



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



**MEDICAL OFFICE BUILDING FOR LEASE**

**12665** GARDEN GROVE BLVD  
GARDEN GROVE, CA 92843



**SUBJECT PROPERTY**

**PALM ST**

**GARDEN GROVE BLVD**

# PROPERTY HIGHLIGHTS

- 7-Story Medical Office Building
- Adjacent to Garden Grove Hospital
- Abundant Above Standard Surface Parking
- Under New Ownership
- Building and Common Area Renovations Planned
- Excellent Proximity to 22 & 57 Freeways



±74,238 SF  
Medical Office  
Building



Abundant  
Surface  
Parking



Excellent  
Proximity to 22 &  
57 Freeways

# AVAILABLE SUITES

SUITE #	SQUARE FEET	RATE	NOTES
108	±1,328	\$3.50 / SF FSG	Pharmacy Space
201	±923	\$2.35 / SF FSG	Restroom, Procedure/Exam Room, Private Office
309	±1,761	\$2.35 / SF FSG	Large Reception/Check-in Area, Office, Storage, ADA Restroom, Kitchen, Lab, 3 Exam Rooms with Plumbing



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## ABOUT GARDEN GROVE, CA

Today, Garden Grove is the fifth largest city in Orange County with nearly 172,000 residents. A drive through the city reveals the large parks, thriving businesses, both established neighborhoods and new housing developments, and a wonderful cultural diversity, yet cohesive population.

One of the City's biggest claim to fame is the annual Strawberry Festival, which debuted in 1958. The Strawberry Festival is the second largest community sponsored event in the western U.S., second only to the Rose Parade. The festival features a star-studded parade and the world's largest strawberry shortcake. The event's most famous Grand Marshal, Bobby Kennedy, presided over the parade in 1964. Proceeds from the event are donated to local charities serving Garden Grove residents.

Garden Grove has grown to become a dynamic and thriving city with a strong sense of community and colorful history. Desire for improvement and the driving spirit of community were the strengths of Garden Grove's past and now they represent the building blocks for the future.

For more information, please visit:

<https://gocity.org/history>

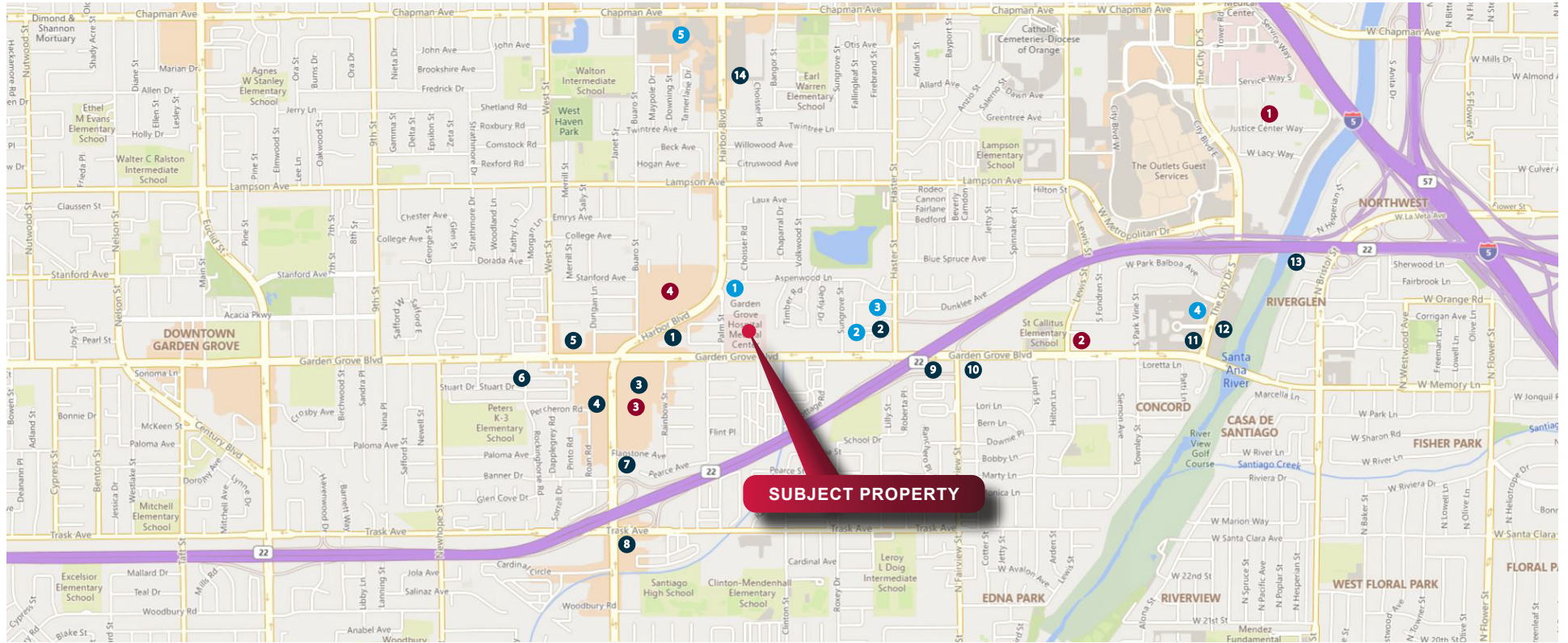


±172,000  
Estimated Residents



5th Largest City in  
Orange County

# NEARBY AMENITIES



## RESTAURANTS

1. Red Lobster
2. Popeyes Louisiana Kitchen
3. Dairy Queen Grill & Chill  
Blazin Shabu Shabu  
Sak Donuts
4. Sabroso! Mexican Grill
5. Roasting Water Garden Grove
6. Los Sanchez
7. Denny's
8. Yoshinoya

9. The Glen Bar & Grill
10. Starbucks
11. Yogi's Teriyaki
12. HiroNori Craft Ramen
13. Cafe & Bistro
14. Raising Cane's Chicken Fingers

## HOTELS

1. Harbor Inn & Suites
2. Hotel Marguerite, Trademark Collection by Wyndham

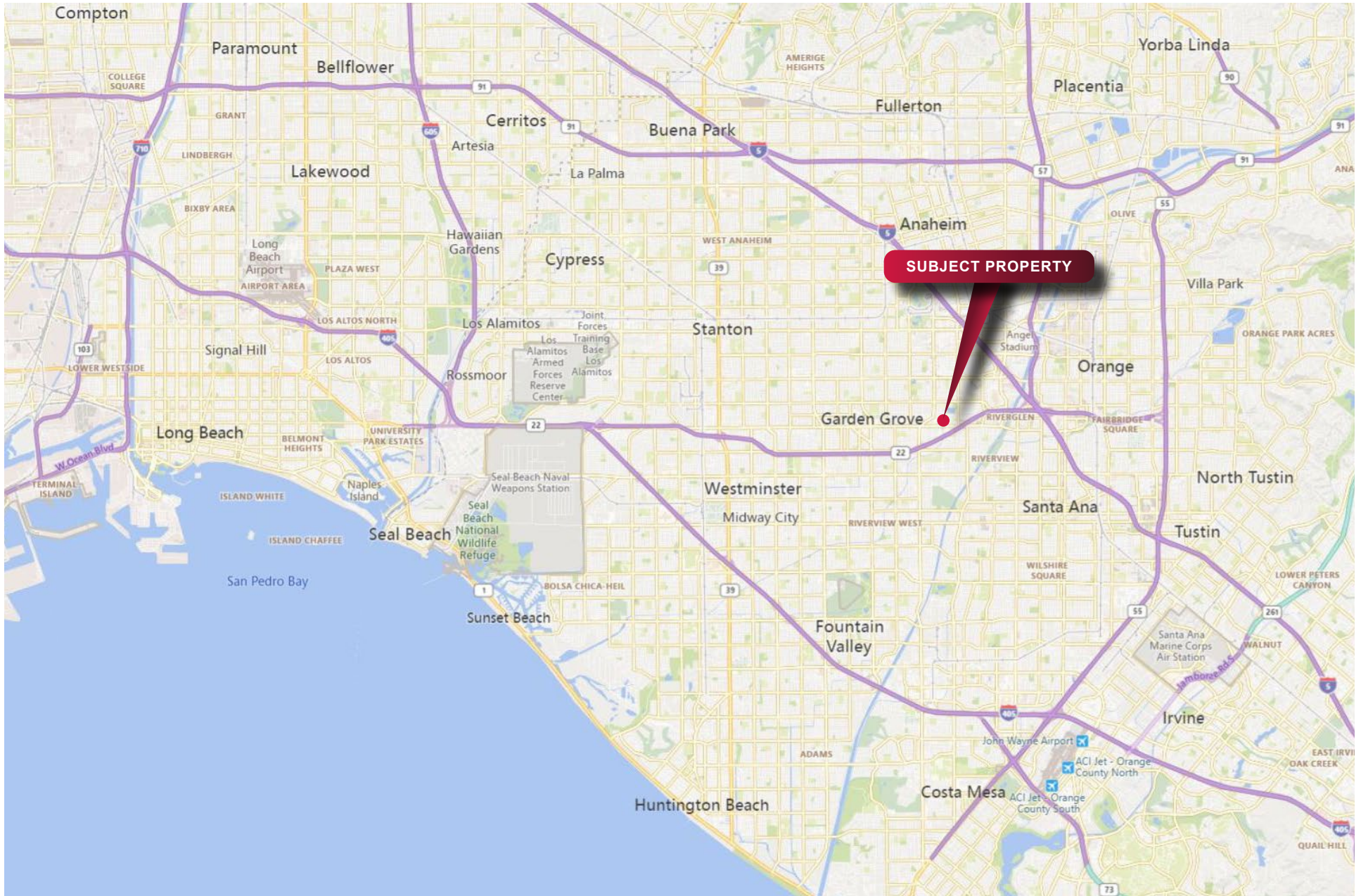
3. Sonesta Simply Suites Anaheim
4. Best Western Plus Meridian Inn & Suites, Anaheim-Orange
5. Anaheim Marriott Suites

## OTHERS

1. The Outlets at Orange
  - Krispy Kreme
  - Buffalo Wild Wings
  - Dave & Buster's
  - BJ's Restaurant & Brewhouse
2. 7-Eleven
3. Burlington  
Ross Dress for Less  
Harbor Place
4. Harbor Town and Country Shopping Center
- Nike Factory Store
- Nordstrom Rack

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# LOCAL MAP



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Local Expertise. International Reach. World Class.

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