

12032 Harbor Blvd

GARDEN GROVE / CALIFORNIA



Chris Hodgman

949.284.0223
chodgman@retailinsite.net

Don Moser

858.523.2087
dmoser@retailinsite.net

Maya Grim

858.523.2094
mgrim@retailinsite.net



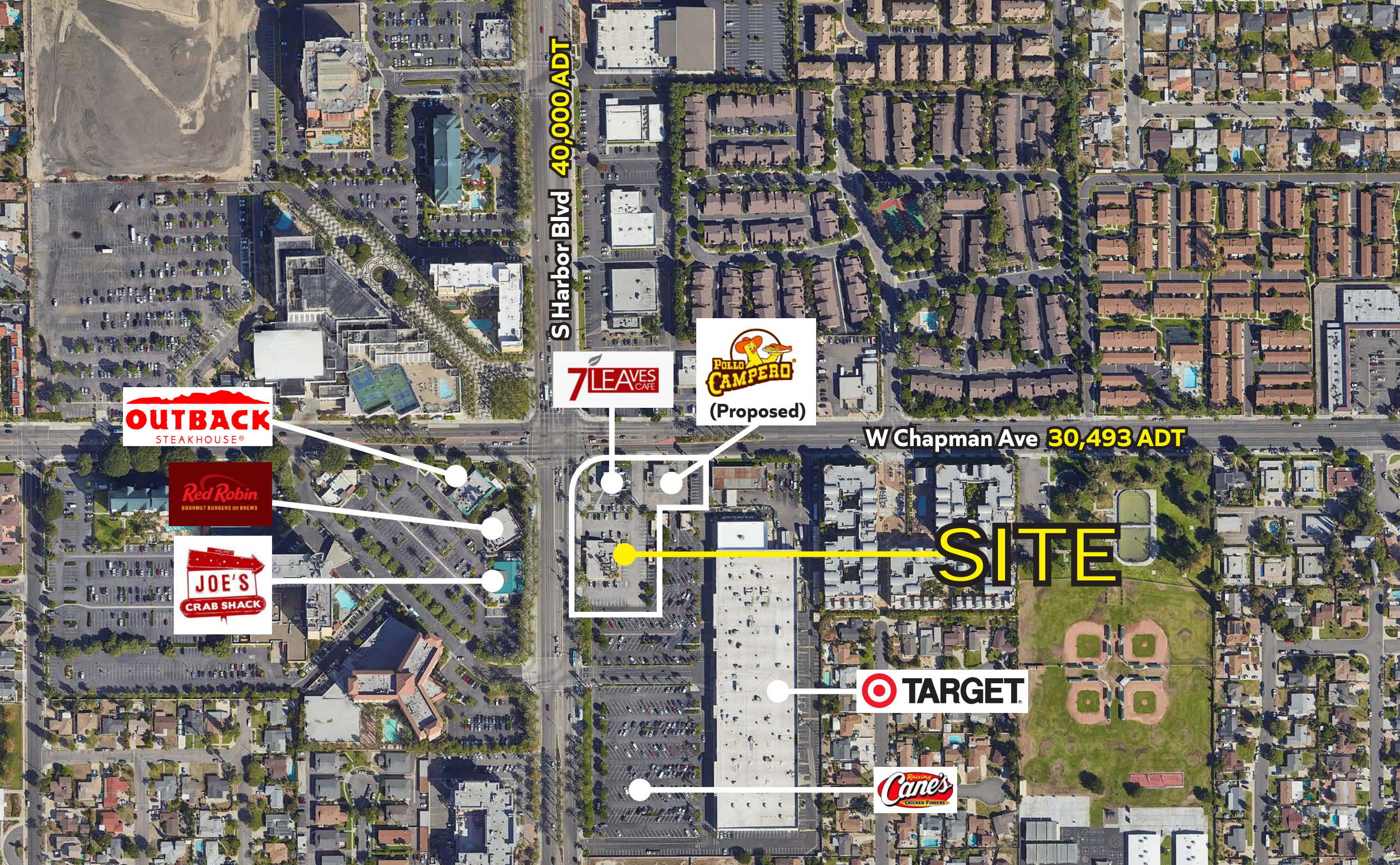
About 12032 Harbor Blvd.



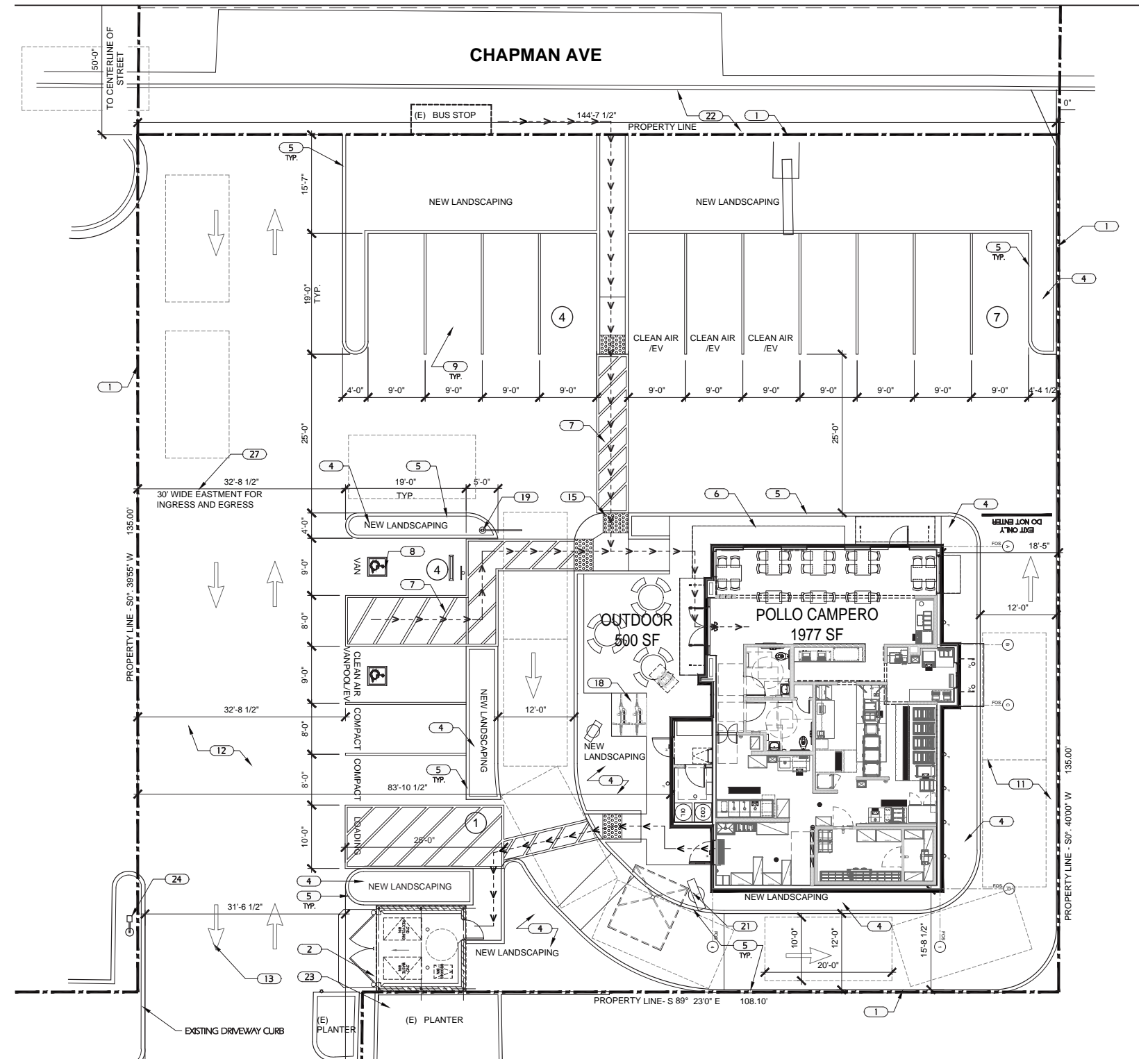
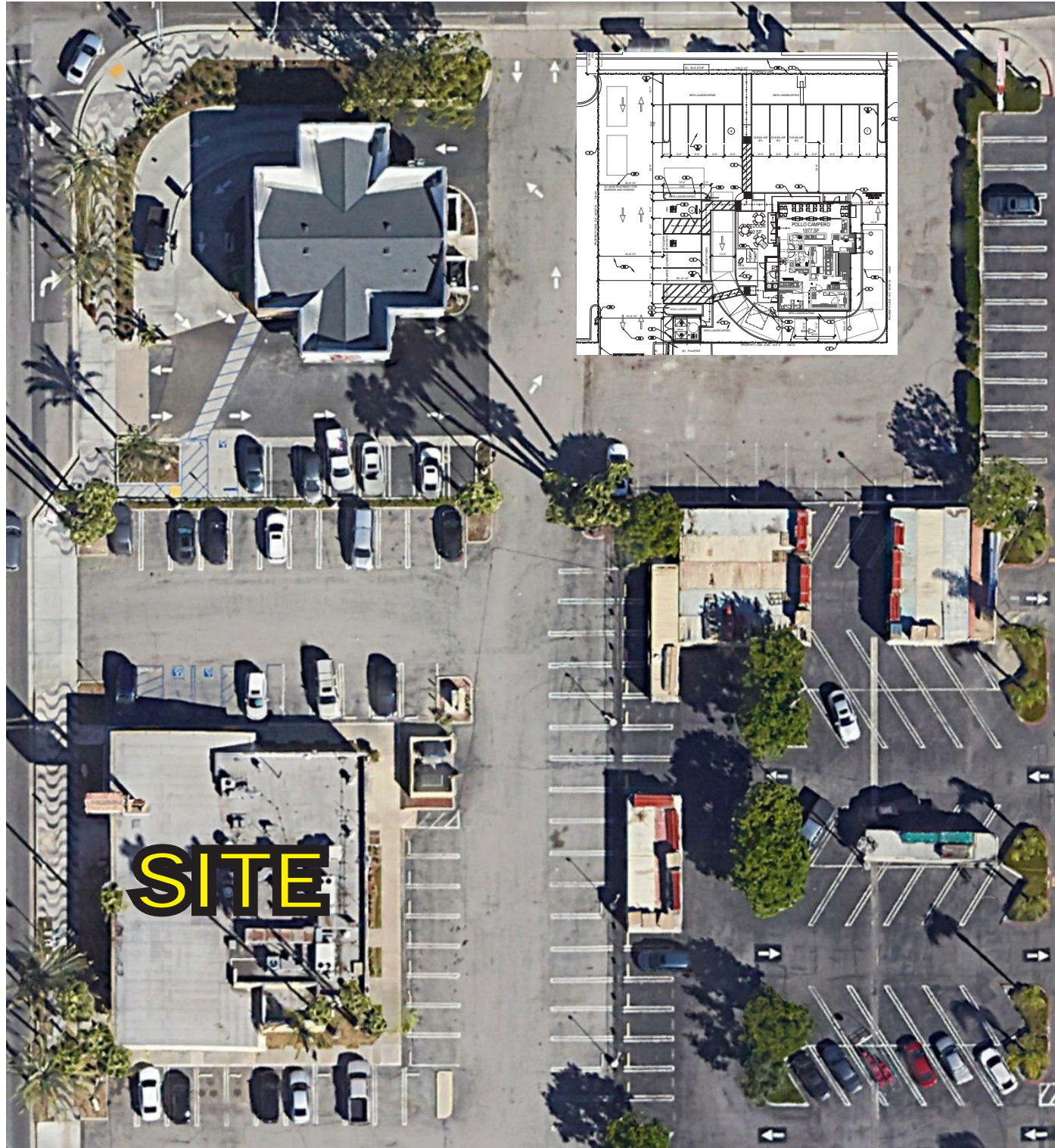
PROPERTY HIGHLIGHTS

- + Approx. 5,400 SF freestanding building located at the entrance to the Target and CVS anchored center with great ingress/egress
- + Heavy density and daytime traffic
- + The property is positioned along the Chapman Avenue (29,000 ADT) and Harbor Blvd (30,000 ADT)
- + Located just 3 miles south of Disneyland Park Resort
- + Easy access to I-5 and Hwy 22
- + Multiple hotels within half of a mile totaling 2,073 rooms

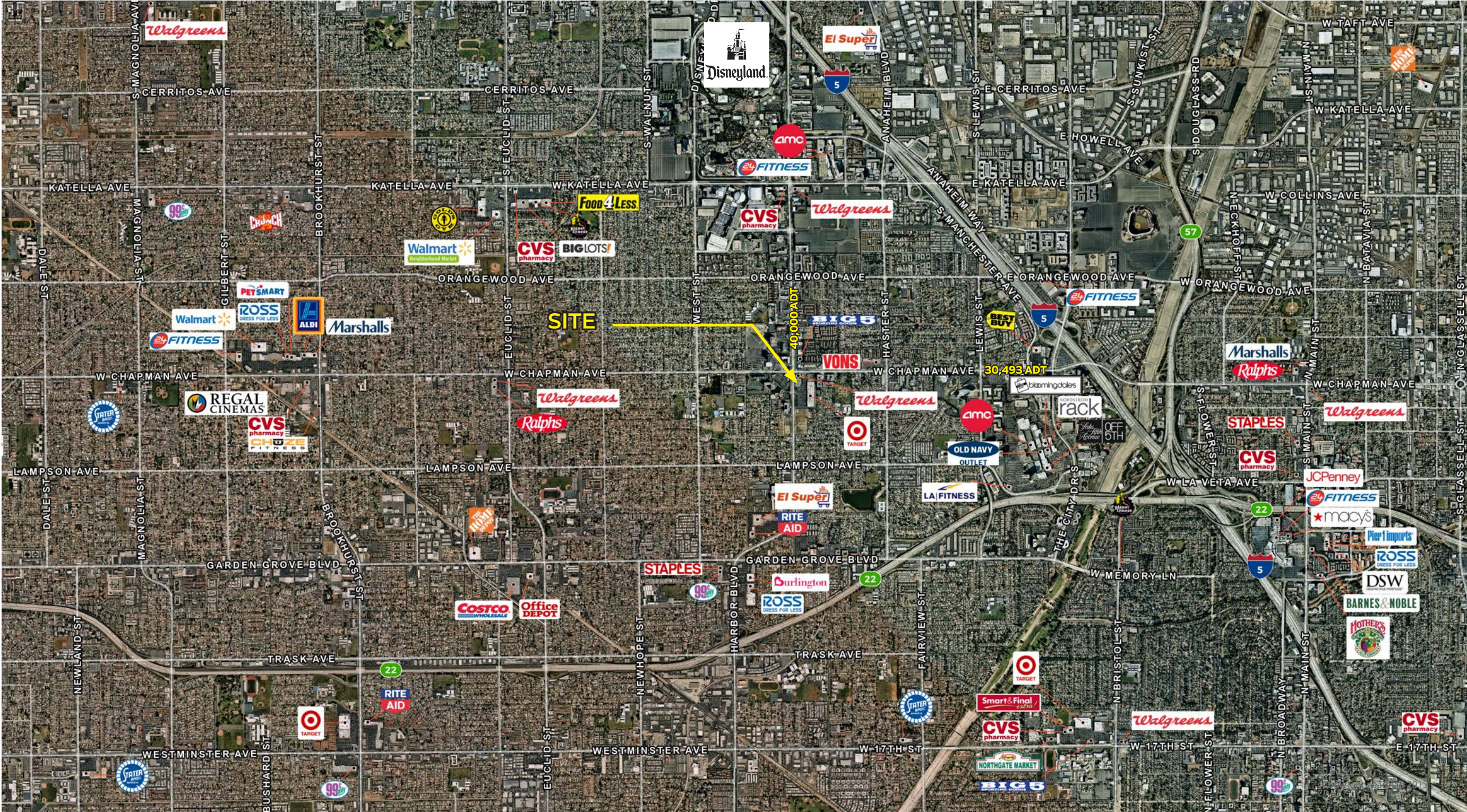
Zoom Aerial | Garden Grove, CA



Proposed Pollo Compero – Preliminary Site Plan



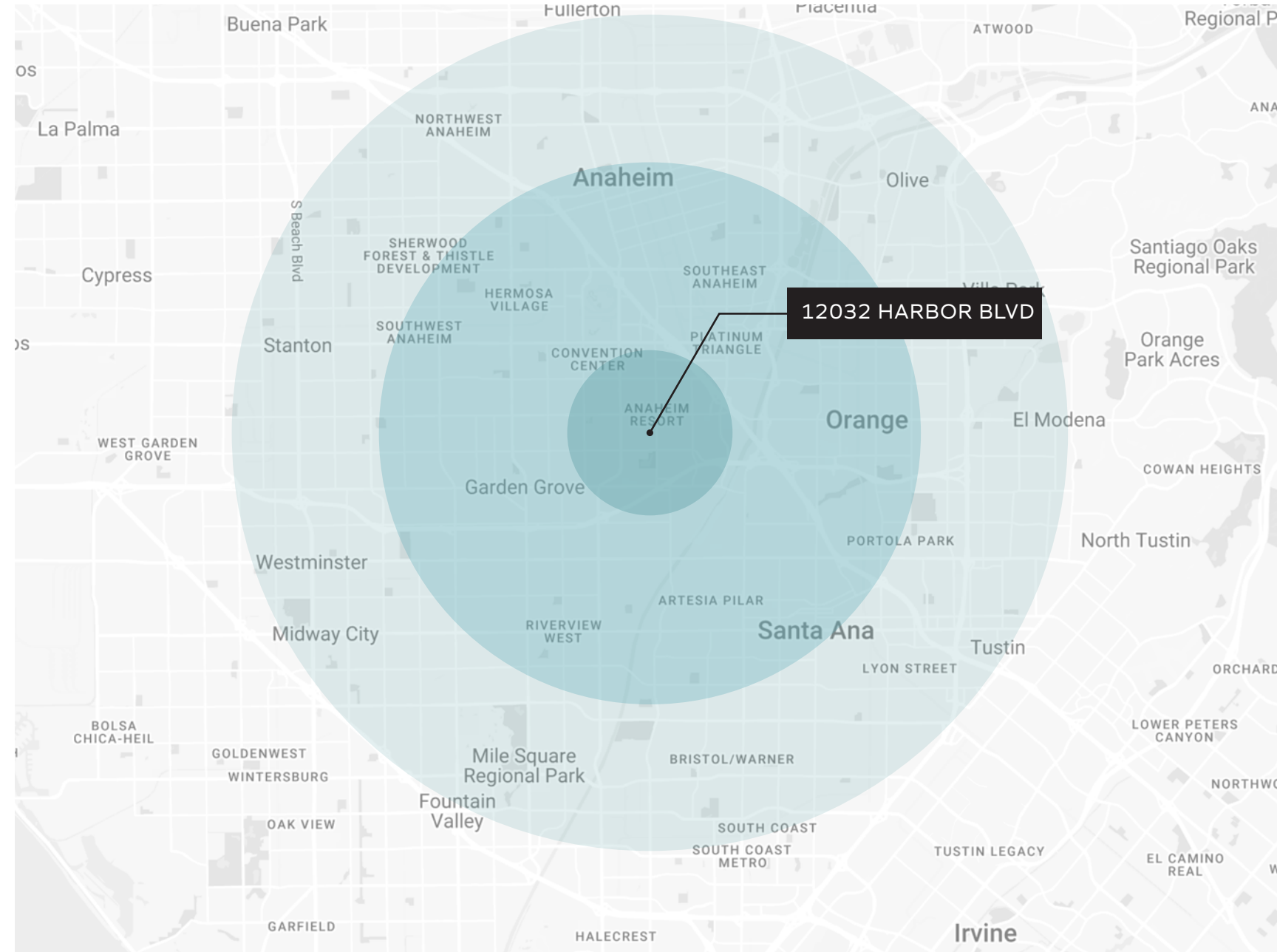
Trade Aerial | Garden Grove, CA



The Demographics.

12032 HARBOR BLVD / GARDEN GROVE CA

	1 MILE	3 MILE	5 MILE
Population	36,731	268,880	820,304
Daytime Population	31,734	304,104	774,410
Median HH Income	\$81,419	\$82,186	\$79,979
Average HH Income	\$102,708	\$106,599	\$105,796
Median Disposable Income	\$64,773	\$66,434	\$64,438
Average Disposable Income	\$78,211	\$80,403	\$79,588
% with BA Degrees	15.94%	18.84%	18.04%
Median Age	33	33.8	33.6



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

12032 Harbor Blvd

GARDEN GROVE / CALIFORNIA



Approx. 5,400 SF Freestanding Pad

Available For Lease

Existing Coco's (do not disturb occupant)

Chris Hodgman

949.284.0223
chodgman@retailinsite.net

Don Moser

858.523.2087
dmoser@retailinsite.net

Maya Grim

858.523.2094
mgrim@retailinsite.net



RETAIL INSITE