

12542 Chapman Ave Garden Grove, CA

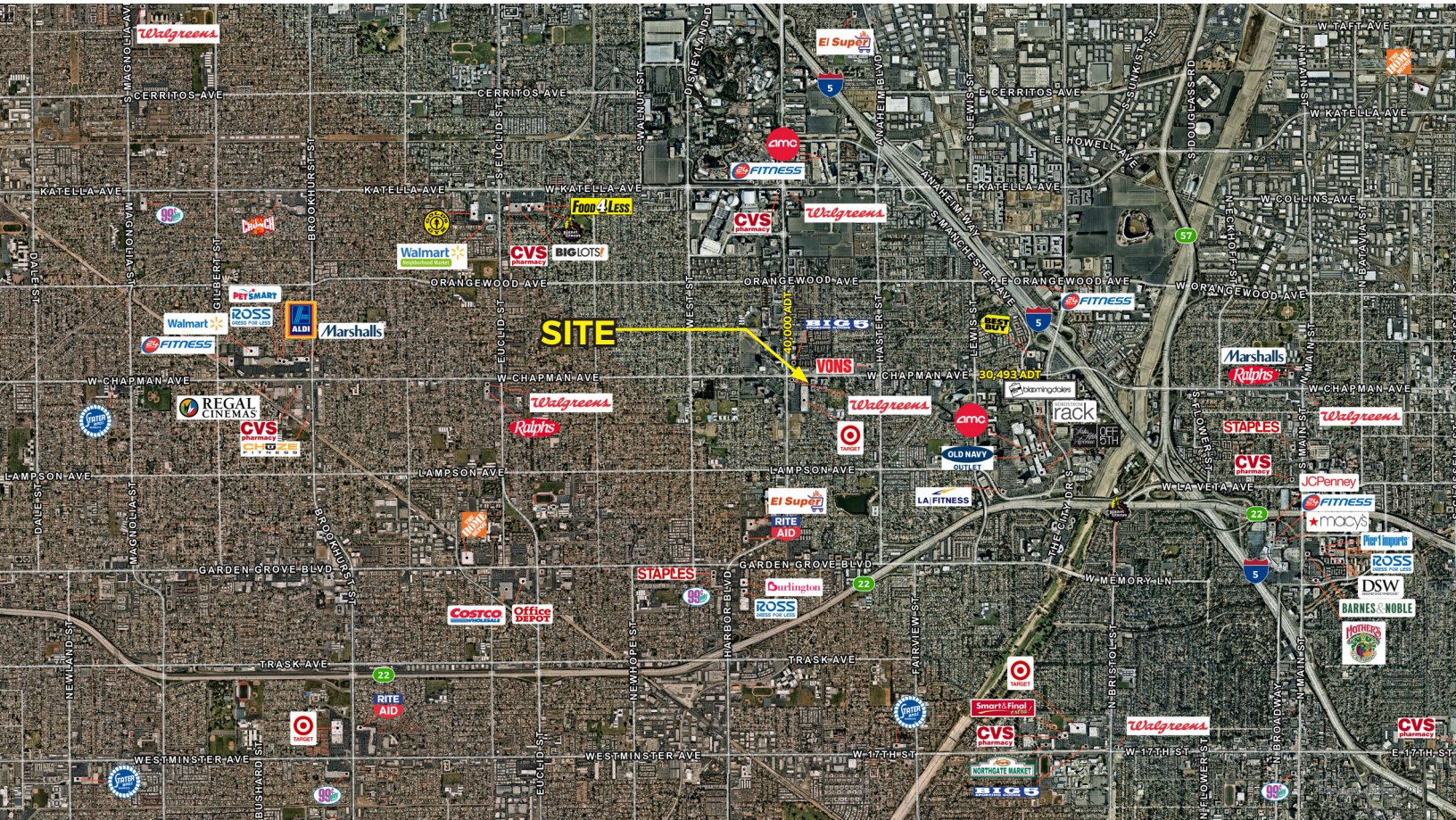
2,000 SF FREESTANDING PAD AVAILABLE FOR LEASE





Property Features.

- + 2,000 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



12542 Chapman Ave, Garden Grove, CA 92840



POPULATION

	1 mile	3 miles	5 miles
Total Population	41,254	277,088	854,920
Projected Population (2022)	41,902	286,989	876,813



HOUSING

	1 mile	3 miles	5 miles
Total Households	10,126	72,033	217,883
Projected Total Households (2022)	10,231	74,950	223,586



INCOME

Median Household Income	\$64,778	\$67,780	\$63,589
Average Household Income	\$82,793	\$86,858	\$83,488
Per Capita Income	\$20,648	\$22,707	\$21,349
Median Disposable Income	\$53,446	\$55,063	\$53,026
Average Disposable Income	\$65,095	\$67,452	\$65,334



DAYTIME DEMOS

Total Daytime Population	35,528	289,990	797,914
Daytime Population Workers	11,179	129,186	297,175
Daytime Population Residents	24,349	160,804	500,739



RACE & ETHNICITY

White	16,900 40.97%	114,043 41.16%	359,806 42.09%
Black or African American	846 2.05%	5,306 1.91%	16,440 1.92%
American Indian & Alaska Native Population	301 0.73%	1,889 0.68%	6,588 0.77%
Asian Population	9,236 22.39%	70,850 25.57%	199,719 23.36%
Pacific Islander Population	298 0.72%	1,506 0.54%	3,603 0.42%
Other Race Population	12,058 29.23%	72,432 26.14%	235,068 27.50%
Population of Two or More Races	1,615 3.91%	11,063 3.99%	33,697 3.94%
Hispanic Population	25,070 60.77%	154,443 55.74%	497,572 58.20%
Non-Hispanic Population	16,184 39.23%	122,646 44.26%	357,347 41.80%



EDUCATION

Bachelor's Degree	3,824 14.96%	29,277 16.38%	84,669 15.56%
Graduate/Professional Degree	1,328 5.19%	10,118 5.66%	28,770 5.29%



AGE

Median Age	31.8	33.2	33.0
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