



13861 Harbor Blvd.
Garden Grove, CA 92843

13851 Harbor Blvd.
Garden Grove, CA 92843

**13851 & 13961 Harbor Boulevard
Garden Grove, CA 92843**

NAI Capital

Presented To You By: NAI Capital Commercial Inc. | 21660 Copley Dr. #320 | Diamond Bar, CA 91765

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EXECUTIVE SUMMARY

NAI Capital is pleased to present the opportunity to lease an Auto Dealership and Automotive Repair Facility.

13861 Harbor Boulevard, Garden Grove, CA 92843 (Auto Dealership) features an approximately +/- 4,588 square foot sales office situated on +/- 40,683 square foot of improved land.

13851 Harbor Boulevard, Garden Grove, CA 92843 (Automotive Repair Facility) features an approximately +/- 6,151 square foot building situated on +/- 21,380 square foot of improved land.

The Auto Dealership and Automotive Repair Facility are in the dominant auto center of Garden Grove, California and consist of the following: well maintained sales office, auto servicing department, and parking for over 200 cars. This property was renovated in recent years with over \$250,000.00 in improvements.

The property is strategically located along Harbor Boulevard which benefits from visibility, pro auto related businesses and convenient access to the 22,5, and 405 freeways making this a great thoroughfare for commercial traffic. The VPD indicates over 59,000 vehicles traveling daily through Harbor Boulevard. The tremendous upside of this property would be well suited for a Tenant who wants to take advantage of the turnkey Auto Dealership and Automotive Repair Facility. Property tours are available by appointment.

PROPERTY OVERVIEW

**Property Type**

Auto Dealership and Automotive Repair Facility

**Class**

A

**Address**

13851 & 13861 Harbor Boulevard
Garden Grove, CA 92843

**Location**

Convenient Access to the 22, 5, and 405 Freeways. Center of Garden Grove Auto Center

**APN**

100-130-79

**Construction**

Concrete

**Year Built**

1972 and 1985

**Zoning**

Commercial (General & Retail)

**Property Area**

Auto Dealership +/- 4,588 SQFT sales office
situated on +/- 40,683 SQFT of improved land

Auto Repair Facility +/- 6,151 SQFT building
situated on +/- 21,380 SQFT of improved land



PROPERTY HIGHLIGHTS

- Auto Dealership +/-4,588 SQFT sales office situated on +/- 40,683 SQFT of improved land
- Auto Repair Facility +/-6,151 SQFT building situated on +/-21,380 SQFT of improved land
- Well Maintained Sales Office and Auto Servicing Department
- Fully Paved and Gated
- Located in Prestige Auto Center of Garden Grove, CA
- Grandfathered In Auto Sales License
- Turnkey Site with Extensive Parking for Immediate Occupancy
- Large Pylon Sign: Visible to daily traffic (VPD indicates over 59,000 vehicles)
- Convenient Access to the 22, 5, and 405 Freeways
- Properties can be Leased Individually





**13851 Harbor Blvd Garden
Grove, CA 92843**

Automotive Repair Facility Photos





13861 Harbor Blvd
Garden Grove, CA 92843

Auto Dealership Photos



MARKET OVERVIEW

City of Garden Grove Orange County, CA

Garden Grove is a city located in northern Orange County, California in the United States. It has a population of approximately 172,501 residents and sits along State Route 22 in a culturally diverse region known for its strong Asian American community and notable landmarks such as the Christ Cathedral.

Demographics: The city's population is diverse, with a mix of White, Asian, and Hispanic residents. The median age is 39.1 years and the median household income is around \$94,385

Economy: Garden Grove's economy is supported by a strong base of retail, service, and small business industries. The city sits along State Route 22, which supports a dense network of shops, restaurants, and local services. The city has 6,337 total businesses, including 155 company headquarter locations, and a growing healthcare industry. Located in Northern Orange County, Garden Grove benefits from its position within the greater Los Angeles-Long Beach-Anaheim metro area, offering businesses access to major regional markets. Its proximity to well-connected freeways enhances mobility for both residents and businesses.

Education: Garden Grove is served by the Garden Grove Unified School District, one of the largest in Orange County, providing education to tens of thousands of students across numerous elementary, intermediate and high schools. The city is also home to several private educational institutions and career colleges, including UCI College-Garden Grove, Concorde Career College, and Advance Beauty College.

Transportation: Garden Grove offers convenient regional connectivity, anchored by State Route 22 (the Garden Grove Freeway), which links the city to key destinations across Orange County. With easy access to the LA- Long Beach- Anaheim metro area and an average commute time of about 28.8 minutes, Garden Grove is well-positioned for residents, visitors, and businesses.

Recreation: Garden Grove offers a wide range of parks and recreational amenities, including Garden Grove Park and Atlantis Play Center, known for its unique playgrounds and open green spaces. The city also features the Garden Grove Sports & Recreation Center which provides activities such as basketball, volleyball, and badminton for all ages.

Overall, Garden Grove is a diverse and thriving city with a strong economy with plenty of business opportunities.

Top 5 Employers in Garden Grove: include **Great Wolf Lodge Southern California**, **Air Industries Company**, **Garden Grove Hospital Medical Center**, **Hyatt Regency Orange County**, **GKN Aerospace Transparency Systems Inc**



Estimated Population (2025)
172,501



Total Businesses
6,337



Total Employees
45,884



Total Household Expenditure
\$5.58B



Median Household Income
\$94,385



Total Employees
45,884



Median Age
39.1



AERIAL VIEW

Garden Grove | California



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