



For Lease

12141 Valley View Street | Garden Grove, CA

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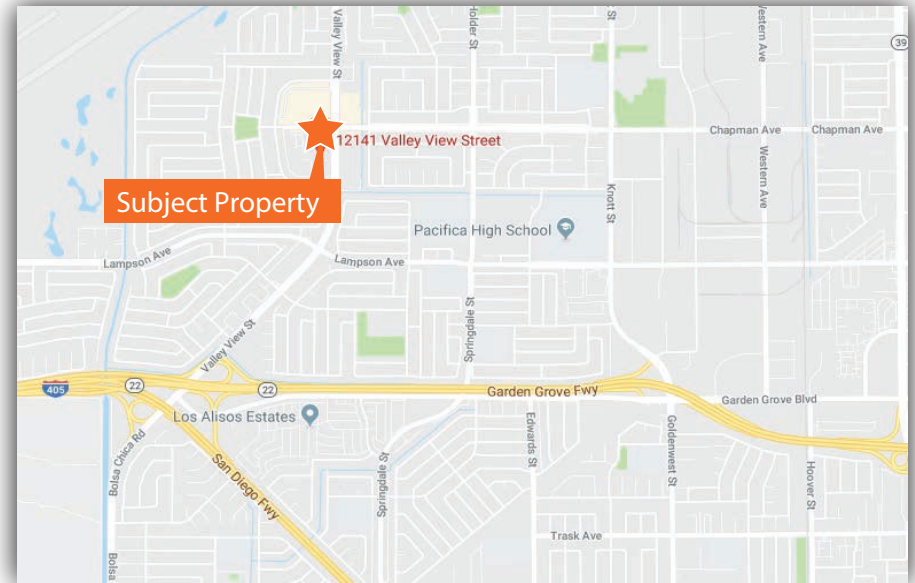
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Property Highlights

- ±32,000 SF; 2.1 Acre Parcel
- Strong retail corridor on major thoroughfare
- Reciprocal parking agreement provides access to more than 435 parking stalls
- Direct parking field allows for such uses as fitness, grocery, and entertainment
- Prominent pylon sign and close proximity to 405 and 22 freeways



Demographics

		1 Mile	3 Miles	5 Miles
	TOTAL POPULATION	21,122	192,796	588,281
	AVG. HOUSEHOLD SIZE	2.90	3.10	3.10
	AVERAGE HH INCOME	\$108,900	\$93,746	\$88,962
	MEDIAN HOME VALUE	\$641,486	\$576,408	\$546,588

Area Retailers



Traffic Counts (CoStar mapping)

- ±50,873 VPD (Valley View & Belgrave)
- ±12,928 VPD (Chapman & Emerald)

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