



OFFERING MEMORANDUM

ORANGE COUNTY / WEST COUNTY SUBMARKET



7942

GARDEN GROVE BLVD

GARDEN GROVE, CALIFORNIA 92841

EXCLUSIVELY PRESENTED BY GAIA / GEO KIM CA DRE 01855390

A hard corner that only trades once a generation

GAIA presents 7942 Garden Grove Blvd, a freestanding retail building on a corner parcel at the signalized intersection of Beach Blvd and Garden Grove Blvd, two of Orange County’s busiest arterials.

The building covers barely a quarter of its lot. That leaves room for an owner-user to take a corner presence and grow into it, or for a developer to reposition on a parcel with dual frontage, pylon signage rights and direct freeway visibility.

Occupancy and delivery terms by negotiation.

\$ 4.45 M

ASKING PRICE

7,435 SF

BUILDING

26,572 SF

LAND



SITE BOUNDARY

Frontage on both boulevards, dual access, dedicated turn lanes and pylon signage rights.

Four things that make it rare

01

A true hard corner

The southwest hard corner of Beach Blvd and Garden Grove Blvd, fully signalized, with frontage on both streets, dual access and dedicated turn lanes.

02

Freeway visibility

Direct visibility from the SR-22 Garden Grove Freeway, with ramps at Beach Blvd about a quarter mile away and the I-405 roughly two miles south.

03

Owner-user or investor

Currently owner-occupied. The corner suits a user taking its own building, or an investor underwriting a repositioning delivery terms by negotiation.

04

Room to grow

The building covers barely a quarter of the parcel. Under C-2 zoning there is real headroom to expand, reposition or redevelop.

The essentials

ADDRESS	7942 Garden Grove Blvd, Garden Grove CA 92841
PROPERTY TYPE	Freestanding retail building
BUILDING	7,435 SF · wood frame · one story · built 1972
LAND	26,572 SF (0.61 AC)
PARKING	26 free surface spaces
FRONTAGE	Garden Grove Blvd and Beach Blvd
OCCUPANCY	Owner-occupied — delivery terms by negotiation
FEATURES	Pylon sign · freeway visibility · bus line

BUYER TO VERIFY ALL ZONING AND PERMITTED USES WITH THE CITY OF GARDEN GROVE.

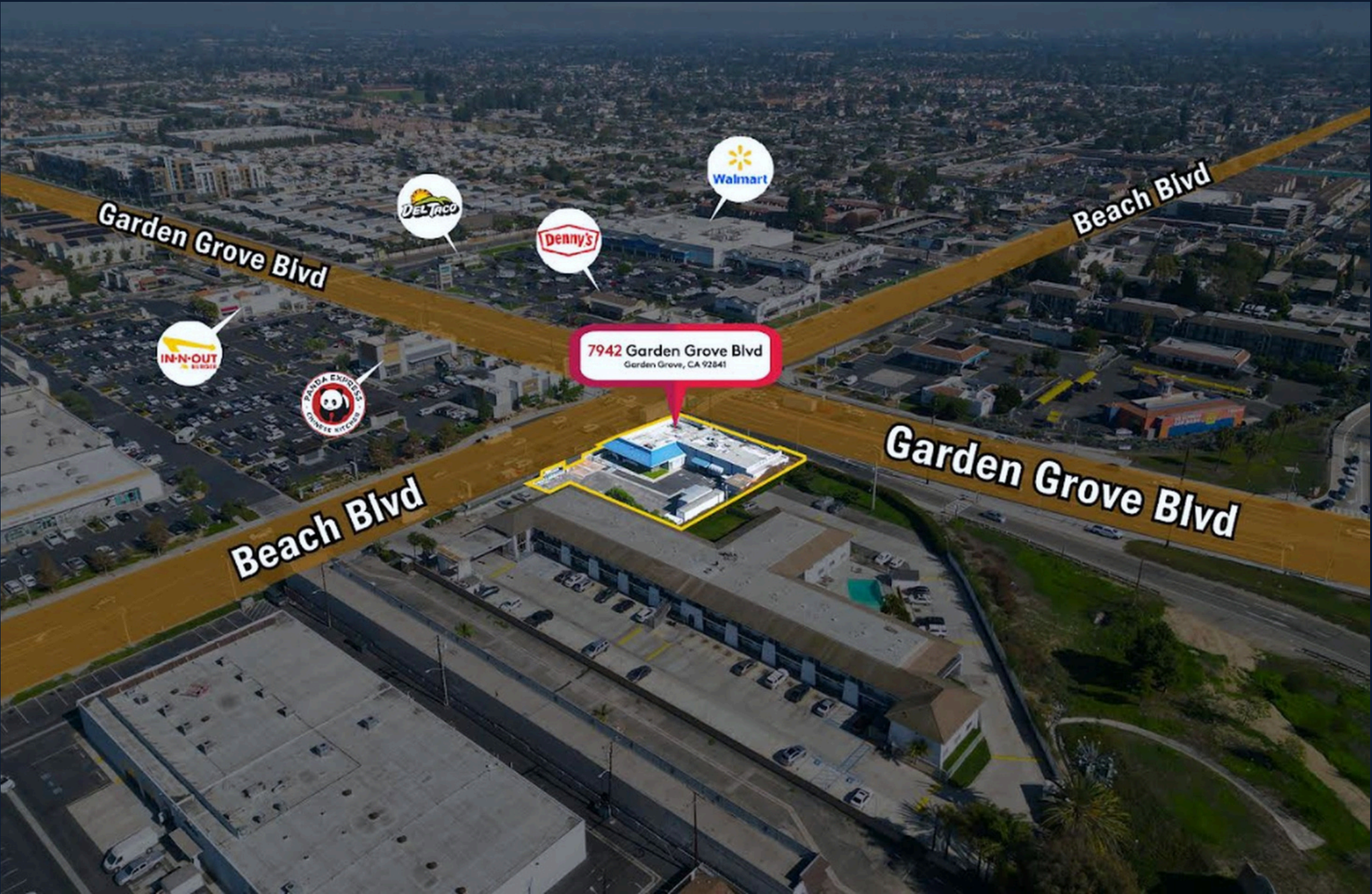
C-2

COMMUNITY COMMERCIAL

City of Garden Grove. The corridor’s General Plan also supports mixed-use redevelopment.

PERMITTED USES / SAMPLE, SUBJECT TO CODE
Retail sales & specialty stores
Restaurants, full & quick service
Professional & medical offices
Banks & financial services
Personal services: salon, spa, fitness
Mixed-use redevelopment (per GP overlay)

Every daily-needs anchor is already here



BEACH BLVD & GARDEN GROVE BLVD
SIGNALIZED HARD CORNER

ACROSS THE STREET

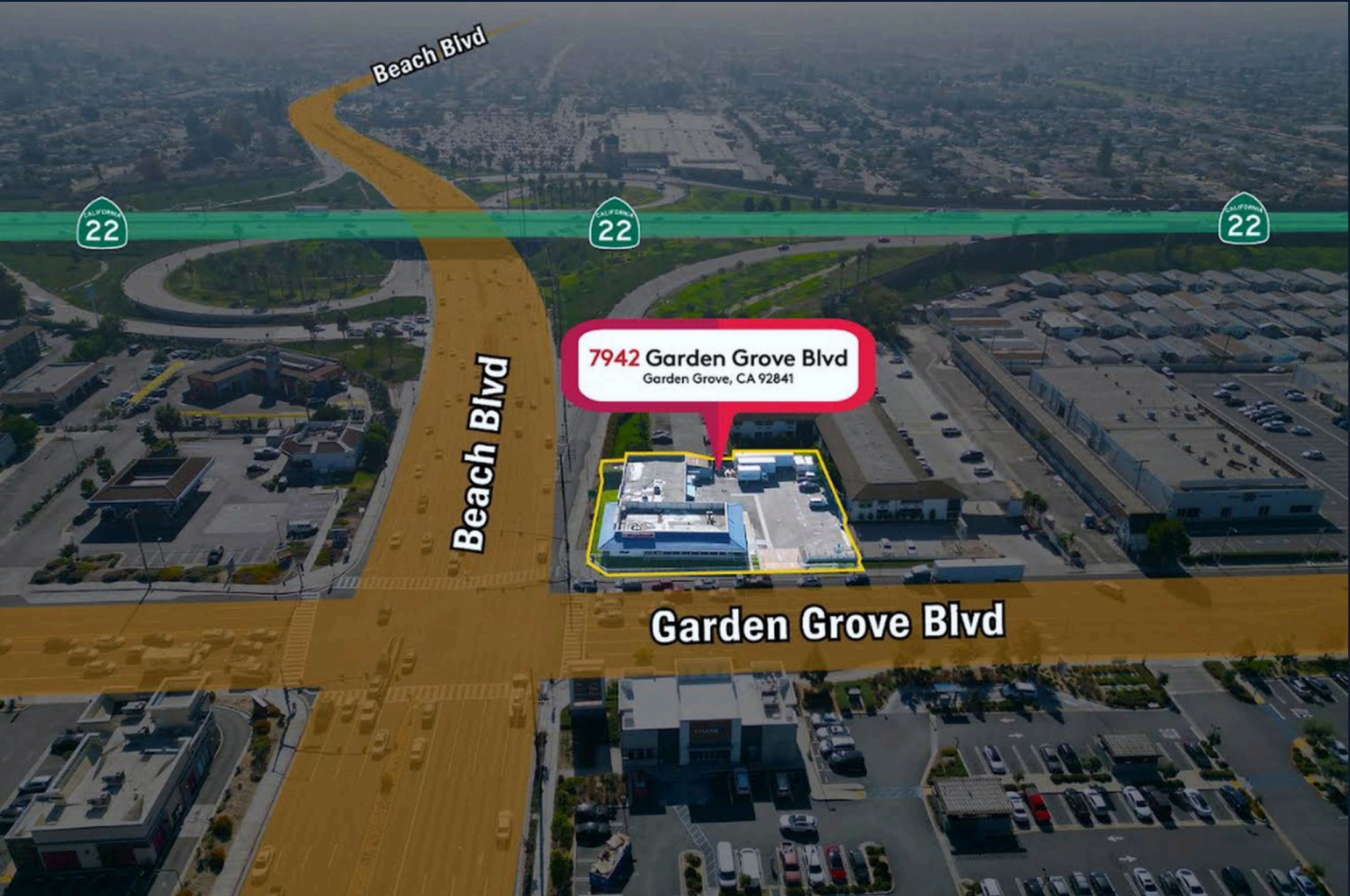
Rodeo 39 Public Market
In-N-Out Burger · Panda Express
Raising Cane's · Starbucks

WITHIN A HALF MILE

Walmart Neighborhood Market
Walmart Supercenter
Del Taco · Denny's · AutoZone

THE DRAW

Rodeo 39 is one of Orange County's busiest food halls
A regional destination pulling traffic straight through this corner.



On and off
the 22 in under
a minute

Beach Blvd is State Route 39, so the property fronts a state highway and sits a short run from the SR-22 interchange.

FREEWAYS

SR-22 · Garden Grove Fwy	≈ ¼ mile
SR-39 · Beach Blvd	at the property
I-405 · San Diego Fwy	≈ 2 mi south
I-5 · Santa Ana Fwy	≈ 5 mi east

NEARBY DESTINATIONS

Knott's Berry Farm	5 MI
Disneyland Resort	6 MI
John Wayne Airport	12 MI

EXCLUSIVELY LISTED BY GAIA

Take the corner.

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