

FOR LEASE

22 & Beach

12979 Beach Blvd | Garden Grove, CA 92841



RETAIL OPPORTUNITY

1,247 SF

Pad Endcap Available



DESCRIPTION

- Highly visible center anchored by Rodeo 39 Public Market (a highly curated food hall showcasing eclectic bars & eateries)
- Extremely dense population within a 3-mile radius (over 256k) with high average household incomes (over \$121k)
- Located at the signalized corner of Beach Blvd & Garden Grove Blvd with high traffic counts (combined over 97k per day)
- Strong co-tenancy to include Planet Fitness, Chase Bank, In N Out, Raising Cane's, Panda Express, Club Pilates, and more!
- Convenient access to CA 22 fwy (over 188k cpd)
- Premier retail endcap available fronting Beach Blvd (over 70k cpd)

CONTACT

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2024 DEMOGRAPHICS

1 Mile

Population 32,826
 Avg Household Income \$95,263
 Daytime Population 9,876

3 Miles

Population 256,530
 Avg Household Income \$121,534
 Daytime Population 80,171

5 Miles

Population 651,643
 Avg Household Income \$124,317
 Daytime Population 244,175

*Source: Esri



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Site

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