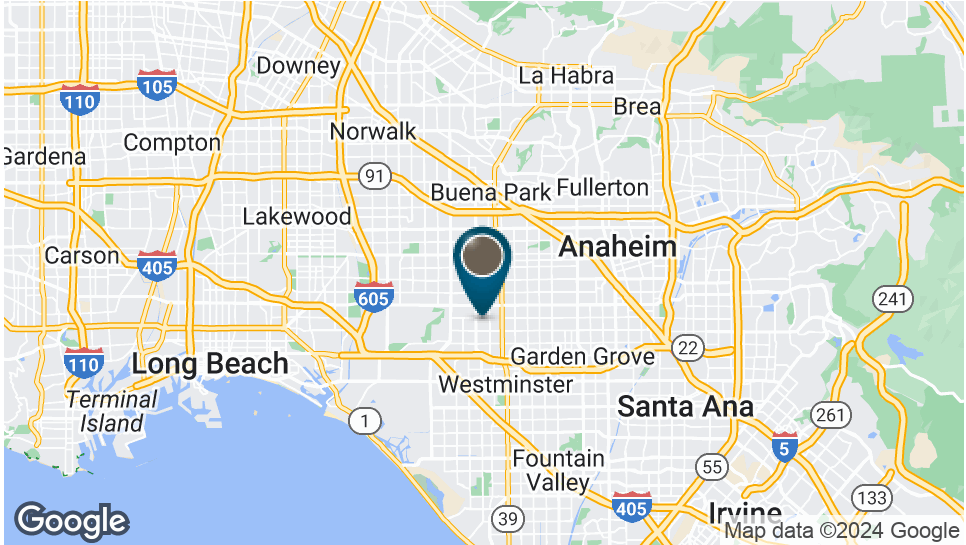


# FOR LEASE

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



### OFFERING SUMMARY

Building Size:	107,000 SF
Lot Size:	4.53 Acres
Price / SF:	\$TBD
Year Built/Renovated:	1978/2014
Renovated:	2014
Zoning:	PUD-103-76

### PROPERTY OVERVIEW

High image Corporate Headquarters Building in the heart of the Garden Grove industrial complex. 107,000 SF industrial building situated on a large 4.53 acre parcel. The property has over 3,000 amps heavy power (verify) for manufacturing, high clearance at 24 ft for distribution, 5 exterior dock doors, 2 Drive in Bays, 2 large parking lots and a secure fenced yard with a mature landscaping.

### LOCATION OVERVIEW

Centrally located in West Orange County with easy access to the 22, I-405, I-5, 91 and I-605 freeways.



117 Main Street  
Huntington Beach, CA 92648  
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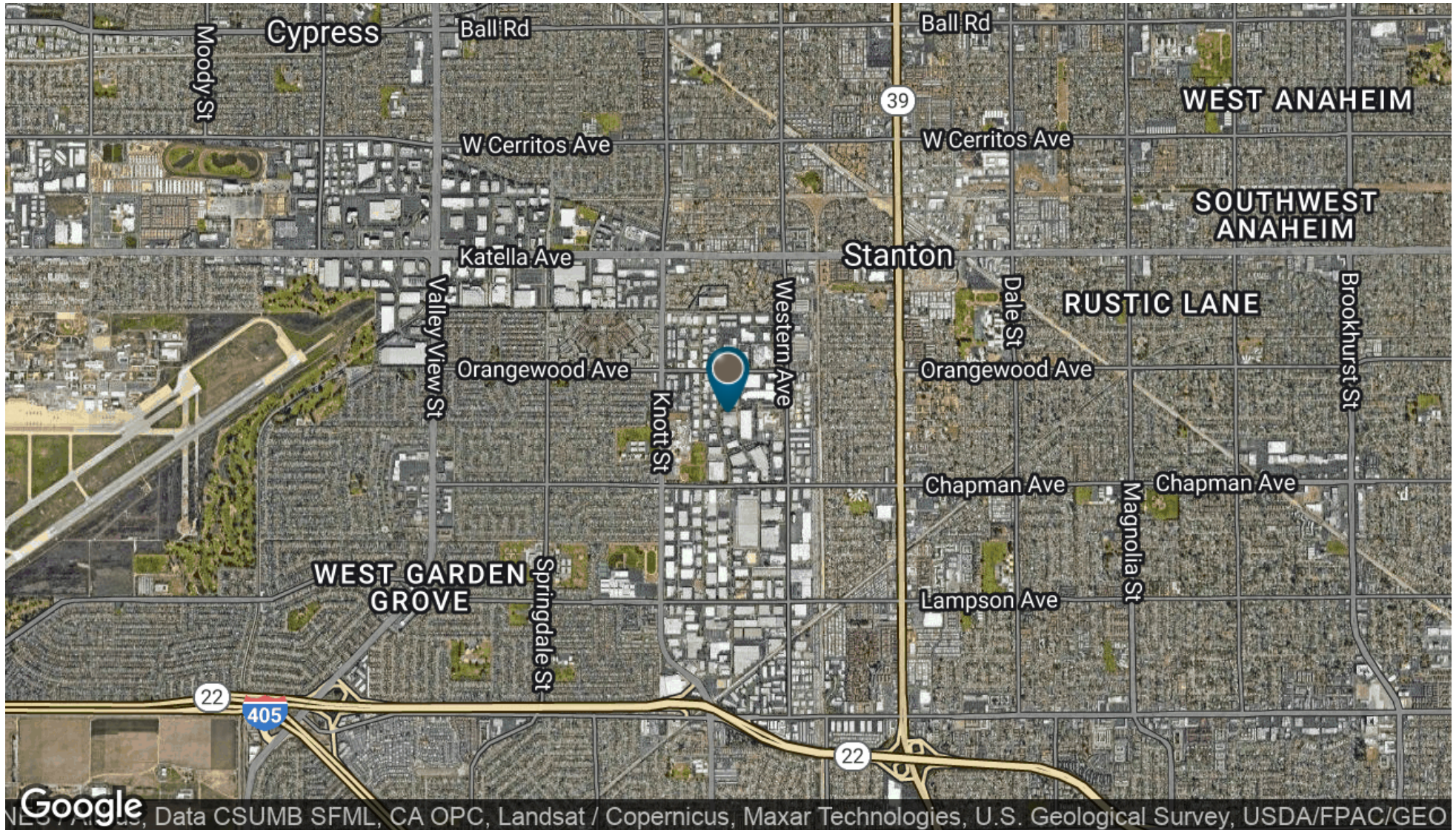
# ADDITIONAL PHOTOS

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



# LOCATION MAP

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



# DEMOGRAPHICS MAP & REPORT

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,151	248,825	614,892
Average Age	37.7	35.7	36.4
Average Age (Male)	36.7	34.8	35.4
Average Age (Female)	38.4	36.7	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,630	76,220	187,067
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$81,214	\$72,617	\$77,544
Average House Value	\$423,873	\$474,570	\$512,236

\* Demographic data derived from 2020 ACS - US Census

