



BUILDING 2

13902 HARBOR BLVD BLDG #2
GARDEN GROVE, CA 92843

Clervil Heraux, BRE#01473077

Advisor

O: 949.558.0309

clervil@svn.com

CalDRE #01473077

LATEX MATTRESS

QUEEN-MATTRESS.COM

NỆM VẠN THÀNH

2 C

Property Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Year Built:	1981
Building Size:	10,520 SF
Zoning:	Commercial Industrial
Market:	
Submarket:	Medical, Light Distribution, Retail and Office

PROPERTY OVERVIEW

13902 Is a free standing building with 3 vacant units available in an office condo project. Our building is the first building as you enter the property, Unit A of our building has street frontage and visibility. Currently there is a wide mix of industrial, retail, medical and office use within the project. Our vacancies are built out and would require little to no TI's. Lease terms are negotiable. Rent rate is \$1.25 plus HOA fee's for the flex/retail/office/industrial space.

This building was once a Medical Office. Currently there are 6 built out exam rooms with additional Doctors offices, storage area and potential for a small pharmaceutical room. Rent rate is \$1sf plus HOA fee's of \$395 per month.

Tenant improvements are negotiable and the landlords are willing and ready to get started. Call for a showing.

PROPERTY HIGHLIGHTS

- *Heavy traffic counts 65000+ daily.
- *Street front building.
- *Landlords willing to negotiate TI's.
- *Turn Key Medical Office with CUP.

Available Spaces



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS	VIDEO
2B		\$1.15 SF/month	NNN	3,749 SF	Negotiable	Middle unit, flex space with a roll up door and large open area. Landlords are willing to negotiate TI's for the unit. Current power is 100 amps.	-
2C		\$1.00 SF/month	NNN	2,583 SF	Negotiable	End cap unit, turn key medical office will need a CUP. Landlords are willing to negotiate TI's for the unit. Current power is 200 amps.	-

Available Spaces



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS	VIDEO
2C 2,583 SF Relisting		\$1.15 SF/month	NNN	2,583 SF	Negotiable	<p>End cap unit, turn key office with a small warehouse and roll up door in the back. This unit has been a medical office and used as a retail shop. We are open to most uses.</p> <p>Call for showing instructions.</p> <p>Base rent is \$1.15 sf Plus HOA dues of \$498.67 per month.</p> <p>See the Virtual tour below https://mls.ricohtours.com/b5282614-5528-49bc-a1ba-04433f570def </p>	View Here
2A	Street Retail	\$15.00 SF/yr	NNN	4,473 SF	Negotiable		-

Additional Photos

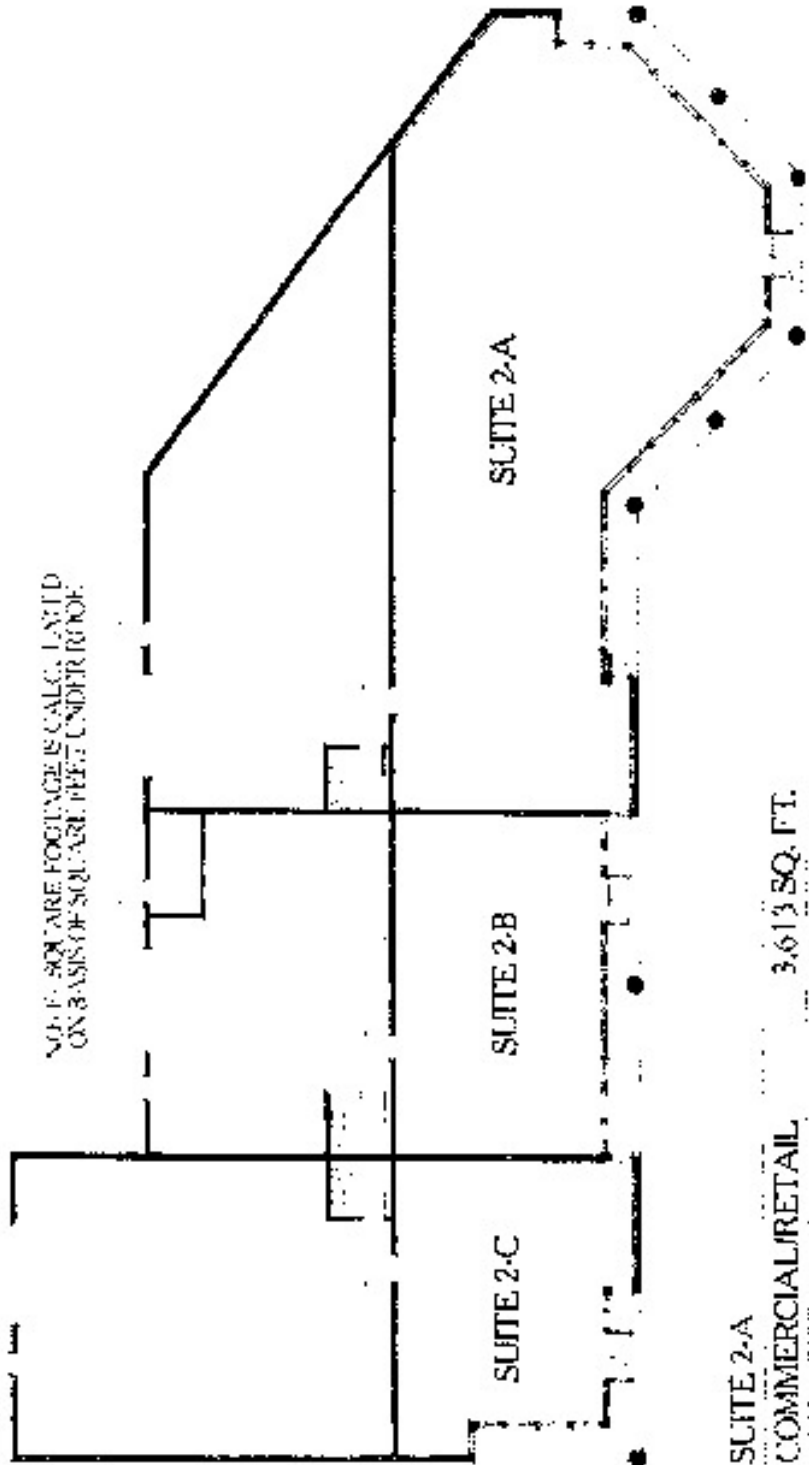


Additional Photos



Additional Photos





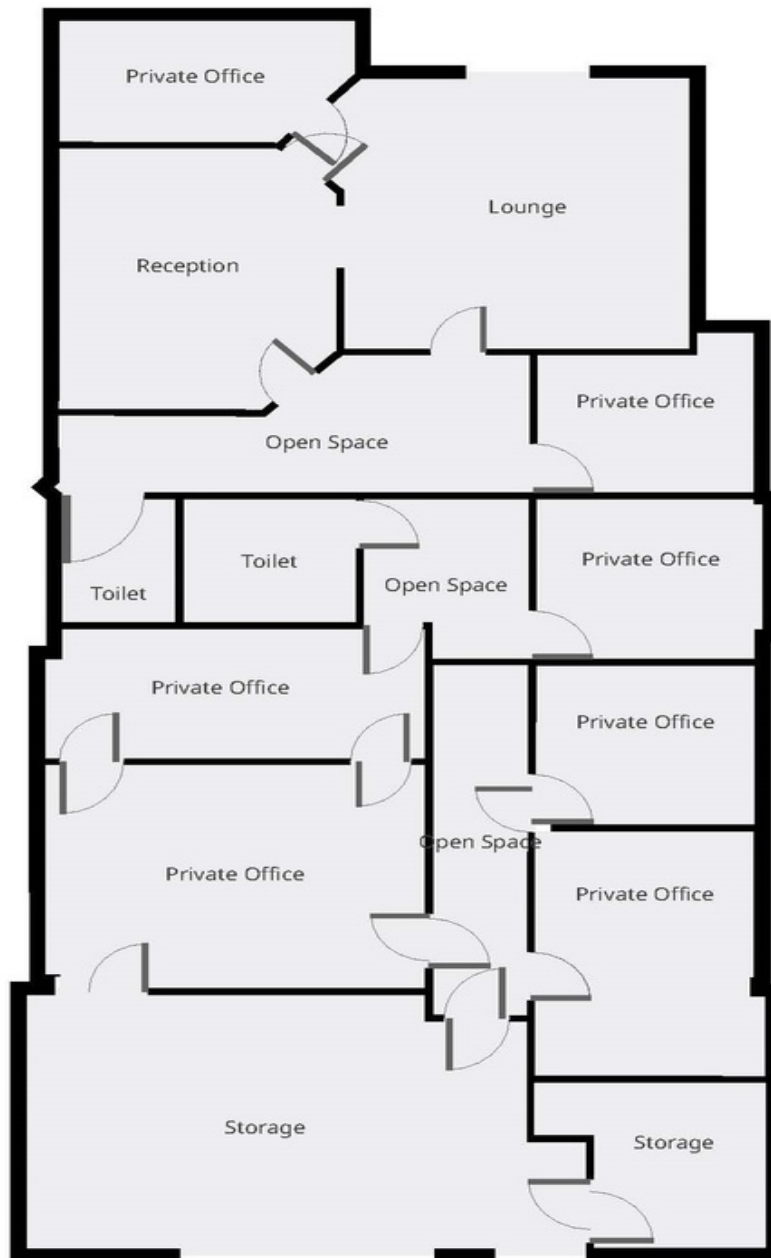
BUILDING 2
13902 HARBOR BOULEVARD

SUITE 2-A	
COMMERCIAL/RETAIL	3,613 SQ. FT.
WAREHOUSE	1,755 SQ. FT.
TOTAL	5,368 SQ. FT.
ELECTRICAL	400 AMPS

SUITE 2-B	
COMMERCIAL/RETAIL	1,215 SQ. FT.
WAREHOUSE	1,215 SQ. FT.
TOTAL	2,430 SQ. FT.
ELECTRICAL	100 AMPS

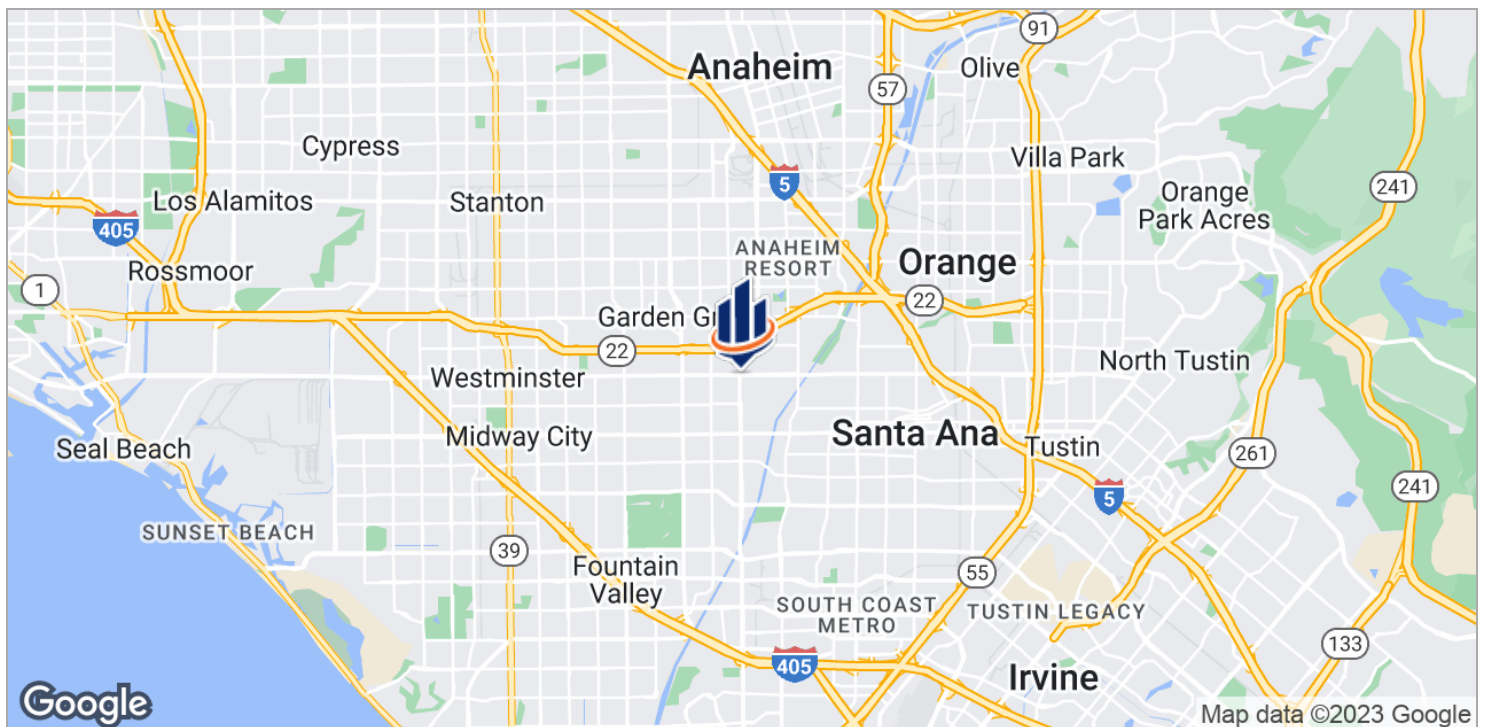
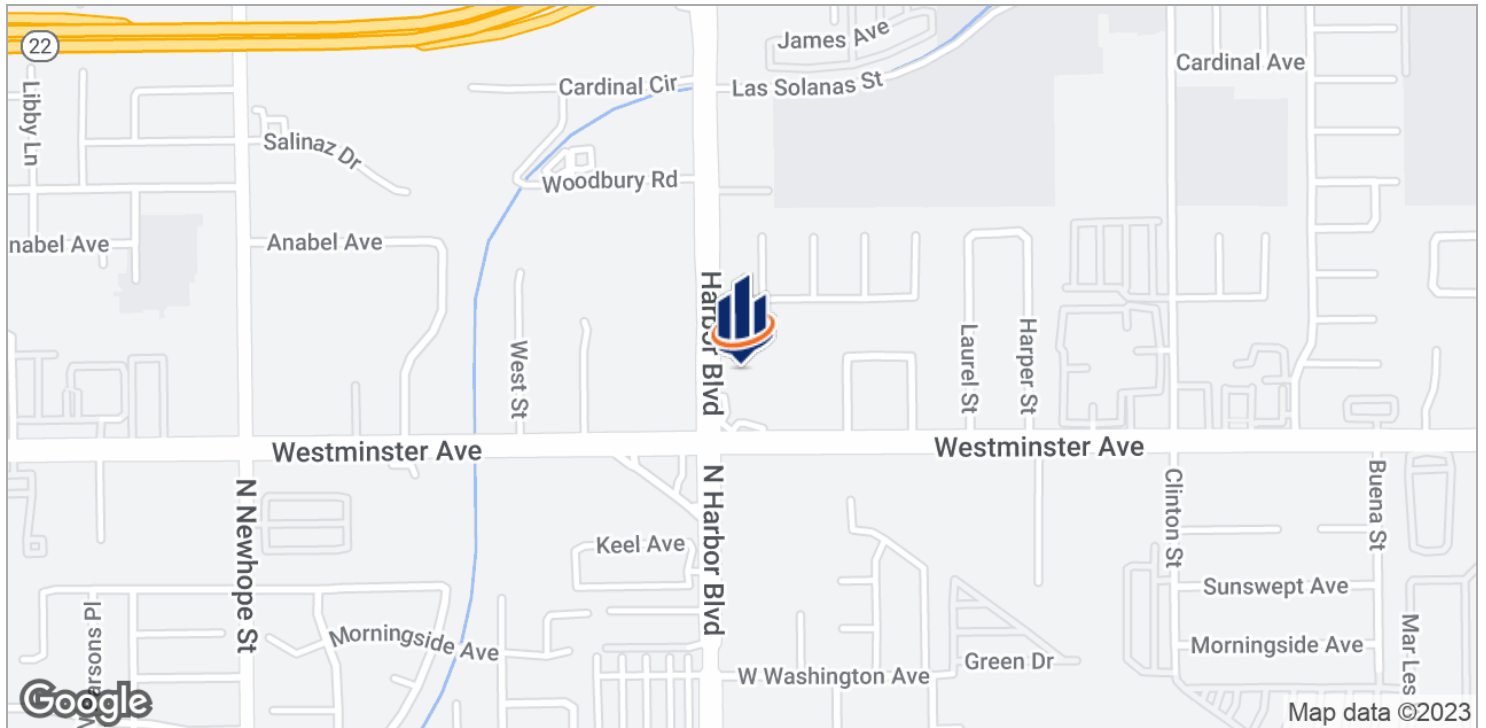
SUITE 2-C	
COMMERCIAL/RETAIL	1,072 SQ. FT.
WAREHOUSE	1,650 SQ. FT.
TOTAL	2,722 SQ. FT.
ELECTRICAL	200 AMPS

Floor Plans

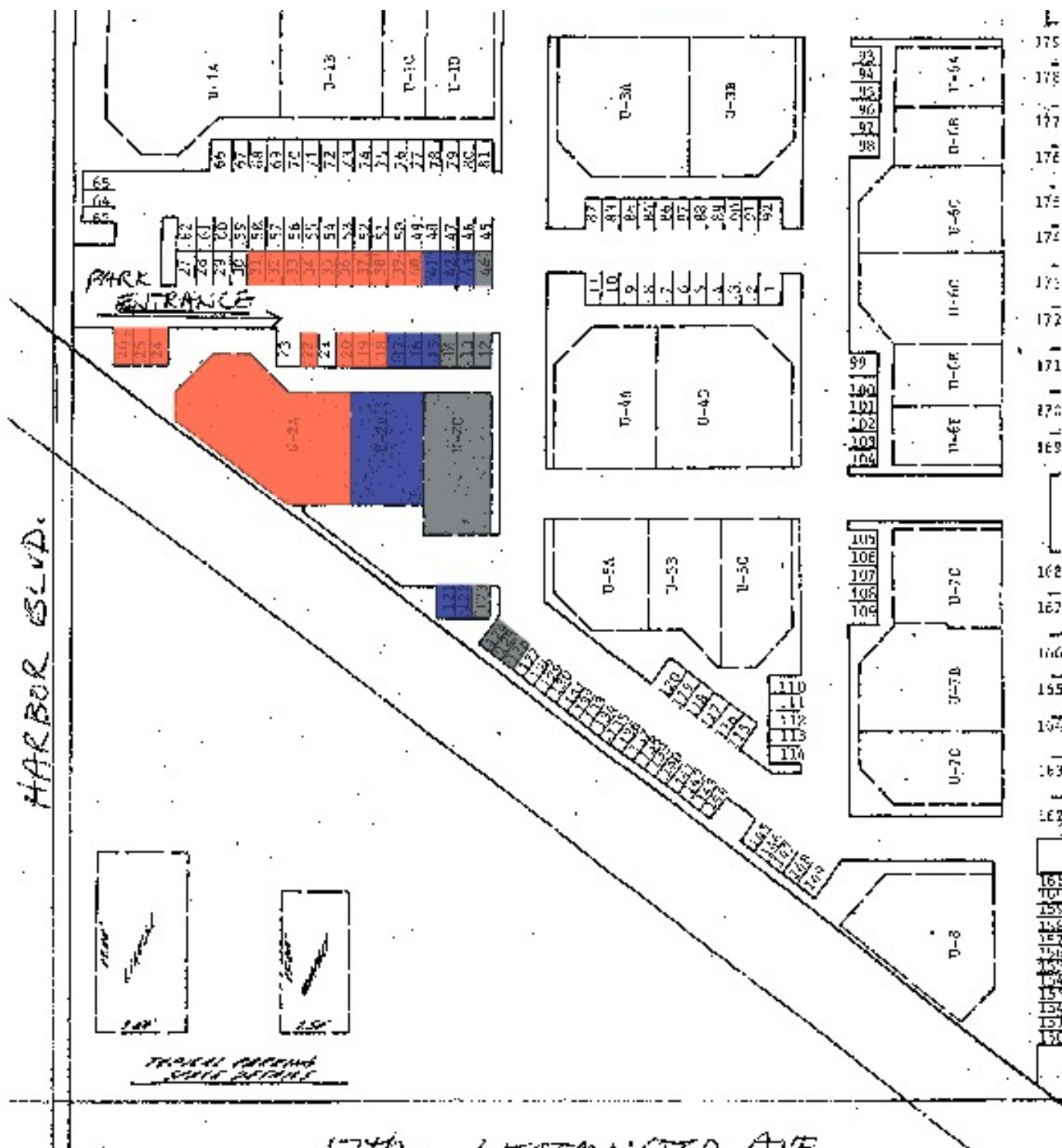


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SVN | VANGUARD DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

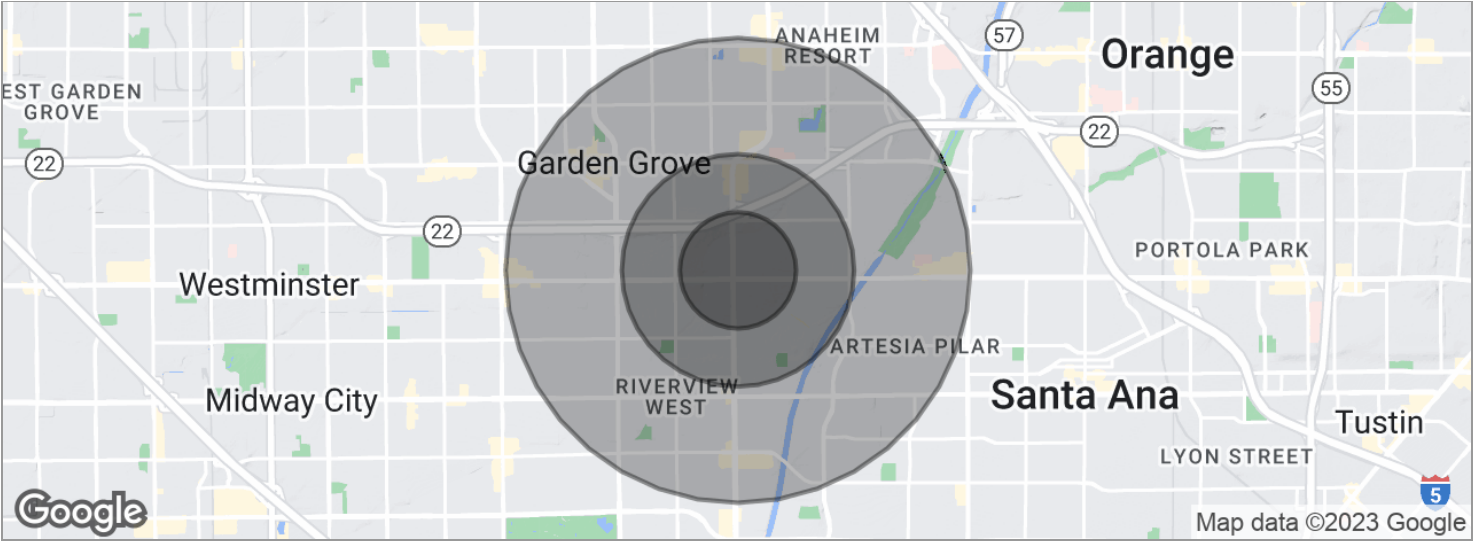
Location Maps



Additional Photos



Demographics Map



POPULATION	0.5 MILES	1 MILE	2 MILES
Total population	9,462	39,368	155,605
Median age	28.5	29.1	30.5
Median age [Male]	27.8	28.2	29.4
Median age [Female]	29.0	30.1	31.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total households	2,095	8,842	36,469
# of persons per HH	4.5	4.5	4.3
Average HH income	\$59,279	\$59,489	\$64,891
Average house value	\$373,164	\$375,266	\$402,356

* Demographic data derived from 2020 ACS - US Census