

# 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:

*Angela Draper*

*Marketing/Leasing Associate*

*ADraper@essexrealty.com*

*ph: 949.798.8100*

*essexrealty.com*

*License #01972882*

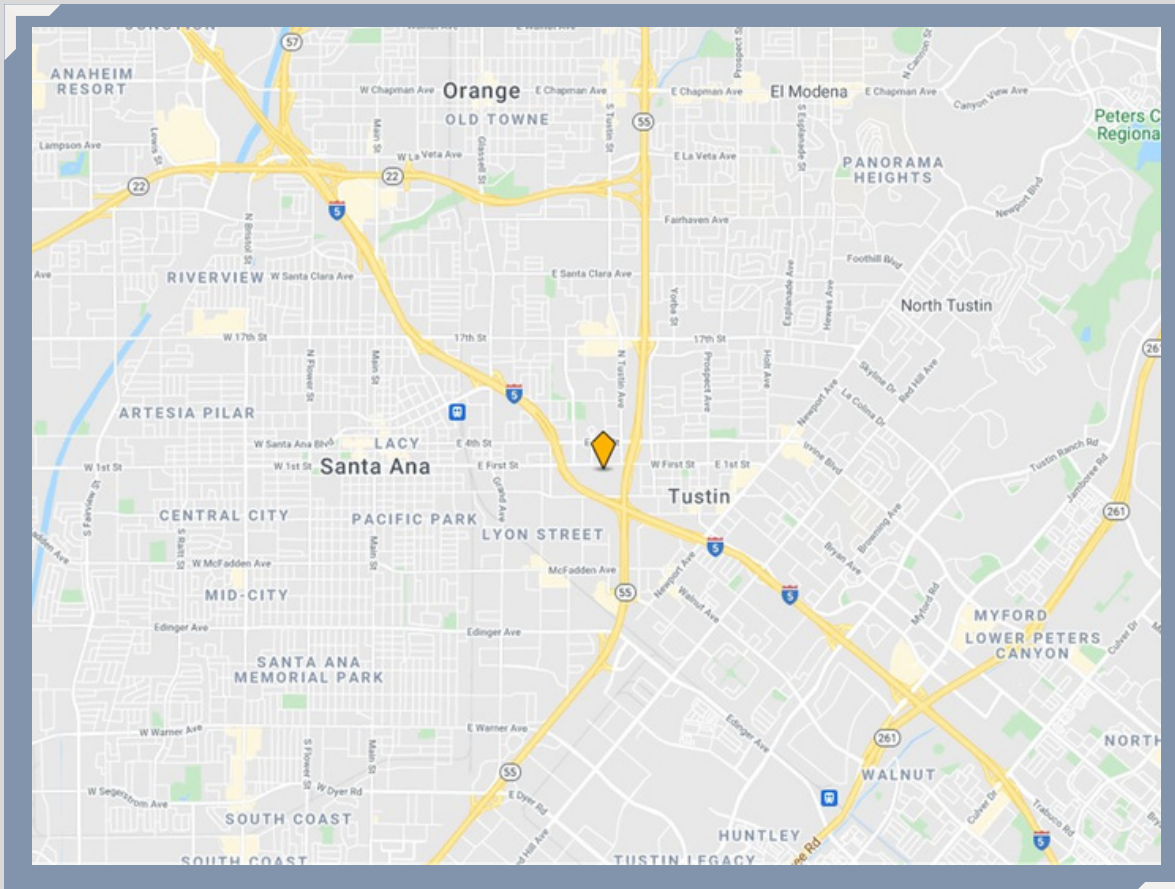


# NOW AVAILABLE

**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**

**ESSEX** | REALTY  
MANAGEMENT, INC.

## 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 &amp; Daycare</i>	<i>\$551,348,785</i>
<i>Health Care</i>	<i>\$362,289,887</i>
<i>Transportation/Maintenance Household</i>	<i>\$2,180,840,703</i>
<i>Food &amp; Alcohol</i>	<i>\$1,259,474,701</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>

### CONTACT:

*Angela Draper*  
*Marketing/Leasing Associate*  
*ADraper@essexrealty.com*  
*ph: 949.798.8100*  
*essexrealty.com*  
*License #01972882*

SITE MAP

