

■ Garden Grove Free-Standing Automotive/Retail

FIRST TIME ON MARKET IN 24 YEARS!

OFFERING PRICE
\$1,440,000



10502
GARDEN GROVE BLVD

GARDEN GROVE

10502 Garden Grove Blvd @ Nutwood | Garden Grove, CA

CBRE

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■ PROPERTY SUMMARY



1

THE OFFERING

The offering consists of an approximate 8,059 SF Parcel with 1,777 SF permitted and an added 1,800 SF non permitted Automotive / Retail Building

The property has been in operation as an independent tire sales facility for over 20 years.

The site is located on the main thoroughfare in the city, Garden Grove Boulevard, with a signal at the entrance and plenty of surface parking.

The zoning is currently, C1*, but the city will allow a variety of uses, which may include residential uses see zoning information:



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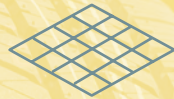
- Signalized entrance
- Centrally located in Orange County
- Hard to find automotive property
- Flexible zoning
- Ample parking
- Garden Grove Boulevard frontage
- Over 25,000 CPD
- Impressive demographics with over 32,400 residents and average household income of \$118,000+ in a one-mile radius

INVESTMENT HIGHLIGHTS

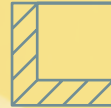
This is a rare opportunity to acquire an automotive - retail asset with these additional attributes:



Limited purchase options on this renown thoroughfare



Flat, developable parcel



Useful building size for a variety of uses



Strong traffic counts with 25,000 CPD



Excellent Daytime/Support Demographics 29,300+ in 3 Mile Radius

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PROPERTY OVERVIEW

Offering Price	\$1,440,000
Address	10502 Garden Grove Boulevard
Market/Submarket	Orange County
Square Footage	±3,577 SF *
Lot Size	±8,059 SF
Year Built	1963
Occupancy	To be delivered vacant at COE

*(Buyer to verify square footage, and 1,877 SF ± probably not permitted)



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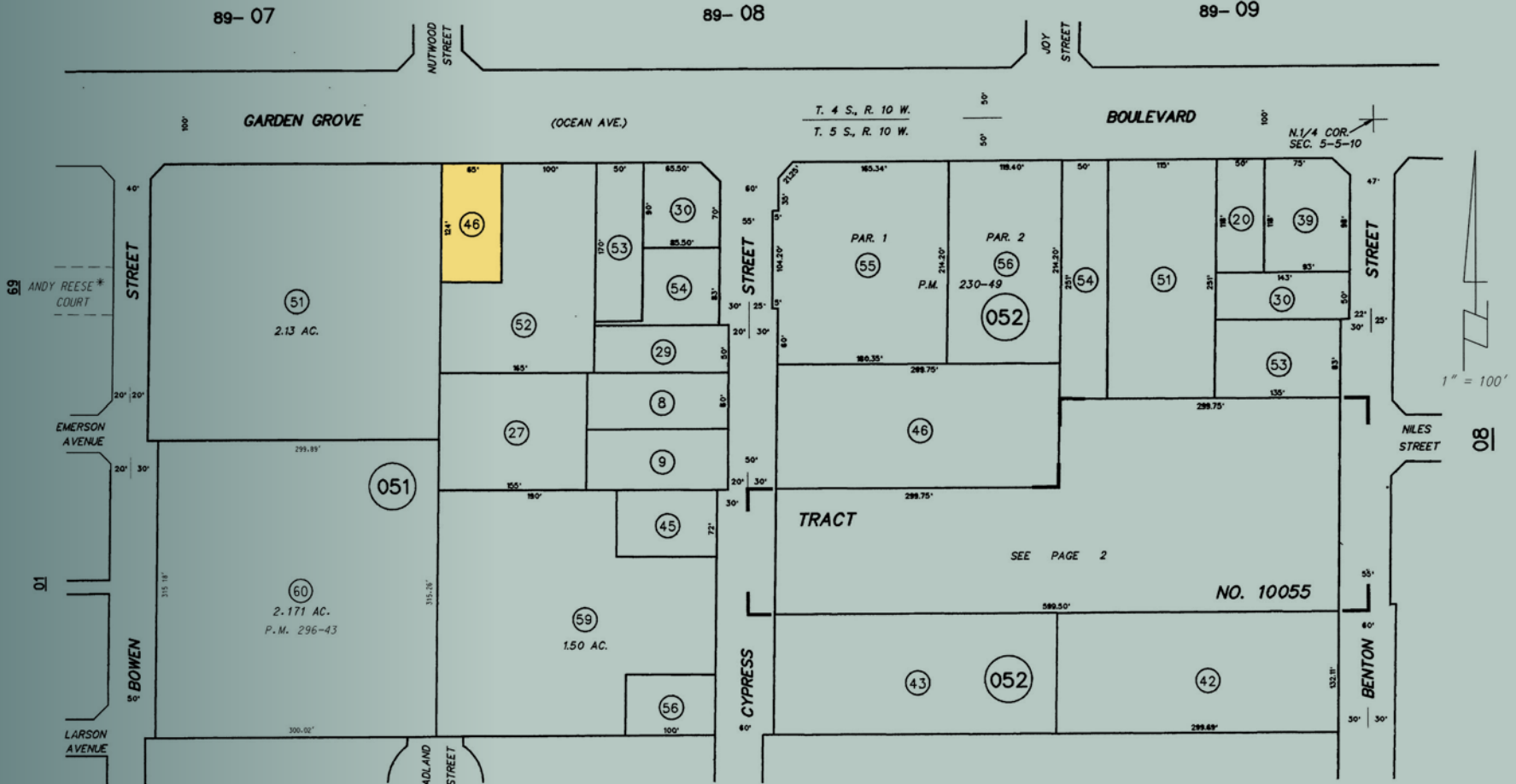
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PARCEL MAP

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POR. N 1/2, NE 1/4, NW 1/4 SEC. 5, T 5 S, R 10 W

099-05
PAGE 1 OF 2



MARCH 1951

TRACT NO. 10055
PARCEL MAP

M.M. 431-29,30
P.M. 230-49

06

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 099 PAGE 05 COUNTY OF ORANGE

*PRIVATE STREET

LOCATION MAP



■ LOCATION OVERVIEW



2

LOCATION OVERVIEW

The subject property is located in Garden Grove, in affluent Orange County.

This location, is near both the Garden Grove (22) and Santa Ana (5) Freeways. It is centrally located in the county and offers convenient proximity to the neighboring cities of Orange, Westminster and Santa Ana.

The access and visibility to the freeway and off-ramp, makes it ideal not only for neighborhood, convenience uses, but also for destination uses that desire freeway proximity.



CITY OF GARDEN GROVE



■ MARKET OVERVIEW



3

CITY OVERVIEW

THE CITY OF GARDEN GROVE is ideally located along the Garden Grove (22) Freeway allowing for easy consumer access and business conveniences, and adjacent to the cities of Santa Ana in the southeast, and Anaheim in the northeast.

Notable Garden Grove Events / Venues:



Strawberry Festival:
Second-largest Community-Funded event in the Western U.S.



Christ Cathedral
(formally known as Crystal Cathedral)



Great Wolf Lodge:
Indoor water park and resort

Site Demographics



Average HH Income

1 Mile	\$116,793
3 Miles	\$109,478



Population

1 Mile	31,995
3 Miles	305,867



Daytime Population

1 Mile	27,174
3 Miles	229,371

Top Garden Grove Employers

Name	Employees	Description
Great Wolf Lodge Southern CA.	740	Hotels & Motels
Garden Grove Hospital Med Ctr.	550	Hospitals
Air Industries Co.	510	Bolts Nuts Screws Rivets/Washers (Mfrs)
GGUSD Maintenance	500	Building Maintenance
Saint-Gobain Performance Plstc.	474	Plastics & Plastic Products (Mfrs)

NEARBY ATTRACTIONS

DISNEYLAND: Disneyland attracts approximately 18 million visitors annually, making it one of the most popular theme parks in the world. This influx of tourists significantly contributes to the local economy, generating an estimated \$5 billion in total revenue for the local economy. The park not only boosts tourism but also supports local businesses and creates thousands of jobs in the area.

MAIN PLACE MALL: This 1.1 million square foot mall has transformed several times over the 60+ year history. The importance of this location is the centrality in the city and location at the confluence of the Garden Grove (22) and Santa Ana (5) Freeways.

DOWNTOWN SANTA ANA: The historic downtown area is known for its vibrant arts and culture scene, with galleries, theaters, and restaurants.

The Artists Village is a hub for local artists and hosts regular art walks.

DISCOVERY CUBE ORANGE COUNTY: A science museum that offers hands-on exhibits and interactive learning experiences for both kids and adults.



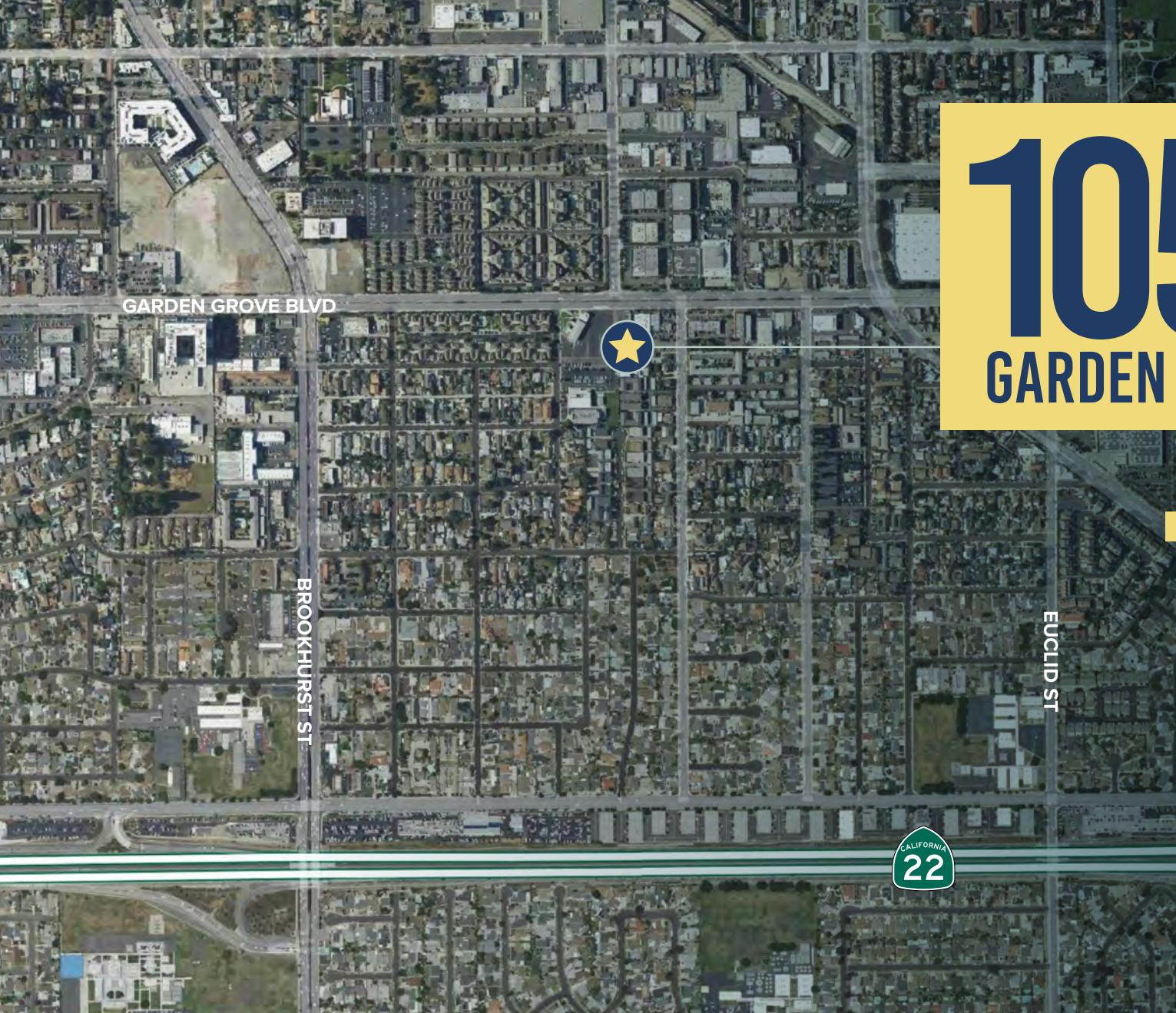
BOWERS MUSEUM: This museum showcases a diverse collection of art and cultural artifacts, with a particular emphasis on Asian, Native American, and Latin American art.

SANTA ANA ZOO: Home to a variety of exotic and endangered species, the zoo provides a family-friendly outing for animal enthusiasts.

OLD ORANGE COUNTY COURTHOUSE: A historic courthouse building that has been preserved and now serves as a museum.

HERITAGE MUSEUM OF ORANGE COUNTY: A historical site featuring several restored buildings from the 19th century, offering insight into the area's history.

SANTIAGO CREEK TRAIL: A scenic urban trail for walking and biking through the city, providing a peaceful escape from the urban hustle and bustle.



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