

COTTAGE INDUSTRIES



GARDEN GROVE, CA



**NEW TENANTS  
COMING SOON!**

**HOLY  
ROLY**  
WE JUST LOVE ICE CREAM





# WELCOME TO GARDEN GROVE, CA

A neighborhood nestled in the middle of Orange County.  
A neighborhood transformed into a community  
destination for food, fun and leisure.

A collection of homes in Orange County blending together  
indoor and outdoor environments for a dining and community  
experience like no other.



## WHAT IS... COTTAGE INDUSTRIES

“FOOD IS LOVE MADE EDIBLE.”



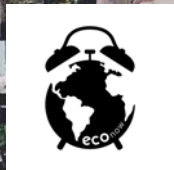
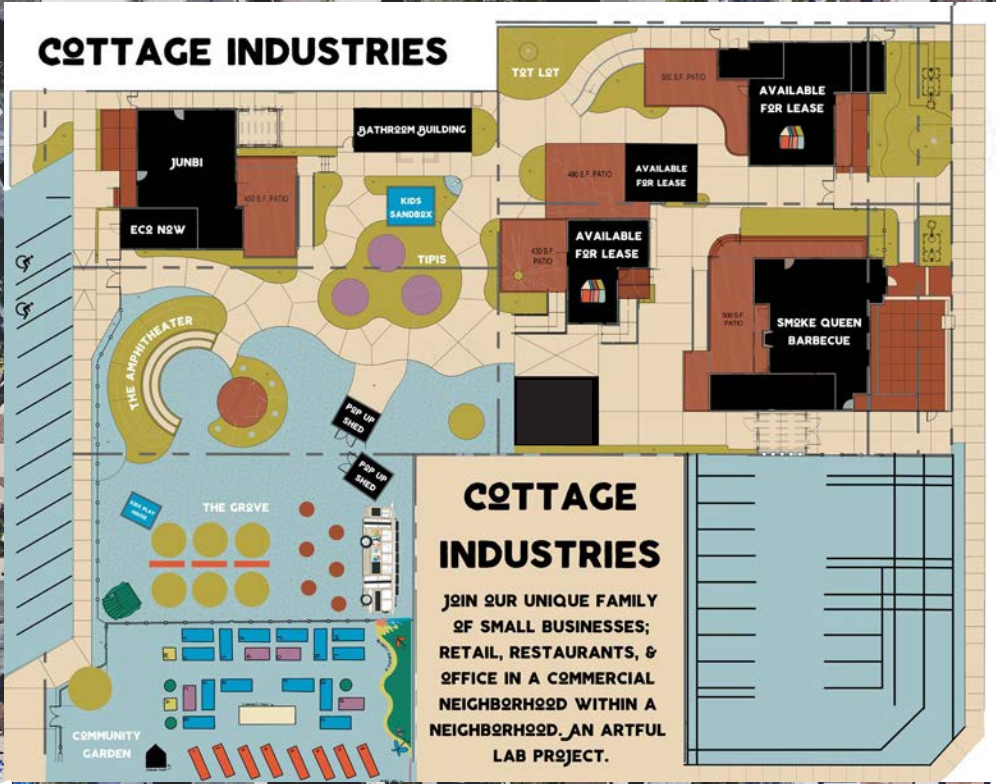
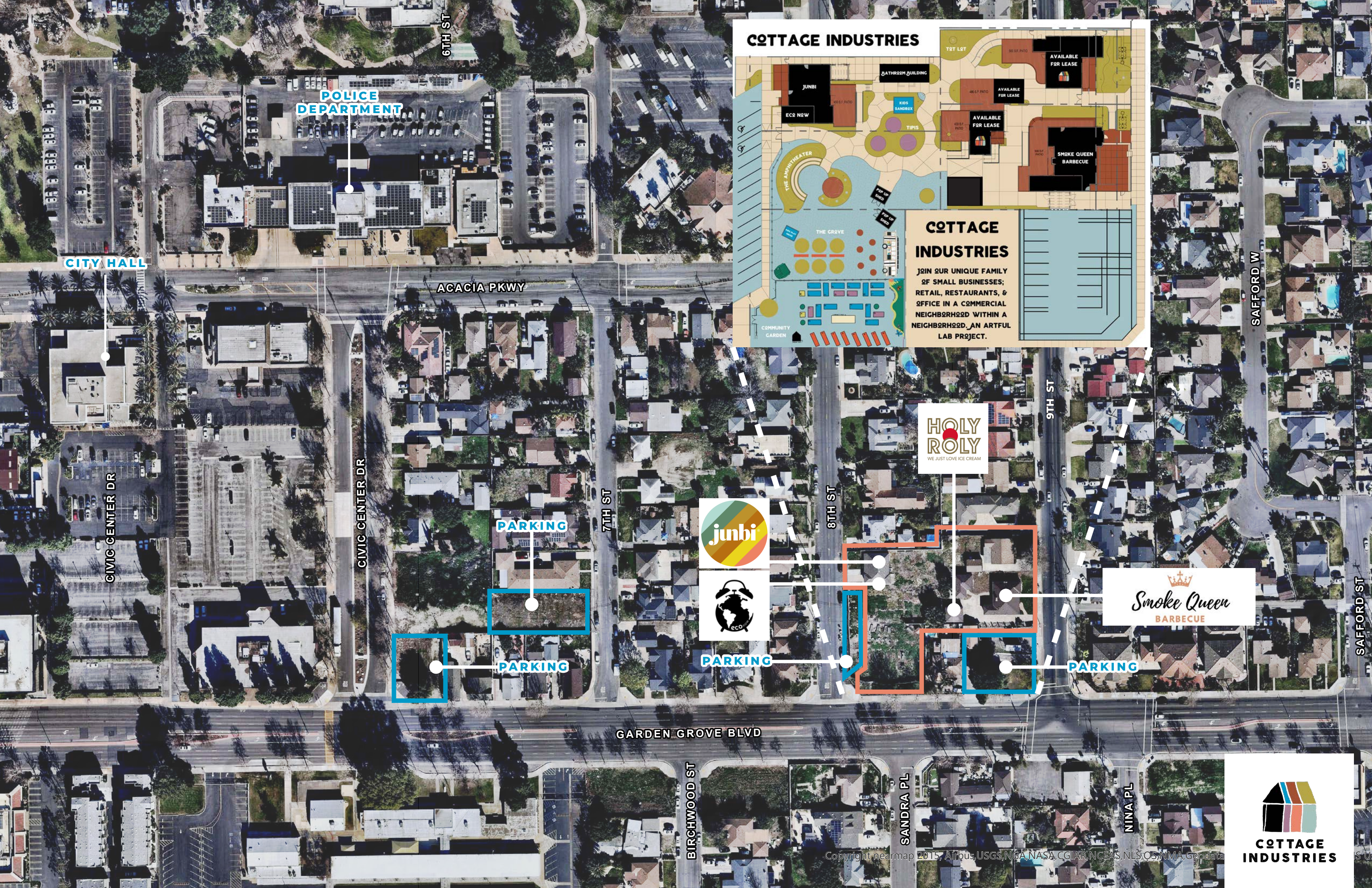




# TRADE AREA DEMOGRAPHICS

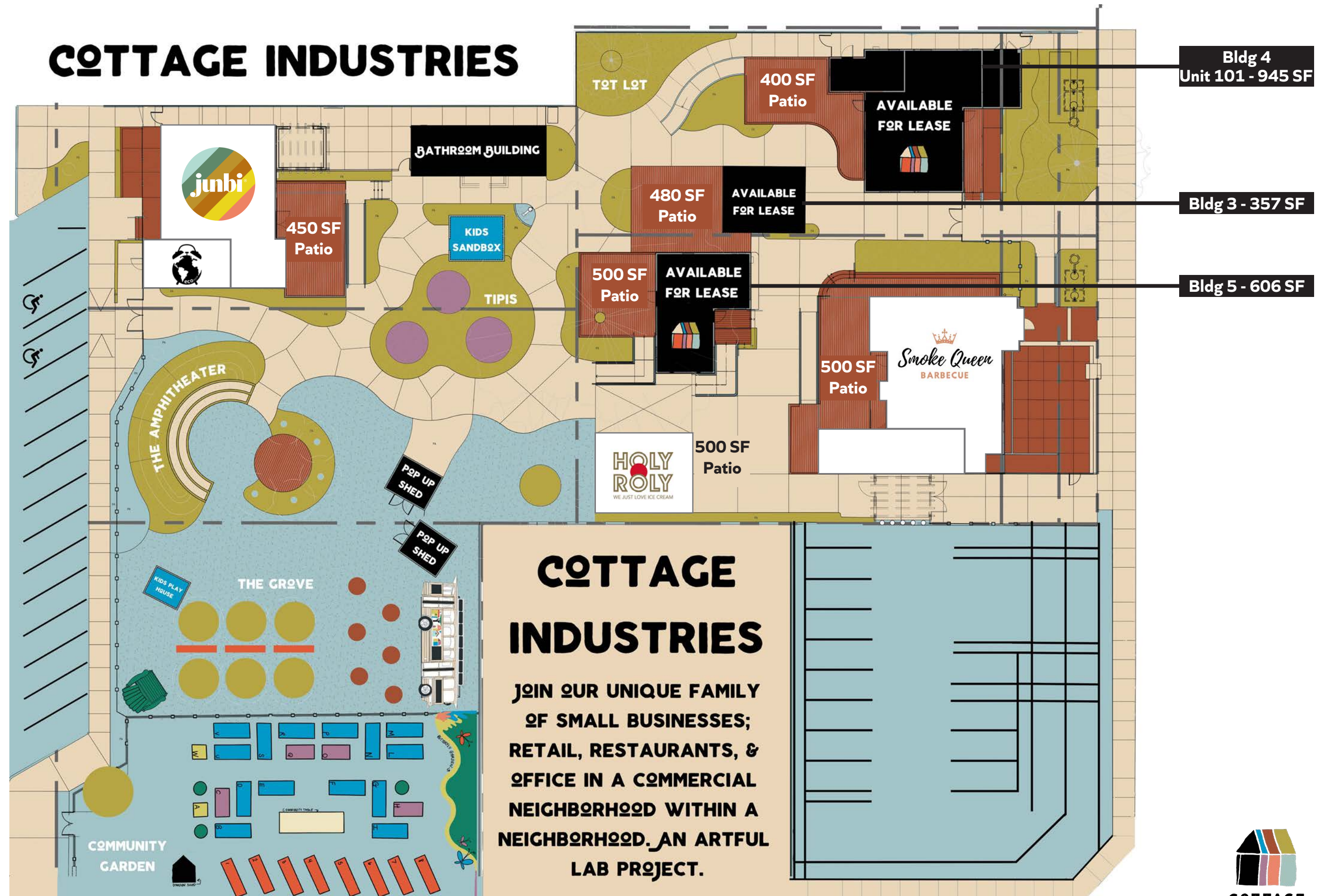
	(10 min. drive time)	(15 min. drive time)	(20 min. drive time)
Projected Population 2020	493,562	1,227,742	2,302,147
Projected Average Household Income 2020	\$87,301	\$98,053	\$112,438
Estimated Civilian Employed	193,641	531,025	1,167,907







# COTTAGE INDUSTRIES



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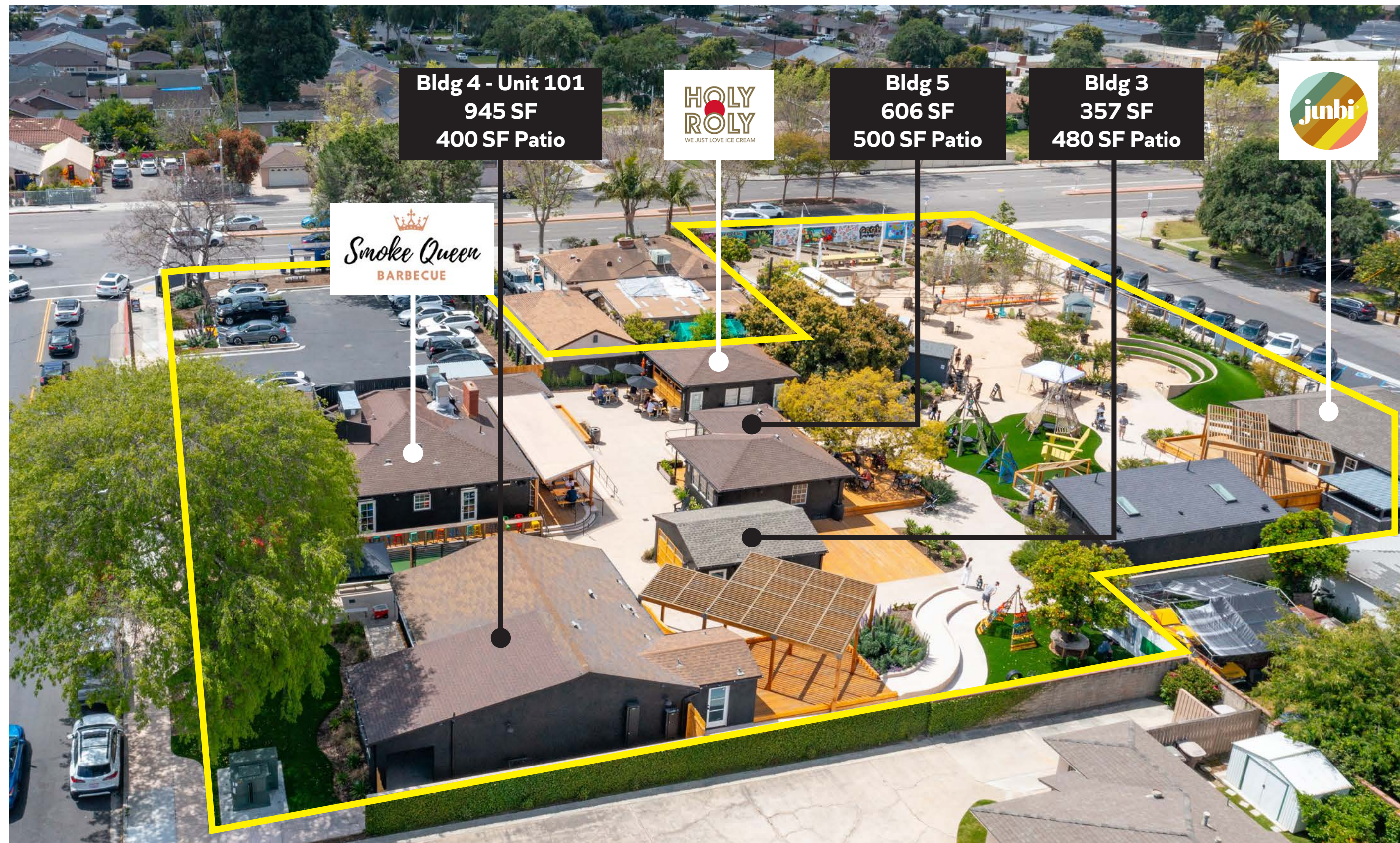
JOIN OUR UNIQUE FAMILY  
OF SMALL BUSINESSES;  
RETAIL, RESTAURANTS, &  
OFFICE IN A COMMERCIAL  
NEIGHBORHOOD WITHIN A  
NEIGHBORHOOD. AN ARTFUL  
LAB PROJECT.

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.





# PROPERTY GALLERY



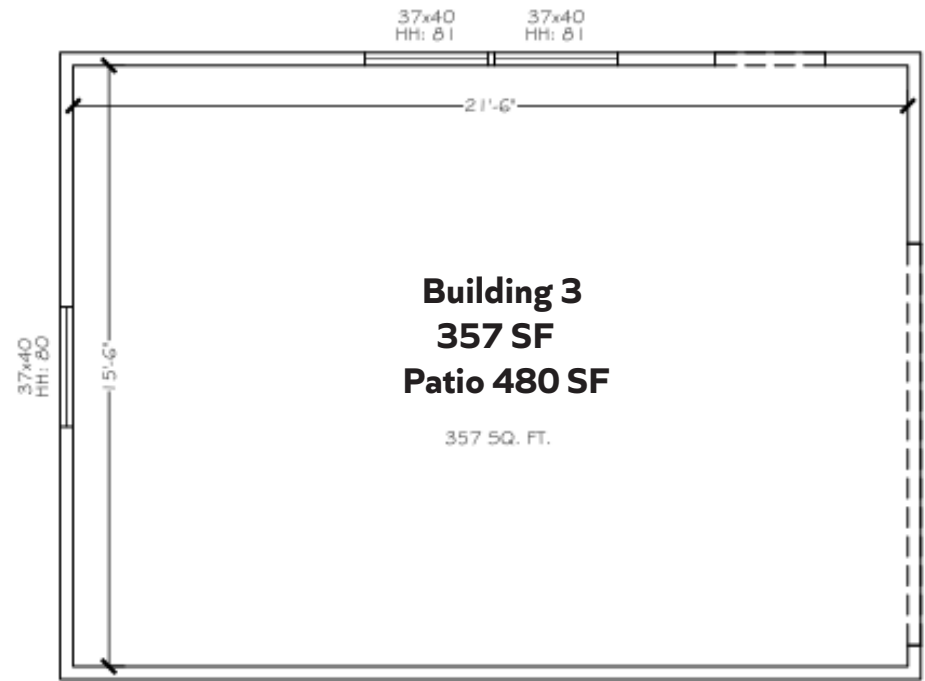
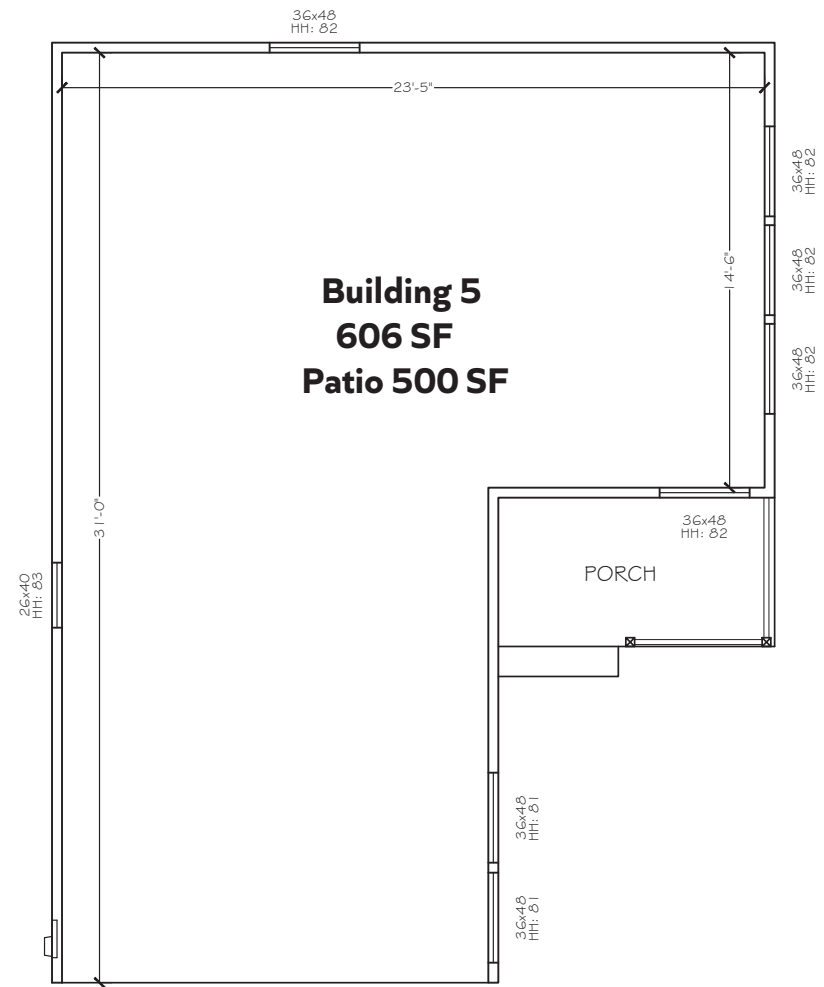
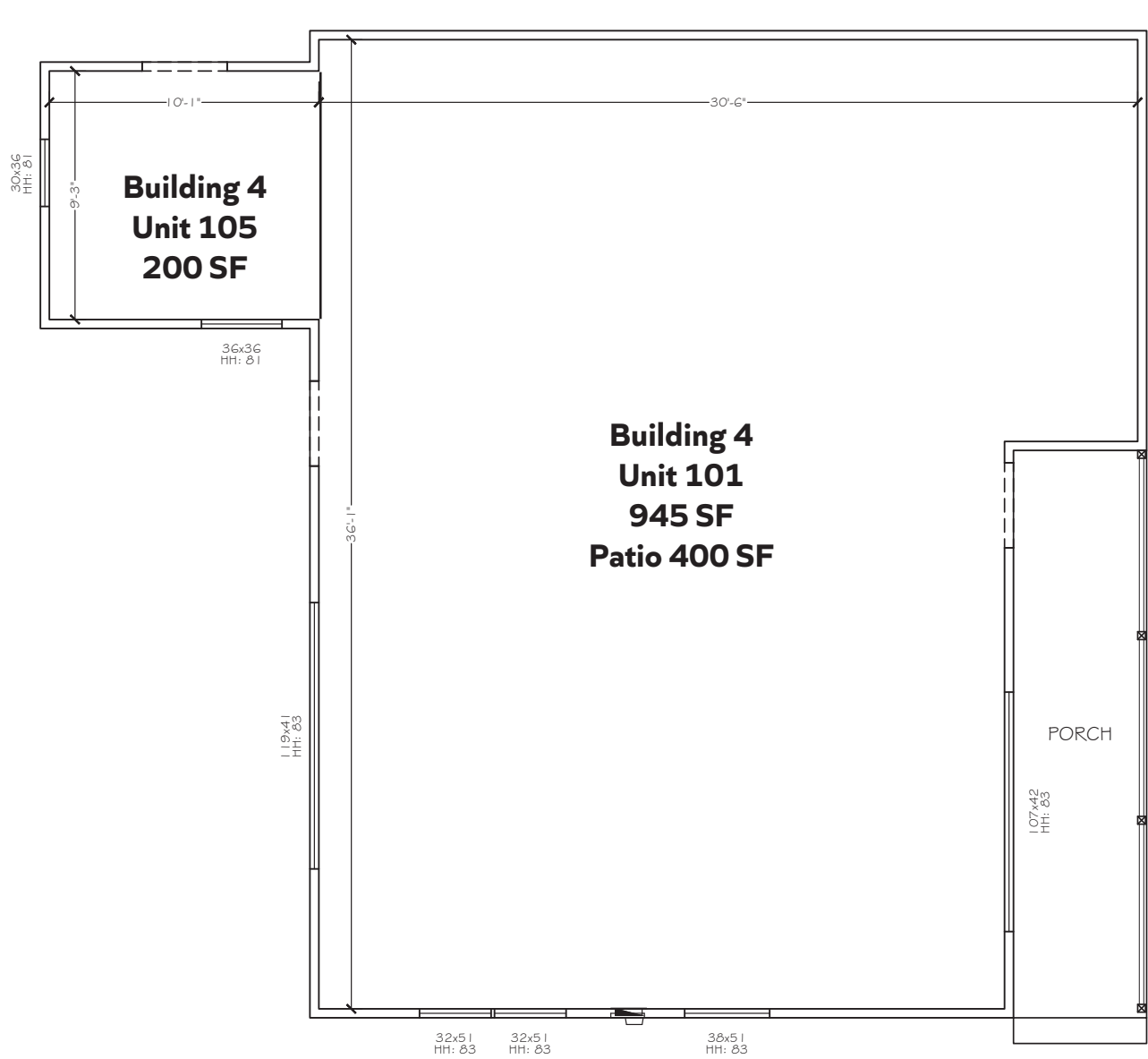


PROPERTY  
GALLERY





# FLOOR PLANS





PROPERTY  
GALLERY





# WELCOME TO THE NEIGHBORHOOD



Smoke Queen BBQ has been featured on New York Times, Eater Los Angeles and KTLA 5 News. On A Mission To Spread LOVE Through BBQ!

Barbecue is not just a culinary experience, it's a CULTURE. Barbecue does not care about gender, color, religion and political views. Winnie Yee and her culinary team engage in the painstakingly long prep and smoke process.

BARBECUE LOVES ALL!



Holy Roly Ice Cream, founded by Louis Kim, is a family-owned dessert shop known for its fresh, hand-rolled ice cream. With locations in Los Angeles, Arcadia, and Anaheim, the shop combines creativity, high-quality ingredients, and an interactive experience to bring customers unique and delicious frozen treats.

Inspired by his passion for desserts and community, Louis opened Holy Roly to create a space where families and friends could connect over one-of-a-kind ice cream creations. From vibrant toppings to seasonal flavors, every detail is thoughtfully designed to ensure an unforgettable experience.



Thea founded Eco Now in 2018 as a way to provide an affordable resource for the Orange County community to help people reduce unnecessary waste. She began by hand-sewing reusable products, such as eco-towels and eco-rounds, and offering them at the Placentia Certified Farmer's Market.

Thea continued to serve Orange County residents who wanted accessibility to a sustainable lifestyle by attending other Farmer's Markets at Orange Homegrown, Downtown Fullerton, Newport Beach, SoCo in Costa Mesa, and many more.



Junbi was founded by a team of two couples (four best friends: June, Dan, Anna & Jeremy) who seek to create a movement that draws on the strength of the earth, delivering energy and goodness through matcha.

Junbi translates to "preparation" in Japanese. Everything they do is in preparation to serve their customers the best product, customer service, and experience. They spend time vetting the farms in Japan and growing, harvesting, and milling the matcha itself takes tremendous preparation. They also want to help you Prepare Daringly for your days, goals, and wildest dreams.





COTTAGE INDUSTRIES



GARDEN GROVE, CA

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RETAIL  
INSITE  
COMMERCIAL REAL ESTATE

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