

9562 Chapman Avenue

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

FOR SALE |



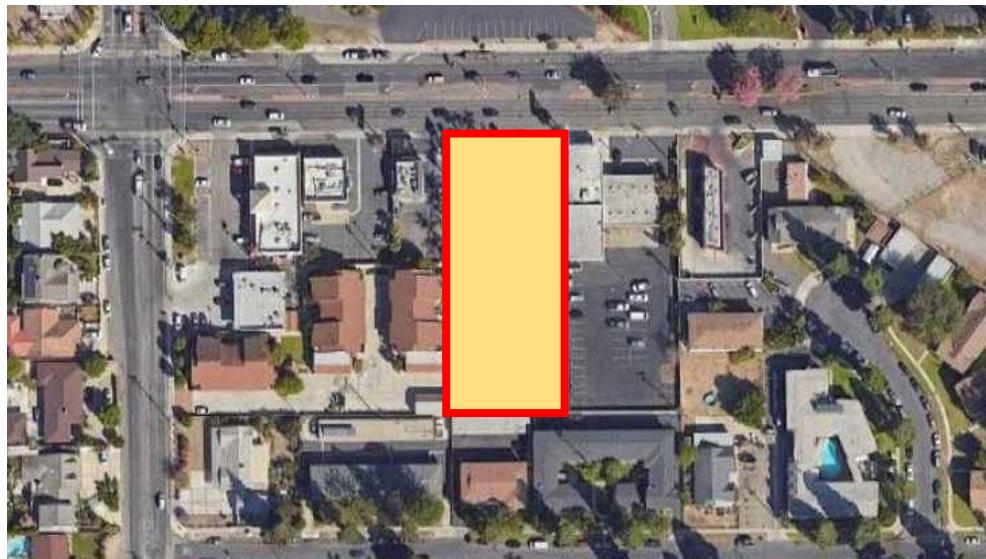
FOR MORE INFORMATION CONTACT:



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**THE JAGER
COMPANY,
LTD.**

BILL JAGER
T: (949) 280-0758
jagerco@gmail.com
DRE# 0132821



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: [Zoning & Land Use](#)

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

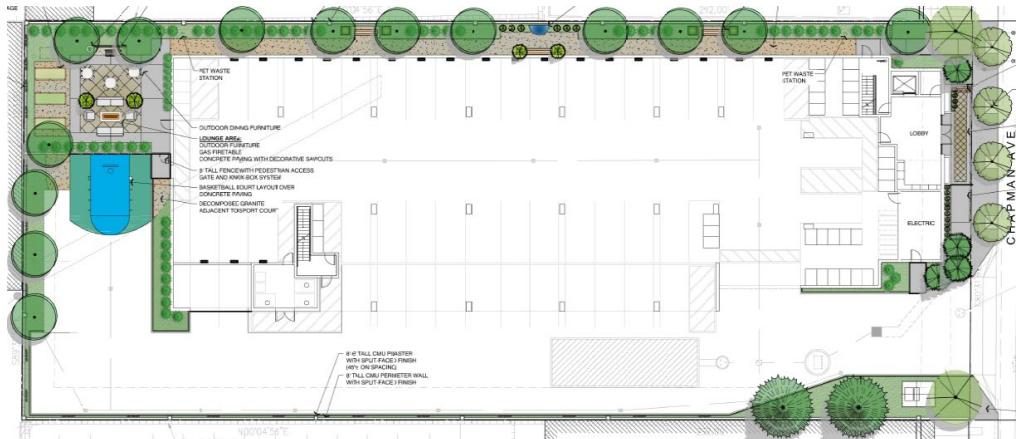
.97 ACRES GROSS / .82 ACRES NET VACANT LAND

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*

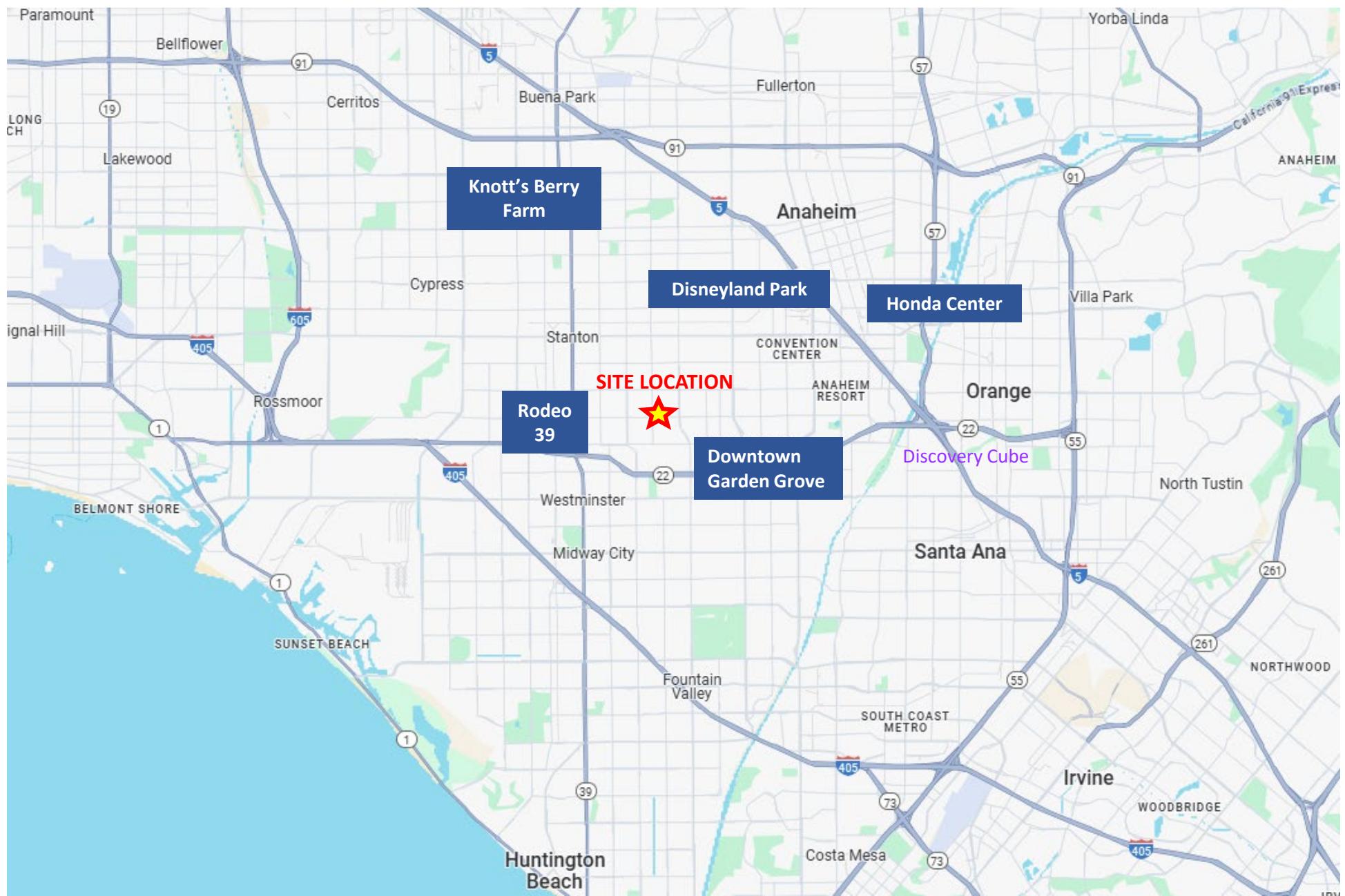
Community Care Facility/Skilled Nursing Facility
Residential/Commercial Mixed-Use Development
Pharmacy/Drug Store
Bowling Alley
Retail
Liquor
Convenience Store
Coffee House
Auto Repair – General
Service Station
Child or Adult Day Care

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

.97 ACRES GROSS / .82 ACRES NET VACANT LAND

SITE MAP



EXCLUSIVE LISTING BROKERS:



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