

9210 Katella Ave



Presented by
Minnis Property Management

9210 Katella Ave, Garden Grove, CA 92841



Price: \$25.80 - \$27.00 /SF/YR

Hidden Plaza is centrally located in Garden Grove, benefiting from dense surrounding residential neighborhoods and strong daytime population. Katella Avenue, between Beach Blvd. and Brookhurst, provides excellent connectivity to major arterials and freeways, supporting consistent customer traffic for neighborhood-oriented businesses. Hidden Plaza offers a rare opportunity to lease small-format retail space in a well-located neighborhood shopping center along Katella Avenue, a heavily traveled east-west corridor serving Garden Grove and surrounding communities. The property consists of approximately 5,025 SF total, with two available units delivered in shell condition, ideal for tenants seeking a custom build-out. Both spaces have been fully demolished to shell, providing maximum flexibility for tenant improvements, layout, and branding.

Ideal Uses:

- Retail
- Professional or personal services
- Boutique concepts
- Office / Medical support services
- (No automotive or heavy industrial uses)

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Prime Katella Avenue frontage with strong daily traffic
Neighborhood-serving retail center
Small shop sizes rarely available in the submarket
End cap opportunity with added visibility
Delivered shell condition – ideal for custom build-outs
Convenient access to Garden Grove, Anaheim, and surrounding Orange County trade areas

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Salon



Retail

Listing spaces

1st Floor Ste Unit A

Space Available	785 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

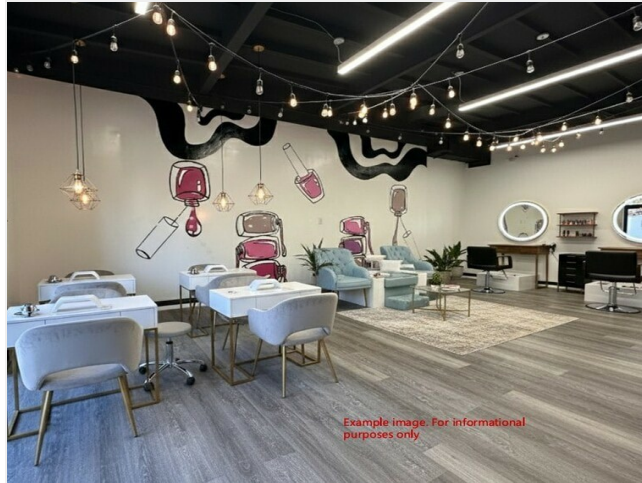
This End Cap space is delivered in shell condition – ideal for custom build-outs, and was previously occupied by a local Tax Preparer. It has a private front and rear entrance, separate electrical meter, separate HVAC, private restroom, and both Monument and Building Signage. Ideal for either office or retail use. ** Lease rate may not include utilities, property expenses or building services **

1st Floor Ste Unit C

Space Available	867 SF
Rental Rate	\$25.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This space is delivered in shell condition – ideal for custom build-outs. There is a private front and rear entrance, separate electrical meter, separate HVAC, private restroom and both Monument and Building Signage. Ideal for either office or retail use. ** Lease rate may not include utilities, property expenses or building services **

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Office

Listing spaces

1st Floor Ste Unit F

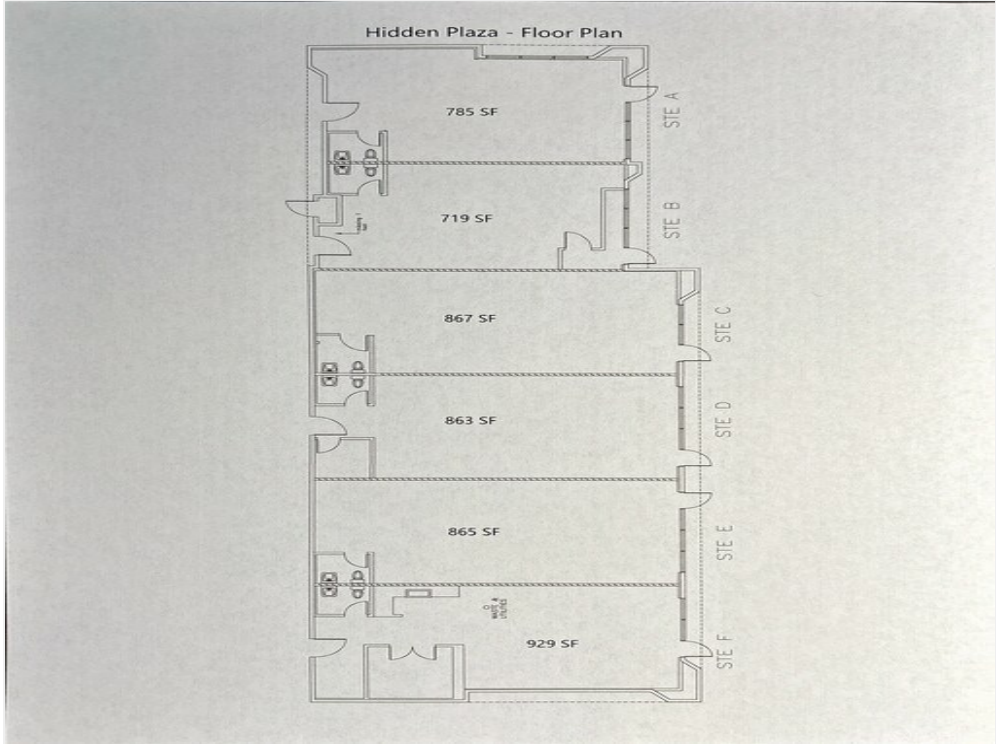
Space Available	929 SF
Rental Rate	\$25.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This End Cap space is delivered as built out, and was previously occupied by a local hair/nail salon. It has a private front and rear entrance, separate electrical meter, separate HVAC, private restroom, private office, and both Monument and Building Signage. Ideal for either office or retail use. ** Lease rate may not include utilities, property expenses or building services **

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Property Photos



Floor Plan



Office

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Property Photos



Example image. For informational purposes only

Learn



Example image. For informational purposes only

Dental

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Property Photos



Cafe



Grooming

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Property Photos



Studio



Tech

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Location

