

FREE STANDING BUILDING

VALLEY VIEW & LAMPSON

12452-12472 VALLEY VIEW ST | GARDEN GROVE, CA 92845



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LEASING

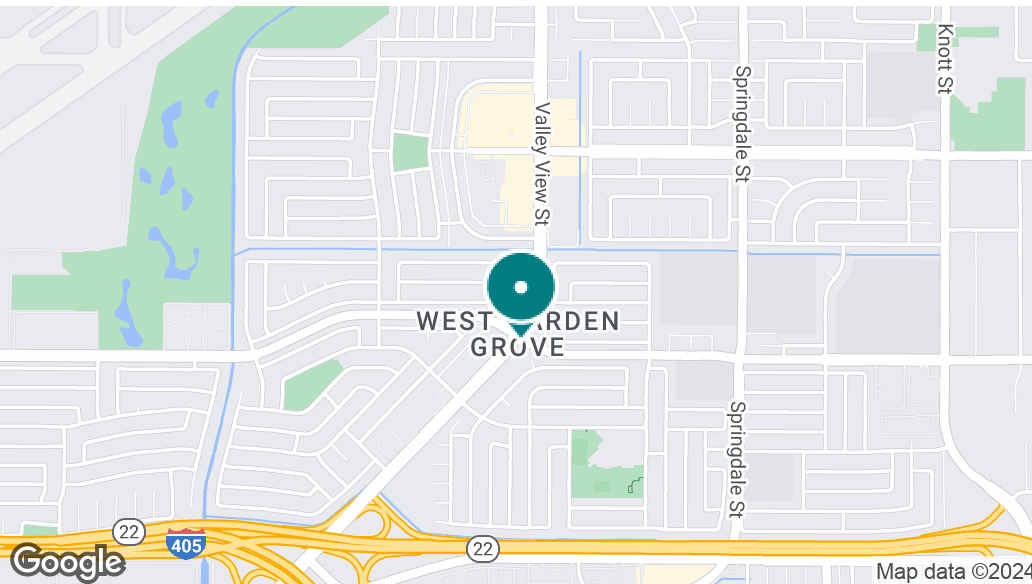
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

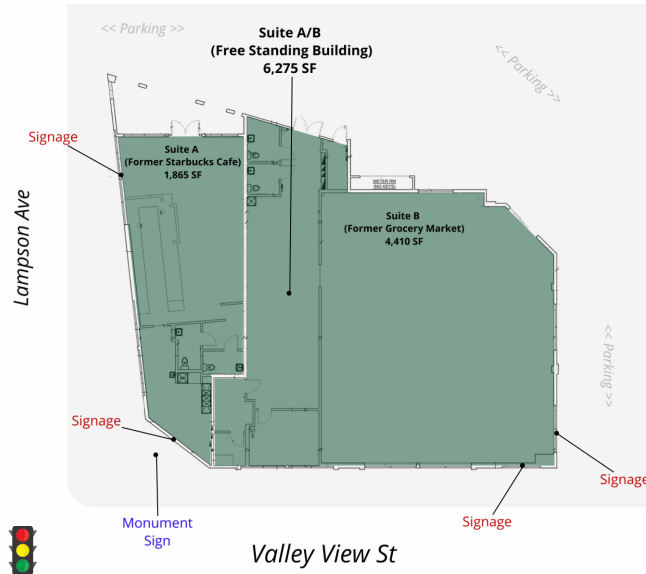
Presenting a lucrative opportunity, this property offers a former grocery space for sublease, featuring a spacious 6,275 square foot Free Standing Building with exceptional frontage - lease the Free Standing Building or individual Suite A or B. The 2012 complete renovation, amounting to over \$2 million in improvements, ensures a modern and inviting retail environment. With dual ingress/egress from Valley View Street and Lampson Avenue, accessibility is seamless. The location's prominence, coupled with strong local demographics boasting an average household income exceeding \$126,886 within a 2-mile radius, positions this space as an ideal retail haven.

LOCATION DESCRIPTION

Nestled at the northeast corner of Valley View Street and Lampson Avenue, this prime retail space commands attention in a major retail corridor and industrial area. Boasting a combined 50,834+ vehicles per day, this strategic locale is the first signalized intersection from the 22/405 Freeway entrance/exit. Adjacent to Starbucks and surrounded by renowned tenants like Target, Costco, and LA Fitness, it stands as a beacon in an area flourishing with both commercial and residential vibrancy.

PROPERTY HIGHLIGHTS

- Dual ingress/egress from Valley View Street and Lampson Avenue
- Strategic location at the first signalized intersection from the 22/405 Freeway
- Strong local demographics, \$126,886 average household income within 2 miles



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,865 - 6,275 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A/B (Free Standing Building)	Available	6,275 SF	NNN	Negotiable	Free Standing Building on a signalized intersection featuring restaurant / cafe / grocery / market infrastructure.
Suite A (Former Starbucks Cafe)	Available	1,865 SF	NNN	Negotiable	Former Starbucks Cafe Available with pre-existing infrastructure
Suite B (Former Grocery Market)	Available	4,410 SF	NNN	Negotiable	Former Grocery Market Available with pre-existing infrastructure

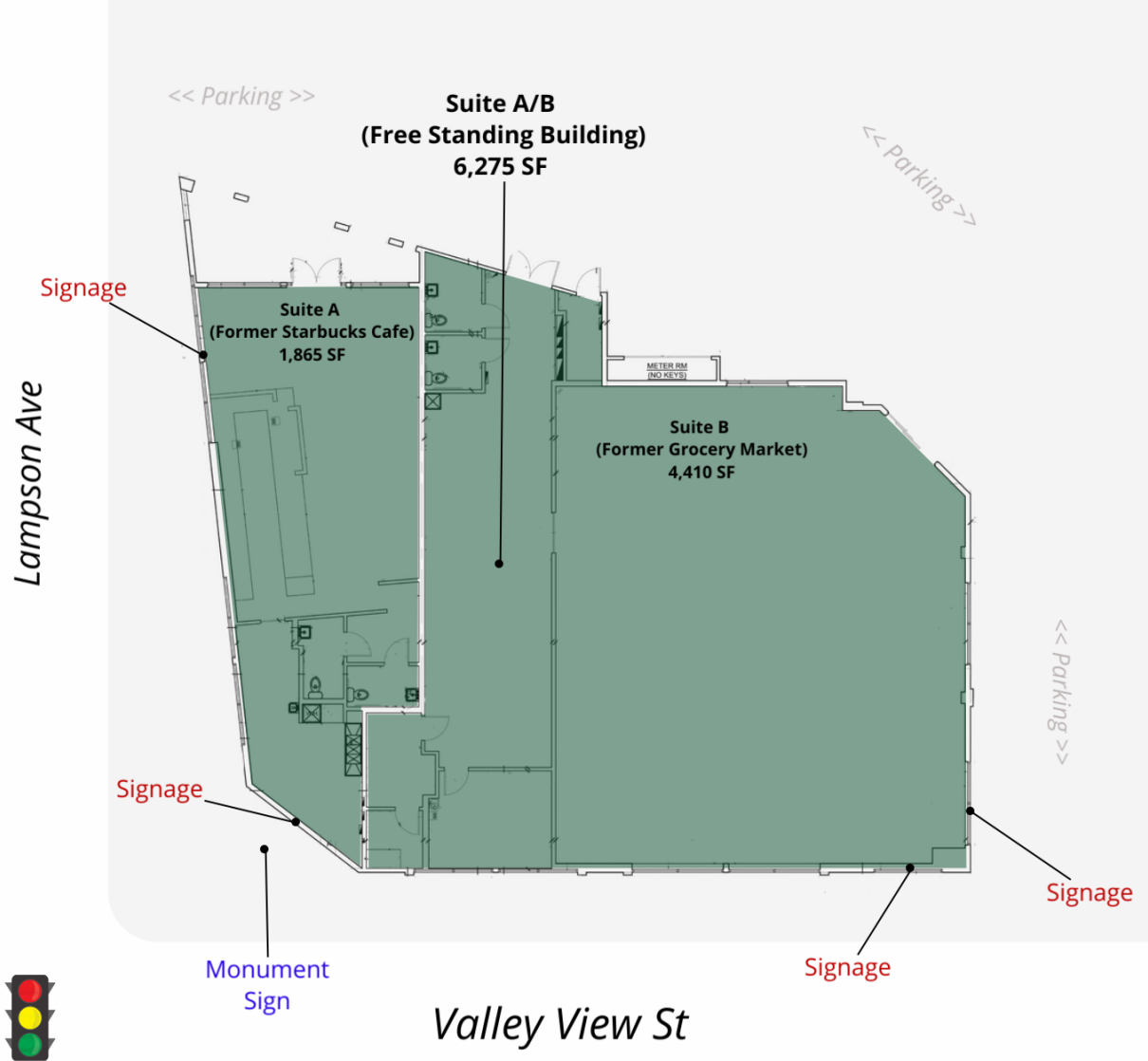
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SITE PLANS

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ADDITIONAL PHOTOS

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RETAILER MAP

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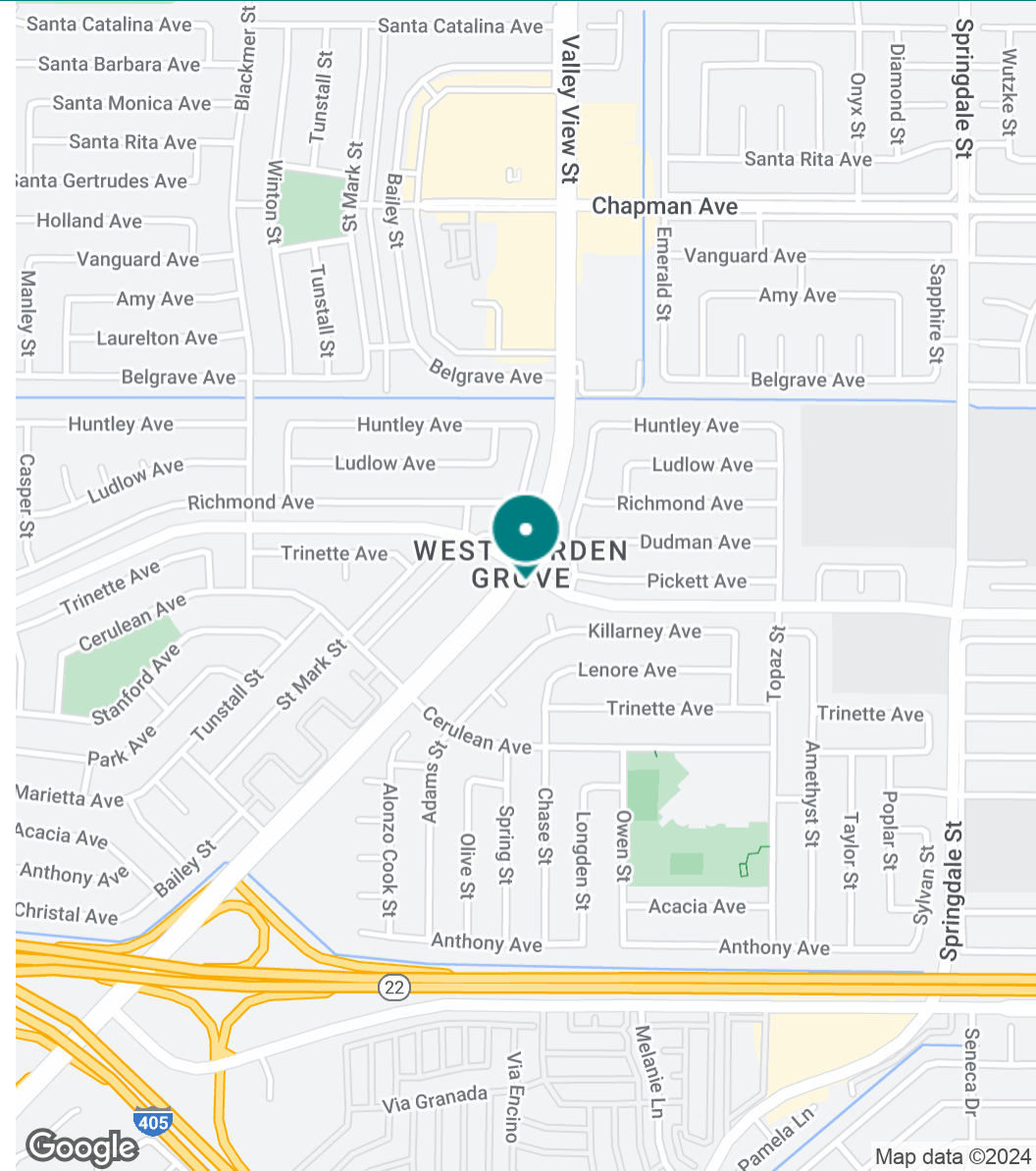
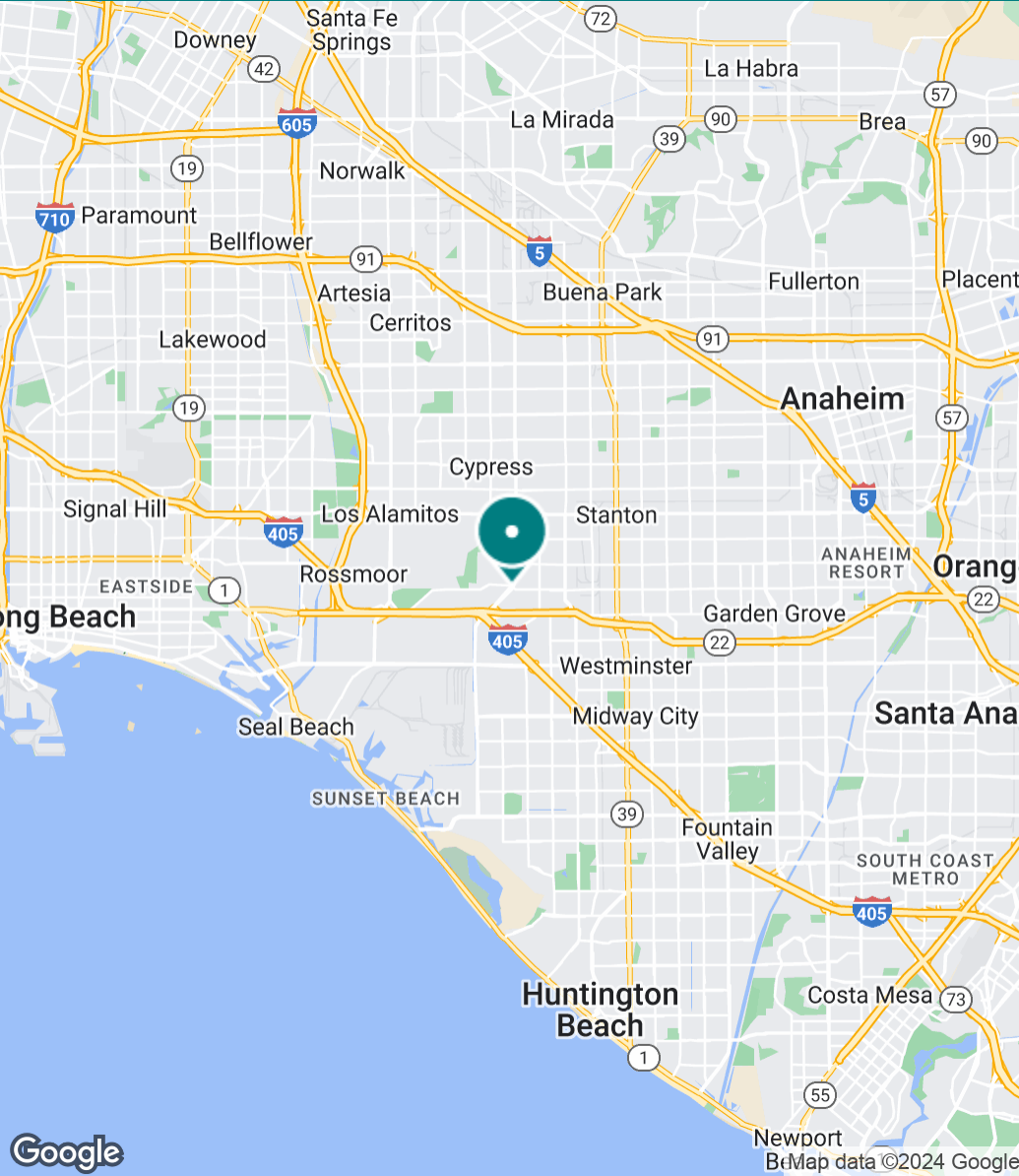
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Map
data
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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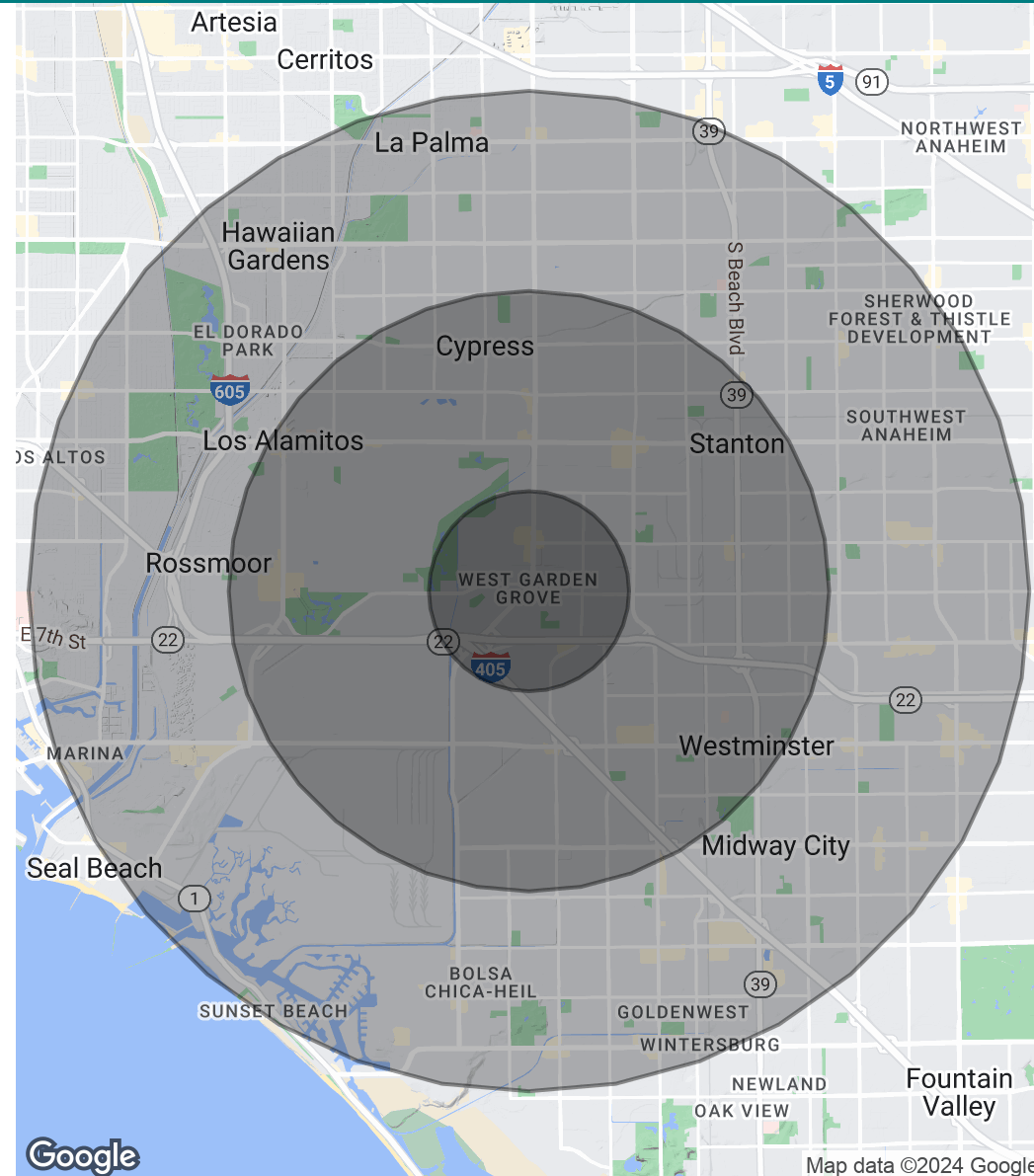
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,552	173,187	573,438
Average Age	42.6	40.9	40.8
Average Age (Male)	40.4	39.1	39.5
Average Age (Female)	45.0	42.5	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,091	57,038	191,047
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$118,217	\$104,068	\$100,777
Average House Value	\$604,697	\$587,556	\$579,311

RACE	1 MILE	3 MILES	5 MILES
% White	69.8%	52.5%	49.3%
% Black	0.7%	1.8%	2.6%
% Asian	18.2%	29.2%	31.3%
% Hawaiian	0.1%	0.4%	0.4%
% American Indian	0.4%	0.4%	0.5%
% Other	4.7%	9.4%	9.5%

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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