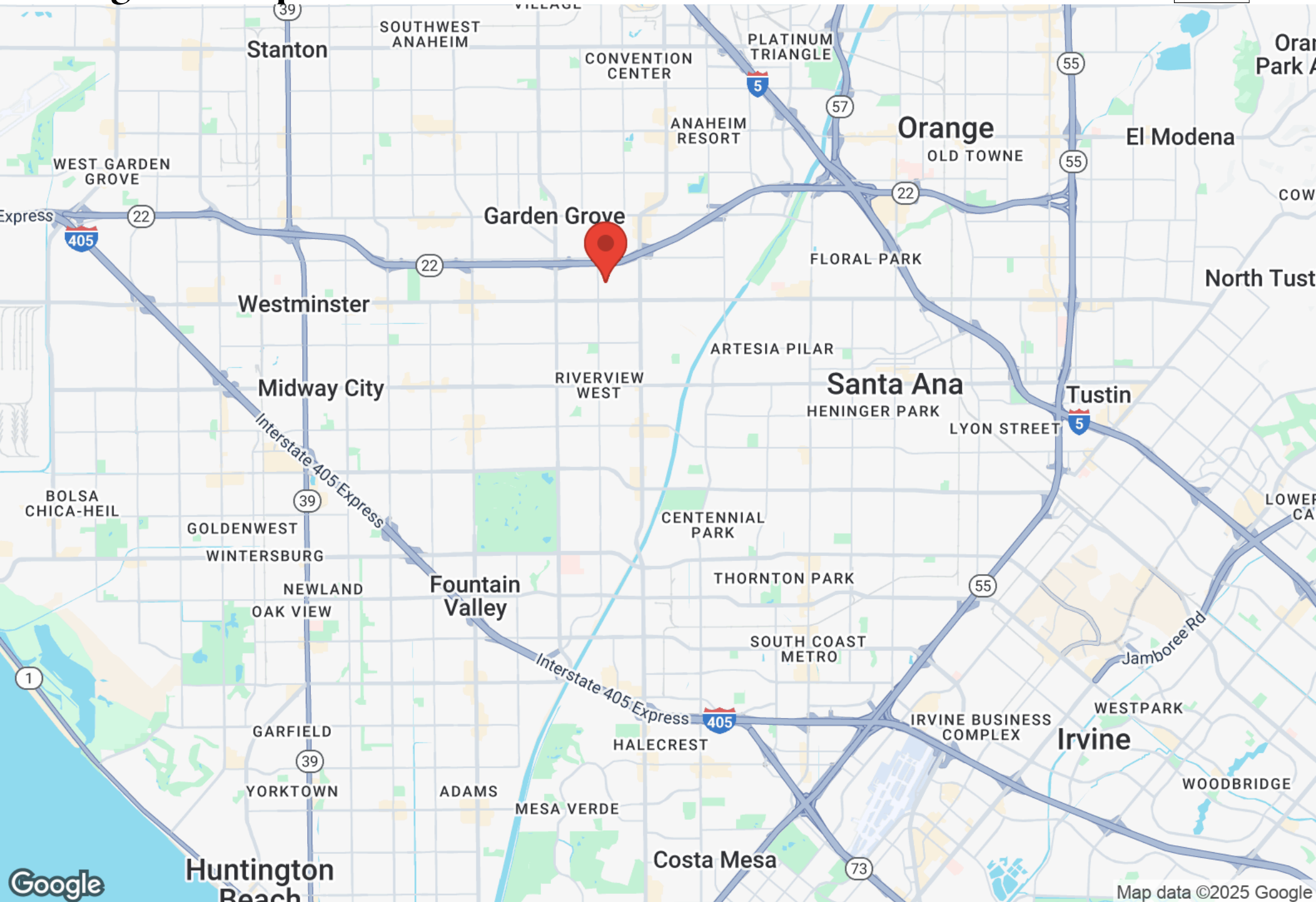
BUSINESS MAP

DEMOGRAPHICS



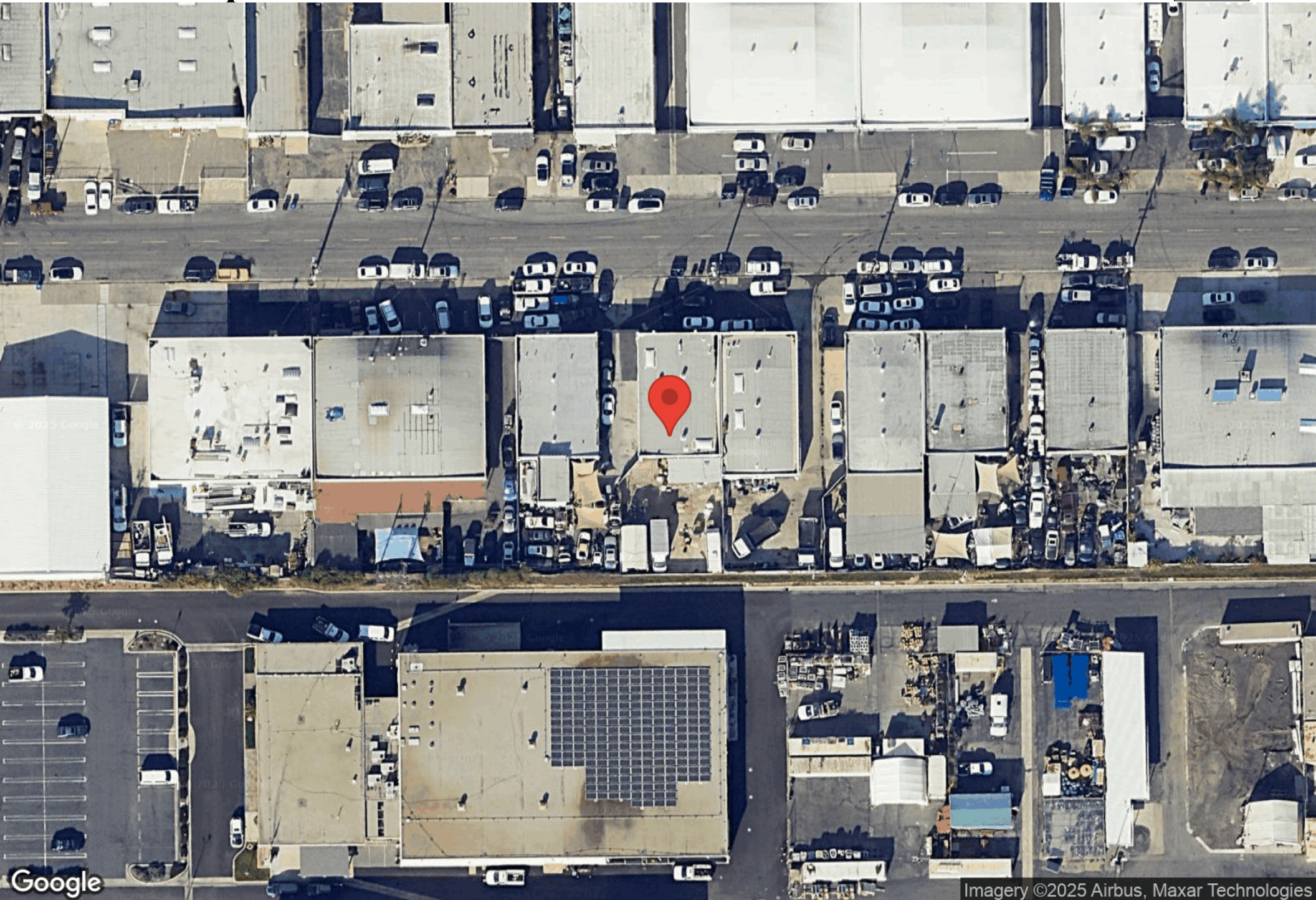


# Regional Map



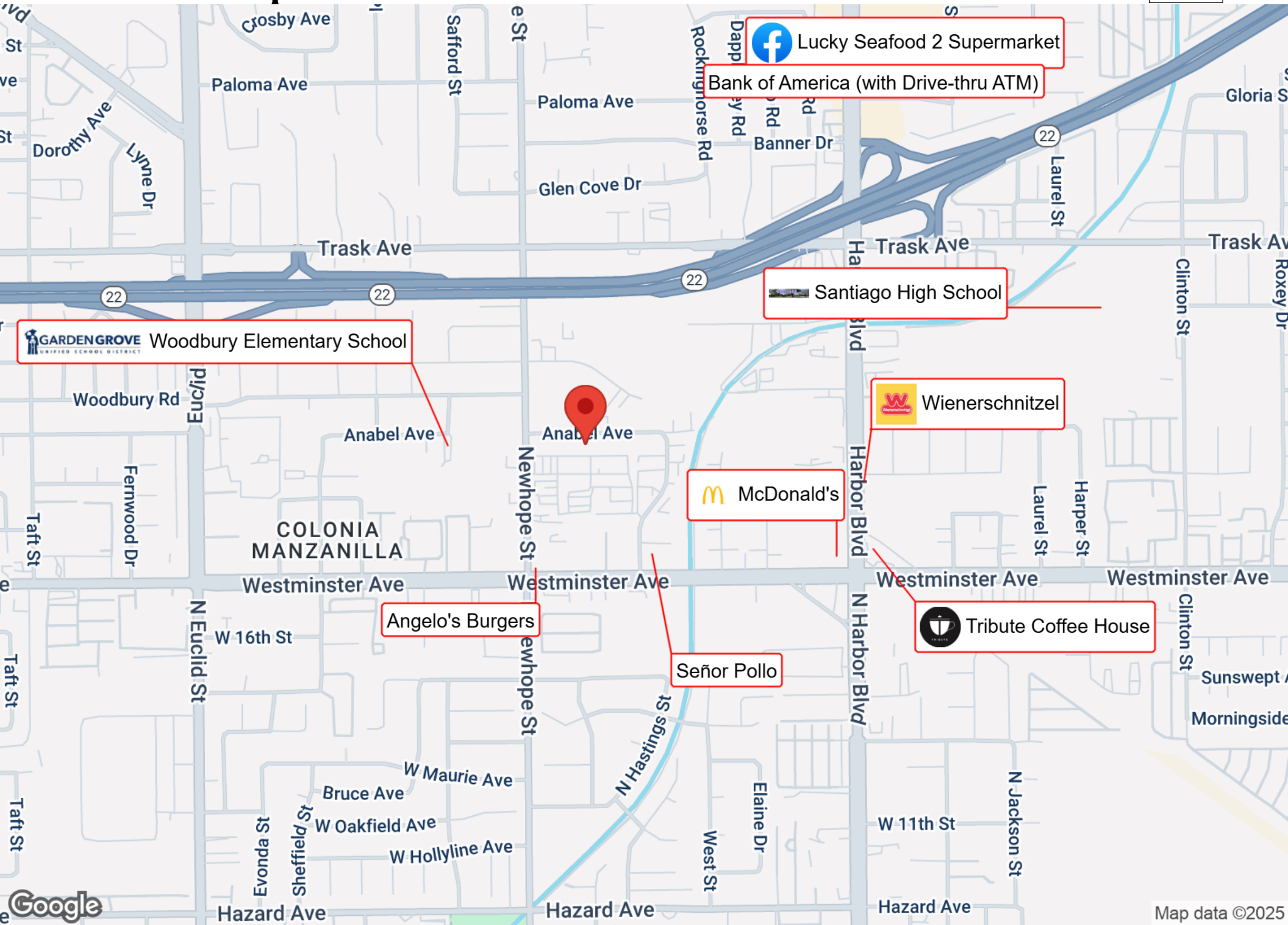


# Aerial Map





# Business Map



Lucky Seafood 2 Supermarket

Bank of America (with Drive-thru ATM)



Santiago High School



Woodbury Elementary School



Wiener Schnitzel



McDonald's

Angelo's Burgers

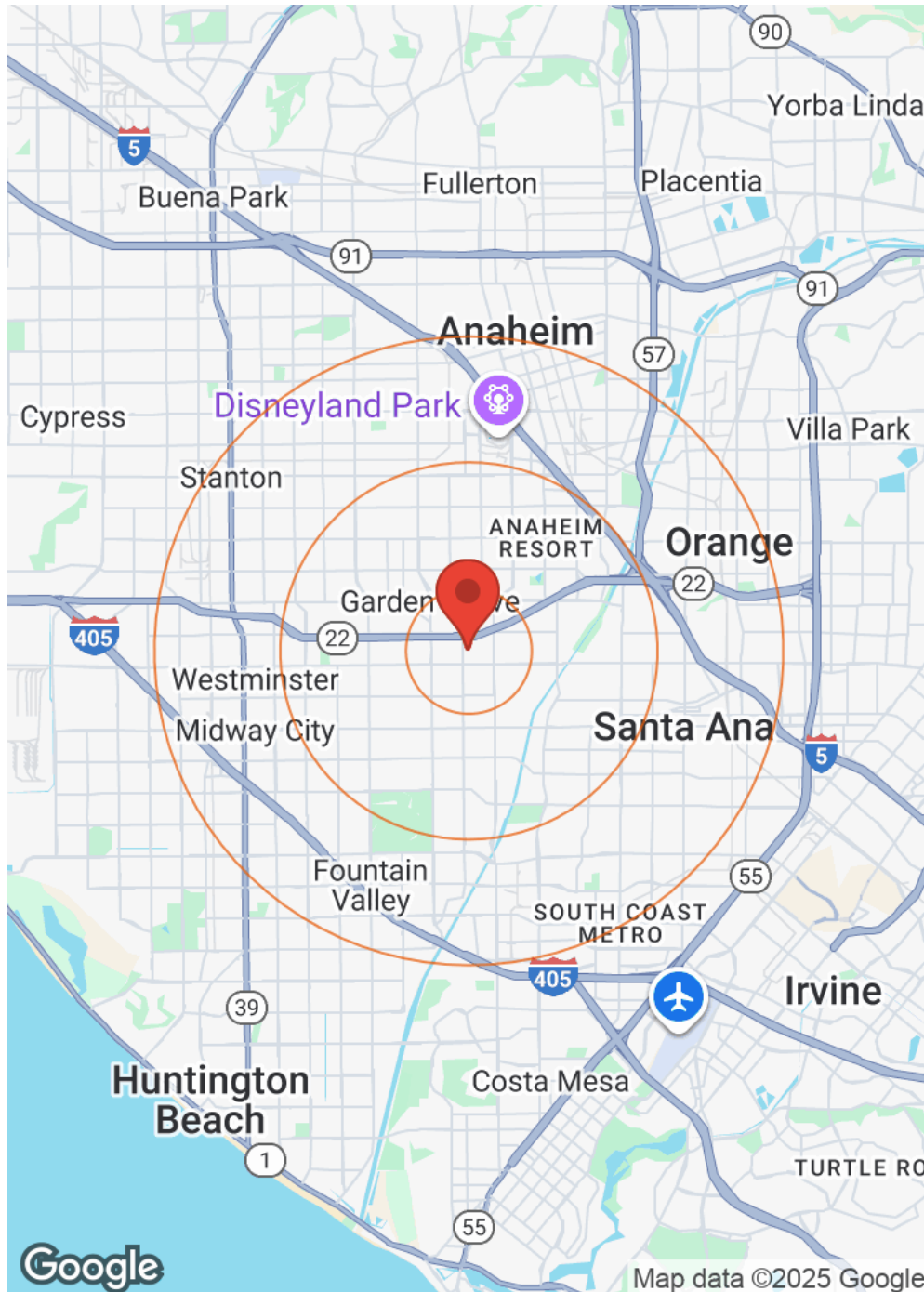
Señor Pollo



Tribute Coffee House



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	18,652	161,487	395,117
	Female	17,956	154,731	385,568
	Total Population	36,608	316,218	780,686
Age	Ages 0-14	6,341	53,147	132,931
	Ages 15-24	5,265	44,779	110,205
	Ages 25-54	15,683	136,530	338,618
	Ages 55-64	4,647	38,805	93,998
	Ages 65+	4,673	42,957	104,934
Race	White	6,293	61,315	177,606
	Black	399	4,269	12,491
	Am In/AK Nat	37	411	1,093
	Hawaiian	117	980	2,264
	Hispanic	16,602	143,848	365,908
	Asian	12,480	99,008	203,993
	Multi-Racial	564	4,870	14,287
	Other	117	1,549	3,045
Income	Median	\$86,191	\$90,981	\$91,142
	< \$15,000	793	5,856	16,985
	\$15,000-\$24,999	558	4,556	12,475
	\$25,000-\$34,999	575	3,976	10,837
	\$35,000-\$49,999	810	6,992	18,576
	\$50,000-\$74,999	1,250	12,289	33,024
	\$75,000-\$99,999	1,327	11,137	29,149
	\$100,000-\$149,999	1,835	15,923	43,285
	\$150,000-\$199,999	1,047	9,536	25,181
	> \$200,000	965	11,312	31,926
Housing	Total Units	9,680	85,792	233,458
	Occupied	9,163	81,576	221,437
	Owner Occupied	4,937	41,561	101,384
	Renter Occupied	4,226	40,015	120,053
	Vacant	517	4,215	12,022



## Property Overview

This property is ideal for an owner-user seeking space for manufacturing, automotive, granite, woodwork, or other fabrication-related businesses. The building offers ample yard space to accommodate storage, equipment, and vehicle access—perfect for operations that require both production and outdoor work areas.

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