

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY: 9202 Garden Grove Blvd

An exceptional mixed-use development opportunity in the heart of Garden Grove's vibrant commercial corridor. This 1.14-acre site offers tremendous potential with GGMU-2 zoning that enables integrated commercial and residential development in one of Orange County's most culturally rich and commercially active areas.

LK by Lance Kim

Property Details

Located at 9202 Garden Grove Boulevard in Garden Grove, California, this exceptional development parcel offers 49,746 square feet (1.14 acres) of prime real estate in one of Orange County's most dynamic commercial corridors. The property features a spacious, rectangular configuration that maximizes development potential and offers excellent visibility along Garden Grove Boulevard's high-traffic thoroughfare.

The site benefits from existing infrastructure with all necessary utilities readily available, including water, sewer, electricity, and telecommunications connections. Multiple vehicular access points provide convenient entry and exit options, enhancing the property's accessibility for future commercial operations and residential components.

Strategically positioned in a vibrant commercial district, the property is surrounded by complementary businesses that generate consistent foot traffic. The immediate vicinity includes a diverse mix of retail establishments, restaurants, service providers, and residential neighborhoods, creating a built-in customer base for any future development.



The property's location within Garden Grove's commercial heart places it within walking distance of dense residential areas, established retail nodes, and popular service destinations. This proximity to complementary uses enhances the development potential for mixed-use projects that can capitalize on both daytime commercial activity and evening residential occupancy.

Zoning & Development Potential

The property's Garden Grove Boulevard Mixed Use 2 (GGMU-2) zoning designation offers exceptional flexibility for developers seeking to create vibrant, multi-component projects in this thriving corridor. This progressive zoning framework enables the seamless integration of commercial and residential uses, creating opportunities for dynamic, revenue-diversified developments.

Development Parameters

- Building height potential up to 4 stories
- Flexible density allowances for residential components
- Required setbacks that respect adjacent lower-density residential areas
- Opportunity for creative architectural solutions that maximize buildable area

Design Requirements

- Pedestrian-oriented frontages with wide sidewalks
- Strategic landscaping and street furniture integration
- Public plaza incorporation opportunities
- Buildings must face boulevard to create engaging streetscape
- Architectural elements that reflect Garden Grove's cultural character

Permitted Uses

- Ground-floor retail, restaurant, and service businesses
- Upper-level apartments or condominiums
- Professional and medical office spaces
- Stand-alone multifamily residential (with specific access requirements)
- Hospitality and entertainment venues

The GGMU-2 zoning creates an ideal framework for developers to implement projects that capitalize on multiple revenue streams while contributing to Garden Grove's vision for a vibrant, walkable boulevard corridor. The flexibility to incorporate residential components provides critical density to support ground-floor commercial tenants, while design requirements ensure developments enhance the public realm and community character.

Stand-alone multifamily residential projects are permitted within this zoning designation, provided they adhere to specific requirements regarding major street access and comply with all applicable development standards. This option expands the range of potential development scenarios, allowing investors to respond to market conditions with appropriate project configurations.

Investment Highlights & Conclusion



Strategic Location

Positioned in Garden Grove's prime commercial corridor with exceptional visibility and access. The site benefits from the surrounding Asian cultural district that drives consistent foot traffic and commercial activity throughout the year. This location combines the advantages of boulevard frontage with proximity to established residential neighborhoods.



Development Flexibility

The GGMU-2 zoning enables diverse project configurations that can adapt to market conditions and investor preferences. From mixed-use developments with ground-floor retail and upper-level residential to office-commercial combinations, the property accommodates multiple development scenarios with strong revenue potential.



Market Strength

Garden Grove's commercial corridor continues to demonstrate resilience and growth, with strong demand for both retail spaces and residential units. The area's cultural significance and commercial vitality create enduring value that insulates investments from market fluctuations.



Legacy Opportunity

This 1.14-acre parcel represents a rare chance to develop a signature project in a city-designated distinctive district. The size and zoning of the property enable the creation of a landmark development that can define this section of Garden Grove Boulevard for decades to come.

This offering represents a golden opportunity to secure a development site with exceptional fundamentals in a thriving market environment. The property's strategic location along Garden Grove Boulevard places it at the intersection of commercial activity and cultural significance, creating multiple pathways to development success. The generous 1.14-acre parcel size provides ample space for creative design solutions that maximize both density and aesthetic impact.

Garden Grove's investment in pedestrian-focused development standards along this corridor ensures that future projects will benefit from an increasingly walkable, vibrant streetscape that attracts both residents and visitors. This forward-thinking urban planning approach creates a supportive environment for mixed-use developments that integrate seamlessly with the surrounding community.

For developers seeking a rare opportunity to create a signature project in one of Orange County's most distinctive commercial districts, 9202 Garden Grove Boulevard offers the perfect combination of location, size, and zoning flexibility. This is truly a chance to "seize the golden opportunity" in a market positioned for long-term growth and stability.

Exclusive Listing Agent

Lance Kim brings extensive experience in commercial real estate to this exclusive listing, with specialized knowledge of Garden Grove's development landscape and the unique opportunities available in its commercial corridors. His proven track record of connecting investors with high-potential properties makes him the ideal representative for this exceptional development opportunity.



Contact Information

Lance Kim
Paradise Realty

Email: closingtoday@gmail.com

Cell: (714) 605-6000

Address:
6940 Beach Blvd
Buena Park, CA 90621

DRE License: 02040751

For serious inquiries and to schedule a property tour, please contact Lance directly. Qualified developers and investors will receive access to additional documentation, including property surveys, environmental reports, and detailed zoning analysis to facilitate thorough due diligence.

Paradise Realty maintains a strong presence in Orange County's commercial real estate market, with particular expertise in development opportunities across Garden Grove, Westminster, and Buena Park. The firm's deep connections with local planning departments and community stakeholders provide valuable insights and advantages throughout the acquisition and development process.

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