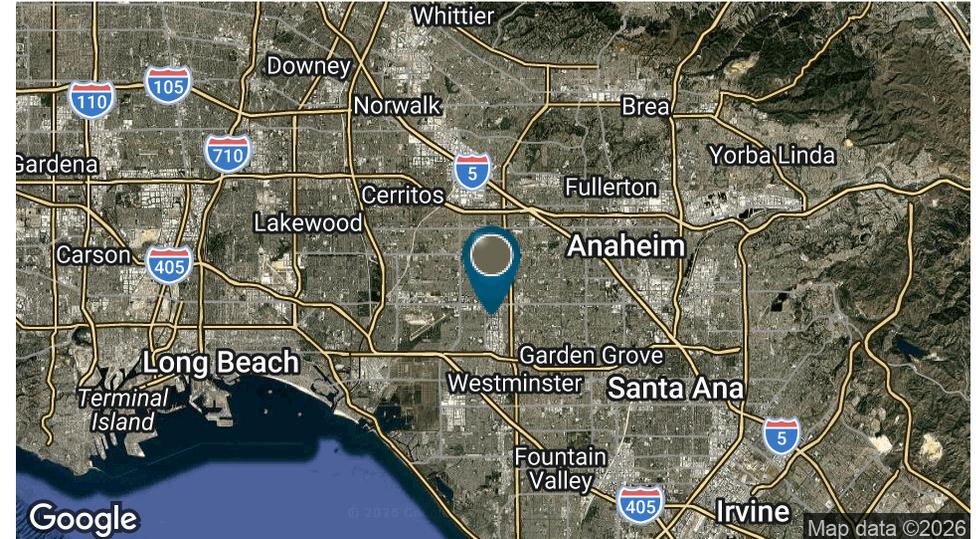


# FOR SALE | EXECUTIVE SUMMARY

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



## OFFERING SUMMARY

Sale Price:	\$31,565,000
Building Size:	107,000 SF
Office:	Approx. 18,000 SF of 2 story Office
Lot Size:	4.53 Acres
Price / SF:	\$295
Year Built:	1978
Renovated:	2014
Zoning:	PUD-103-76

## PROPERTY OVERVIEW

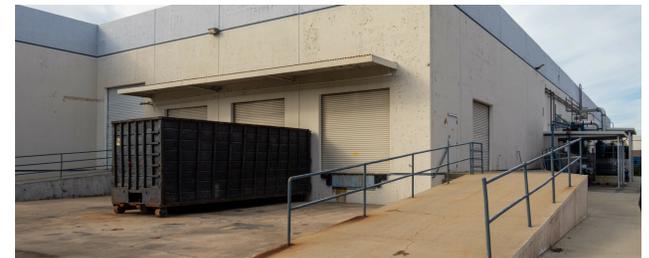
High image 107,000 SF industrial building on 4.53 acres. The property has heavy power for manufacturing, high clearance at 24 ft, 5 exterior dock doors, 2 Drive in Bays and 2 large parking lots and a secure fenced yard with a mature landscaping.

## PROPERTY HIGHLIGHTS

- HIGH IMAGE CORPORATE HEADQUARTERS
- HEAVY POWER 4,000 AMPS/480V 3 PHASE
- 24 FT CLEAR HEIGHT
- 5 DOCK HIGH POSITIONS, 3 DRIVE IN DOORS
- 40 X 44 FT COLUMN SPACING
- LARGE FENCED YARD (102 FT WIDE TRUCK COURT
- 102 PARKING SPACES

# ADDITIONAL PHOTOS

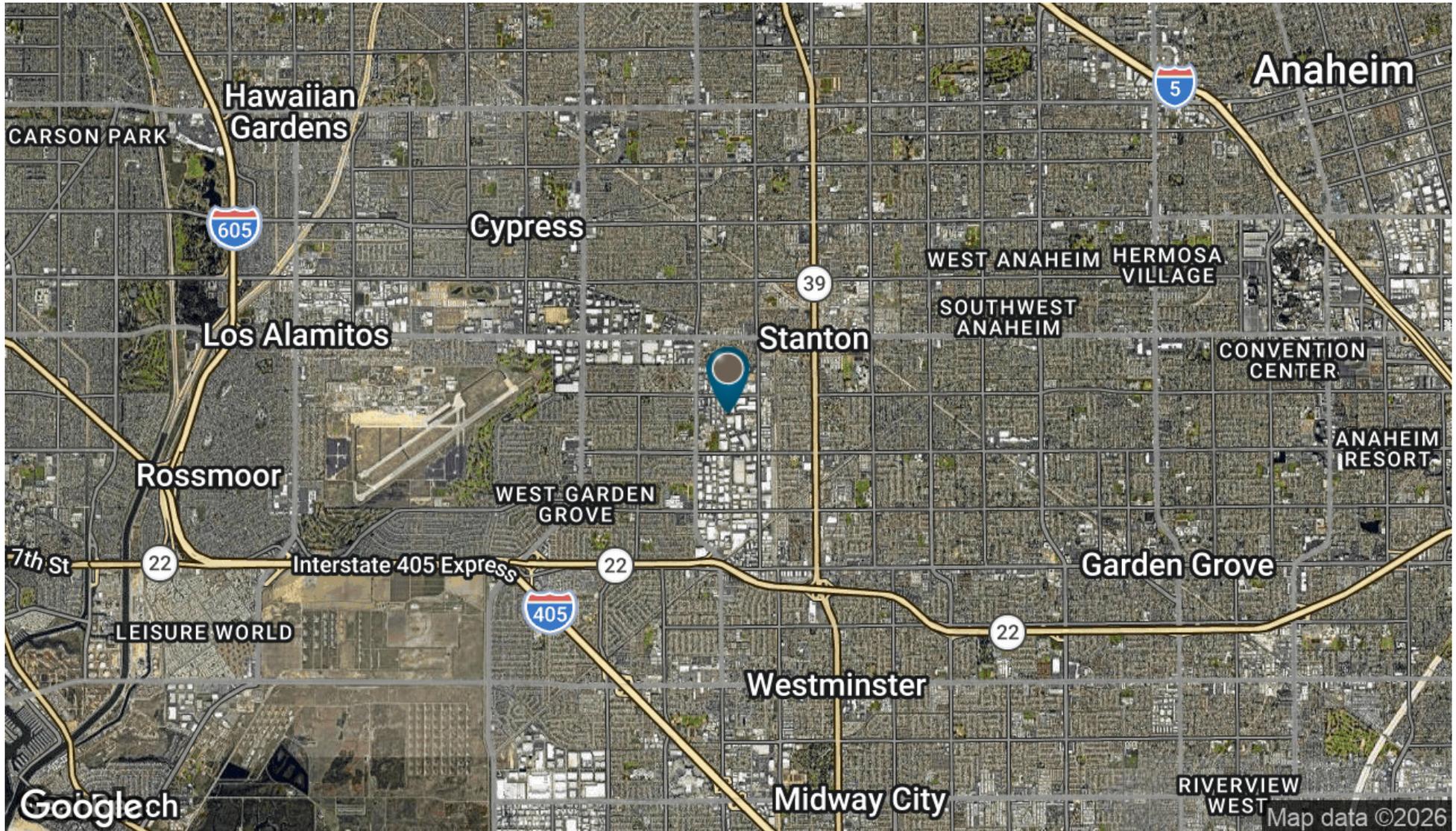
11700 MONARCH | 107,000 SF | GARDEN GROVE, CA





# LOCATION MAP

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



# DEMOGRAPHICS MAP & REPORT

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,151	248,825	614,892
Average Age	37.7	35.7	36.4
Average Age (Male)	36.7	34.8	35.4
Average Age (Female)	38.4	36.7	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,630	76,220	187,067
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$81,214	\$72,617	\$77,544
Average House Value	\$423,873	\$474,570	\$512,236

2020 American Community Survey (ACS)

