

# 9562 Chapman Avenue

.82 Acres Net (.97 Acres Gross ) of Vacant Land | Garden Grove, CA

# FOR SALE



FOR MORE INFORMATION CONTACT:



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DRE# 01841959

**THE JAGER  
COMPANY,  
LTD.**

**BILL JAGER**

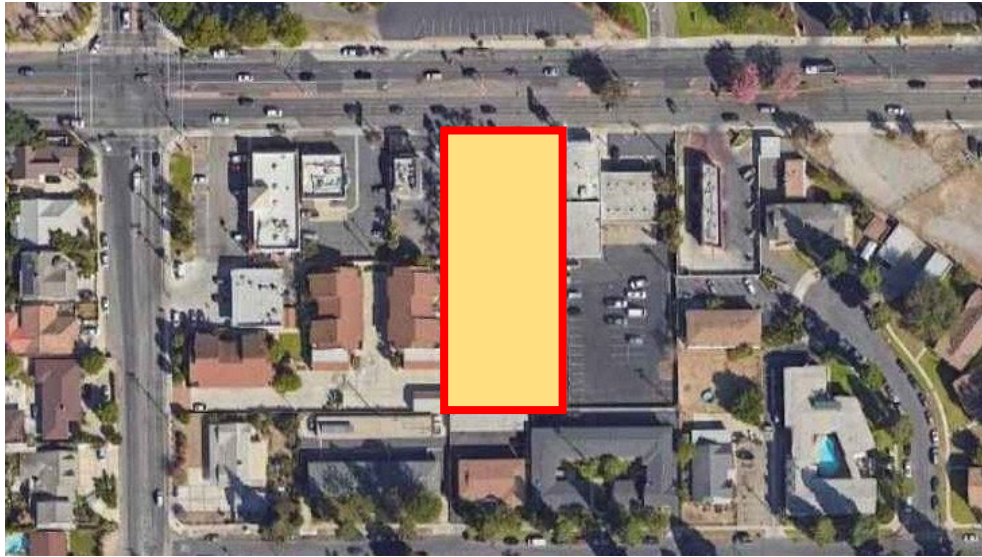
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## PROPERTY SUMMARY



PRICE:	\$5,700,000
ADDRESS:	9562 Chapman Avenue (APN 131-091-03)
MAXIMUM DENSITY:	Up to 48 Dwelling Units could be achieved Under CA Density Bonus Law
LOT SIZE:	.97 AC Gross /.82 AC Net
GENERAL PLAN LAND USE:	Residential /Commercial Mixed Use 2
ZONING:	Neighborhood Mixed Use (NMU)
GIS MAP:	<a href="#">Zoning &amp; Land Use</a>
ENVIRONMENTAL:	Phase I Study Completed (Clean Site)

### POTENTIAL PATHWAYS:

- Fully Entitled for 36 Apartment Units
- Stand-Alone Residential Development
- Commercial Development
- Mixed Use Development



Neighborhood Mixed Use (NMU) Overview: This zoning promotes relatively expansive opportunities for mixed use, commercial, or stand-alone residential development.

Purpose: The Neighborhood Mixed Use zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial areas.

Density: Allows residential developments with a base density of 24 dwelling units per acre, suitable for mid- to higher-density projects by utilizing State Density Bonus Law.

Development Potential: Ideal for mixed-use or stand-alone residential projects

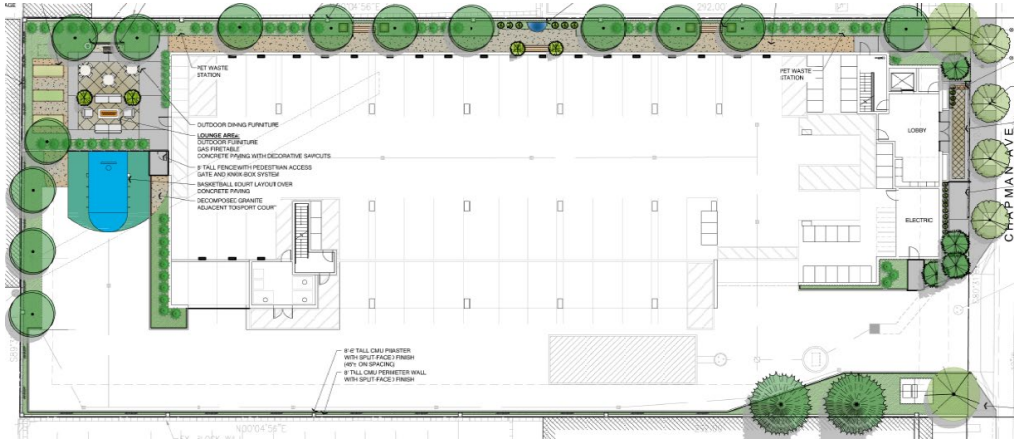


## EXISTING CONDITION: VACANT LAND



.97 ACRES GROSS / .82 ACRES NET VACANT LAND

## FULLY ENTITLED FOR A 36-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT



PRICE: \$5,700,000

ADDRESS: 9562 Chapman Avenue (APN 131-091-03)

GROSS RENTABLE  
BUILDING AREA: 30,402 Square Feet

LOT SIZE: .97 Ares Gross / .82 Acres Net

PARKING: 48 Total Parking Spaces

UNIT COUNT: 36 Units

AFFORDABLE: 4 Units @ Very-Low Income Level

We are pleased to present the opportunity to acquire 9562 Chapman Avenue, a fully entitled 36-unit apartment community.

The approved project is a 4-story building with three floors of Type V residential over one level of Type I at grade parking structure. The 36 units are comprised of four plans:

- (16) 1 Bedroom/ 1 Bath, 656 Square Foot Units
- (5) 1 Bedroom/ 1 Bath + Den, 935 Square Foot Units
- (9) 2 Bedroom/ 2 Bath, 935 Square Foot Units
- (6) 3 Bedroom / 2 Bath, 1,136 Square Foot Units

Environmental Phase 1 Study has already been completed





## PERMITTED COMMERCIAL USES



### Permitted Commercial Uses\*

Community Care Facility/Skilled Nursing Facility  
Residential/Commercial Mixed-Use Development  
Pharmacy/Drug Store  
Bowling Alley  
Retail  
Liquor  
Convenience Store  
Coffee House  
Auto Repair – General  
Service Station  
Child or Adult Day Care

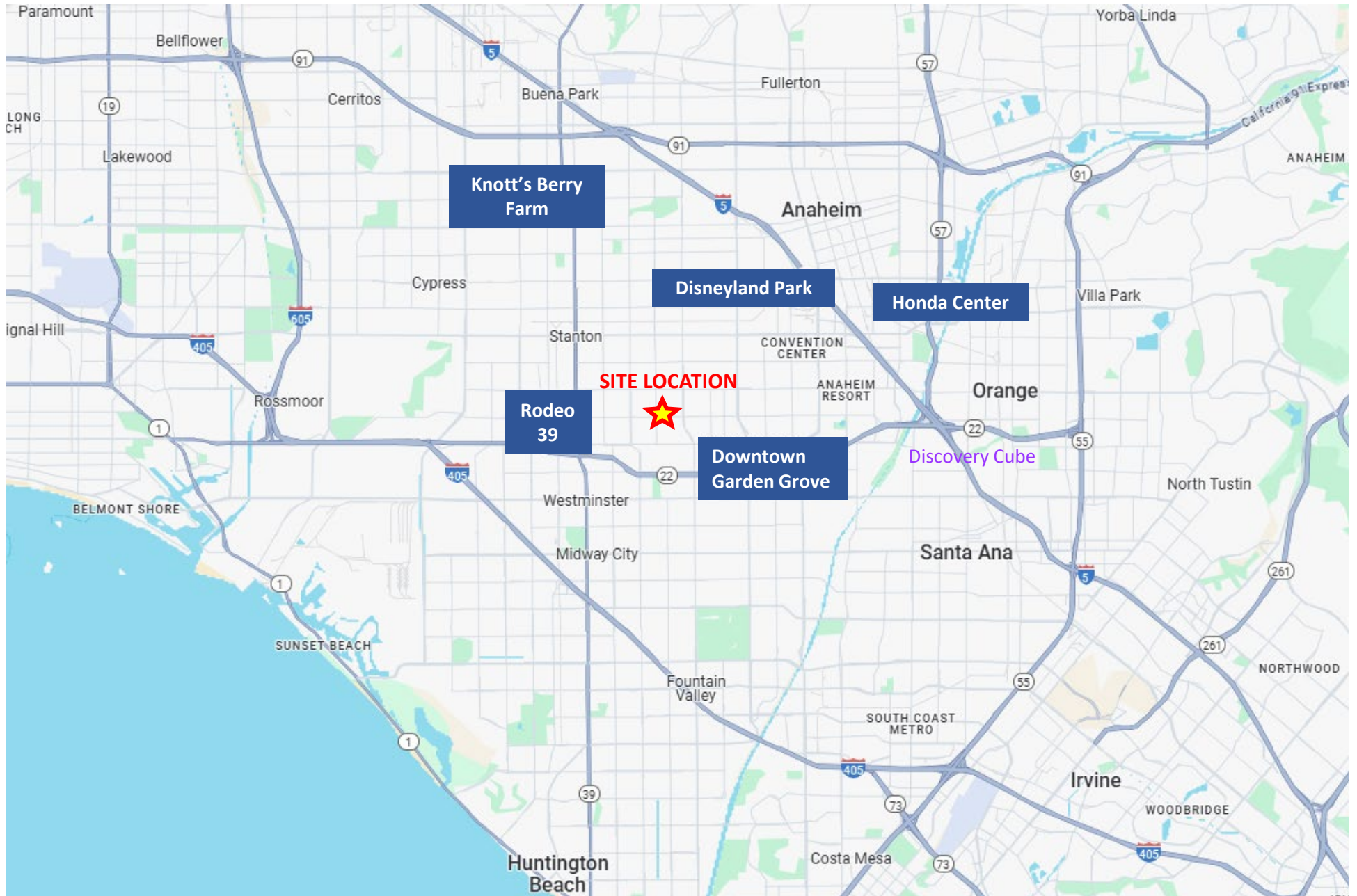
Medical, Dental and Related Health Service  
Multi-Tenant Retail Shopping Center  
Professional Office  
Cafes/Restaurants  
Grocery/Market  
Delicatessen  
Brew Pub  
Auto Parts  
Automatic Car Wash  
Drive-Thru  
Veterinary / Pet Grooming

Link for more details:

[City of Garden Grove, CA Uses Permitted](#)

\* some uses may require a conditional use permit





## EXCLUSIVE LISTING BROKERS:



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