

6,213 SF
SUBLEASE



FOR LEASE



11566 Trask Avenue

Garden Grove, California 92843

Property Highlights

- Sublease of 6,213 SF Industrial Warehouse
- Approximately 1,000 SF Office & 5,213 SF Warehouse
- Excellent Visibility & Signage on Trask Avenue
- 1 Ground Level Loading Door
- 200 Amp, 120-208 Volt, 3 Phase Power
- Ample Parking within Parking Lot
- 20' Ceiling Height
- Block From 22 Freeway On Ramp

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN, \$0.37)
Available SF:	6,213 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,118	85,154	224,260
Total Population	35,703	326,464	803,803
Average HH Income	\$84,229	\$84,953	\$85,915



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

www.naicapital.com

Steve Liu

Executive Vice President | 949.468.2385 | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Steve Gim

Vice President | 949.468.2333
steve.gim@naicapital.com | CalDRE #01400546

Nikki Liu

Senior Associate | 949.468.2386 | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755

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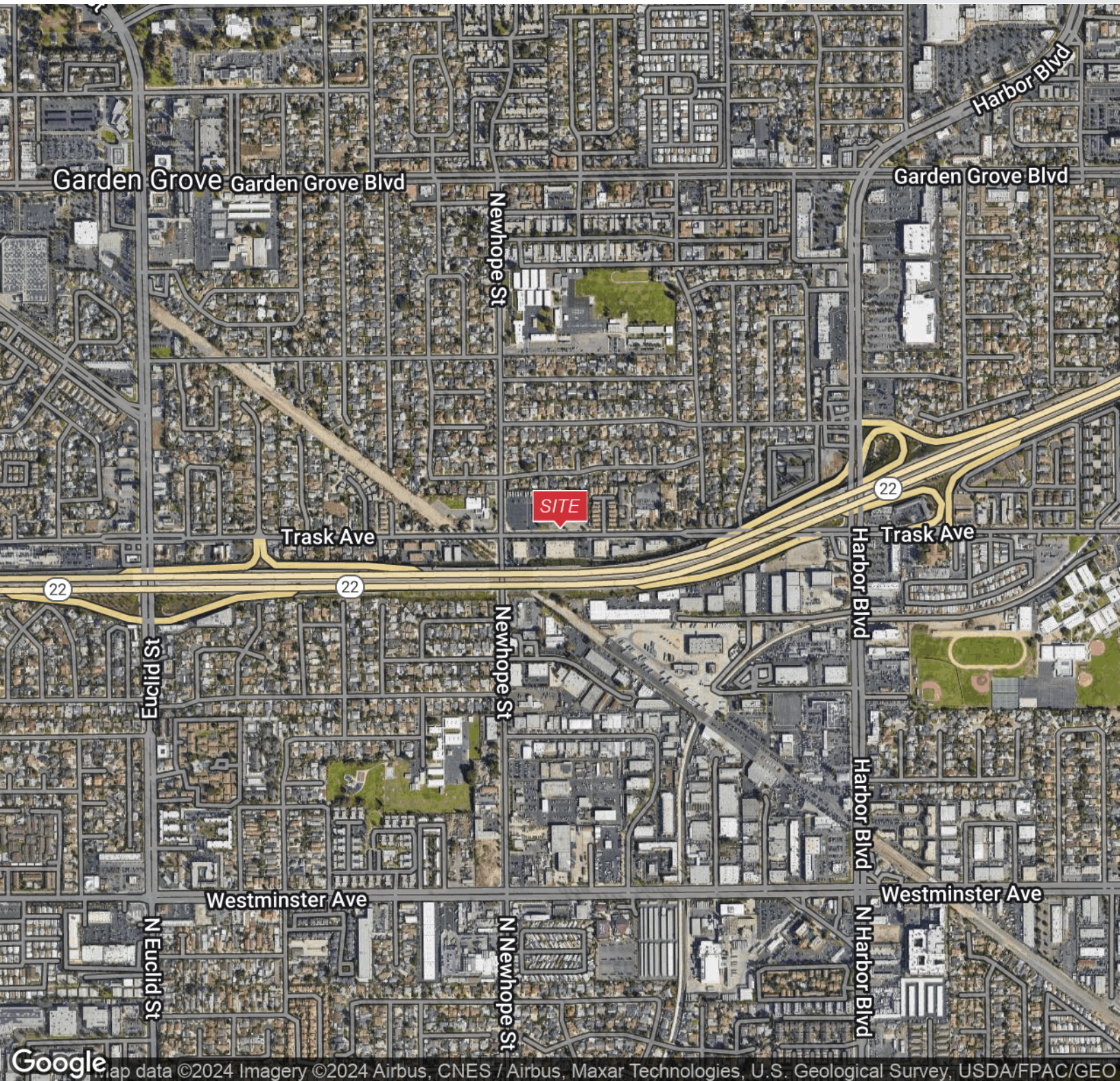
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	35,703	326,464	803,803
Average Age	37.3	36.5	36.1
Average Age (Male)	36.6	35.7	35.5
Average Age (Female)	38.5	37.1	36.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	9,118	85,154	224,260
# of Persons per HH	3.9	3.8	3.6
Average HH Income	\$84,229	\$84,953	\$85,915
Average House Value	\$485,223	\$463,993	\$478,291

* Demographic data derived from 2020 ACS - US Census



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