

GARDEN BROOK

NOW
LEASING
RETAIL
SPACE



OVERVIEW

HIGHLIGHTS

- *Great visibility*
- *Daily Traffic Counts exceed 22,600*
- *High traffic area*
- *Easily Accessible*
- *Large population density*
- *High Demand Neighborhood*

AVAILABILITY

- *Lease Rate: Negotiable NNN*
- *Estimated NNN: \$1.00 psf*
- *Concessions Available*
- *Total of 10,460 sf of retail space*

CONTACT:

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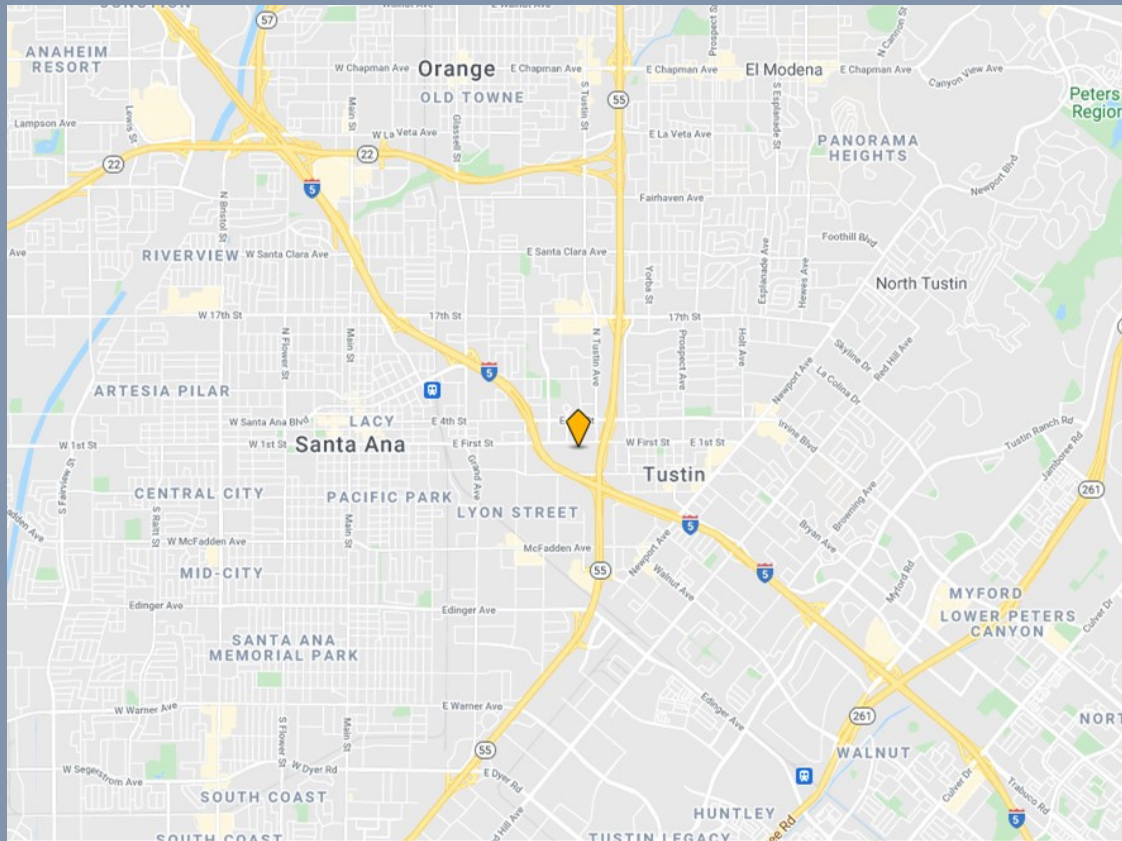
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**MIXED-USE PROJECT WITH 395 RESIDENTIAL UNITS
AND 10,460 SF OF RETAIL SPACE. CONVENIENTLY
LOCATED ON GARDEN GROVE BLVD AND
BROOKHURST STREET IN GARDEN GROVE**

DEMOGRAPHICS/STREET MAP



POPULATION

	<i>2 mile</i>	<i>5 mile</i>	<i>10 mile</i>
<i>2021</i>	<i>134,138</i>	<i>783,685</i>	<i>109,162</i>
<i>2026</i>	<i>133,479</i>	<i>784,457</i>	<i>2,151,911</i>

CONSUMER SPENDING

	<i>5 mile Households</i>
<i>Education & Daycare</i>	<i>\$551,348,785</i>
<i>Health Care</i>	<i>\$362,289,887</i>
<i>Transportation/Maintenance</i>	<i>\$2,180,840,703</i>
<i>Household</i>	<i>\$1,259,474,701</i>
<i>Food & Alcohol</i>	<i>\$2,214,851,130</i>
<i>Entertainment, Hobbies/Pets</i>	<i>\$1,095,551,634</i>
<i>Apparel</i>	<i>\$449,688,605</i>

INCOME

	<i>2 mile</i>	<i>5 mile</i>	<i>10 mile</i>
<i>Avg Household Income</i>	<i>\$91,478</i>	<i>\$94,498</i>	<i>\$109,162</i>
<i>Median Household Income</i>	<i>\$70,455</i>	<i>\$73,750</i>	<i>\$85,735</i>

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SITE MAP

