



** BACK ON THE MARKET. ** RARE FULL ACRE IN A PRIME LOCATION OF GARDEN GROVE.

10231 GARDEN GROVE BLVD.
GARDEN GROVE, CA 92843

Clervil Heraux, BRE#01473077

Advisor

O: 949.558.0309

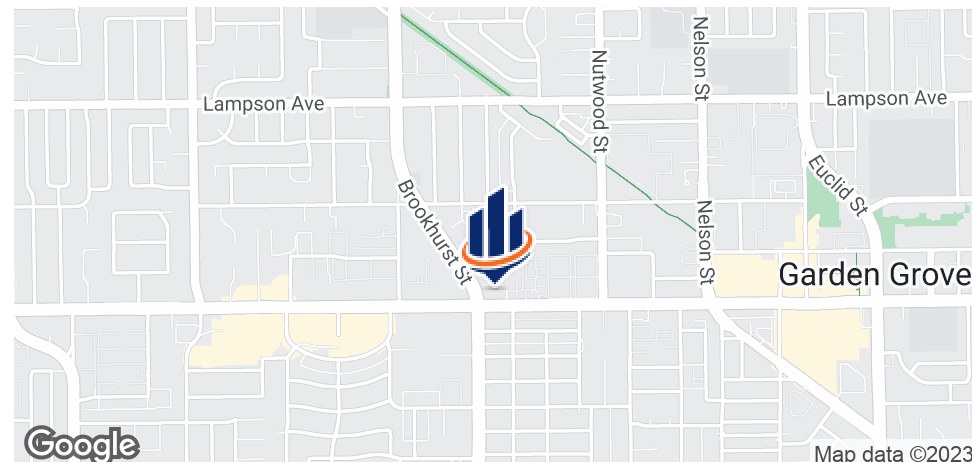
clervil@svn.com

CalDRE #01473077

PROPERTY INFORMATION

10231 Garden Grove Blvd.
Garden Grove, CA 92843

Property Summary



OFFERING SUMMARY

Sale Price: \$5,000,000

Lot Size: 1.17 Acres

Price / SF: \$98.11

PROPERTY OVERVIEW

We are proud to propose a rare development opportunity in Garden Grove. With the acquisition of this parcel you will have just over one acre (1.17ac) of prime development land. This property can be combined with the neighboring hard corner lot to give you almost 2 acres of development land or the entire hard corner. Traffic counts for this corner are roughly 66,000 cars per day!

PROPERTY HIGHLIGHTS

- * Prime Location and a Rare Opportunity to Develop in Orange County / Garden Grove.
- * Very close to the New Stanford Triangle Development that is currently under construction.
- * High Density Population of over 127,000 in a 2 mile radius.
- * Traffic counts of 66,000+/- daily.
- * Unlimited potential for this property, mixed use, residential or retail.
- ***Neighboring Hard Corner Property is Also Available! Potential to add another 34,848 sf to this Project***

Retailer Map

**** BACK ON THE MARKET. ** RARE FULL ACRE IN A PRIME LOCATION OF GARDEN GROVE. | 10231 GARDEN GROVE BLVD. GARDEN GROVE, CA 92843**

SVN | Vanguard | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



Additional Photos



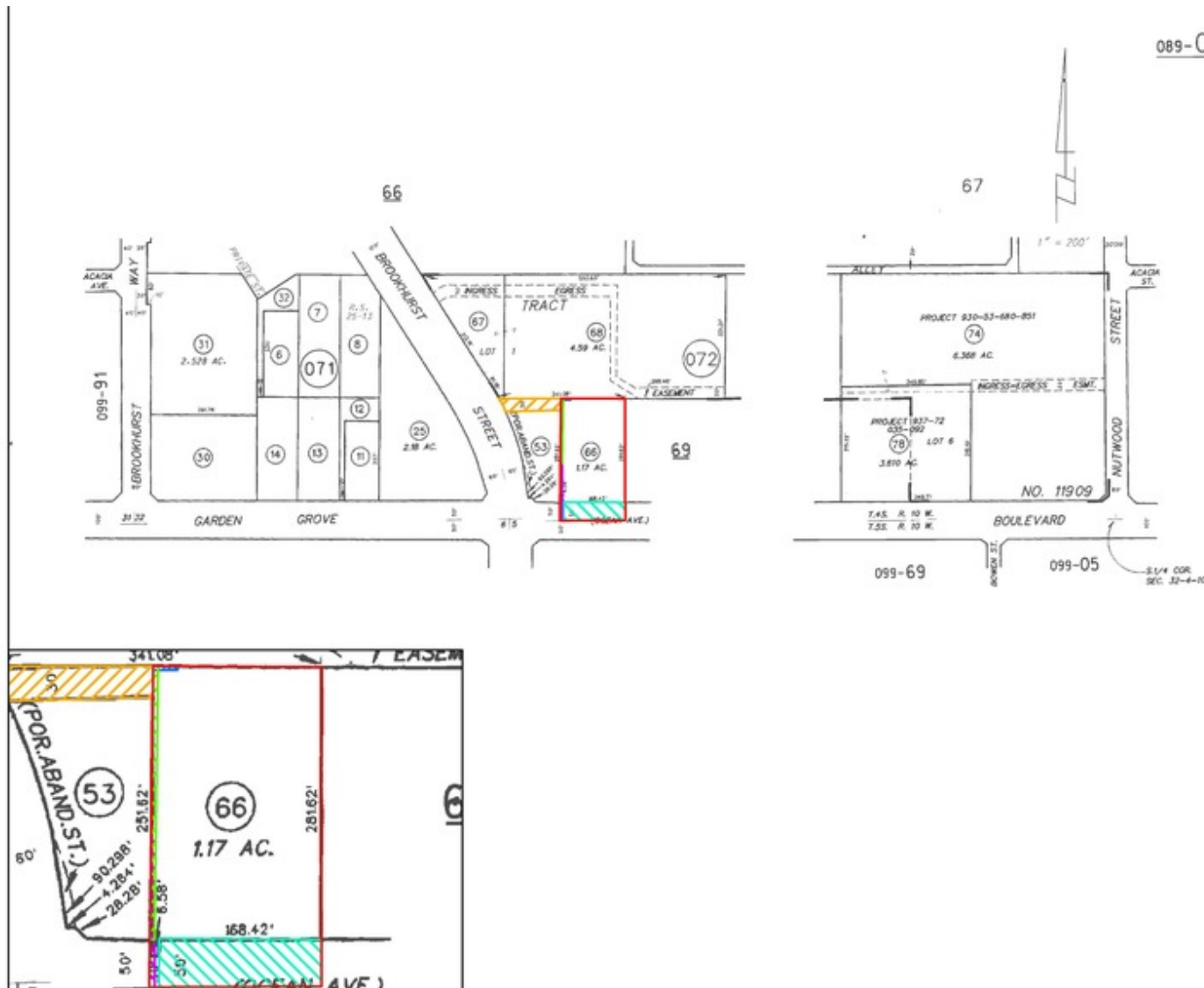
** BACK ON THE MARKET. ** RARE FULL ACRE IN A PRIME LOCATION OF GARDEN GROVE. | 10231 GARDEN GROVE BLVD. GARDEN GROVE, CA 92843

SVN | Vanguard | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos





Lawyers Title

ORDER NO.

217581918

01/19/2018

APN

089-072-66


Legend

PAR 1

 PAR 2

Ease for Roads, Railroads and Ditches
recorded 08/11/1875 Bk25 Pg540
Deeds - Item 3 (Unlocatable)

Ease for Utilities, Ingres and Engress
recorded 07/14/1954 Bk2770 Pg285
OR - Item 4

 Ease for Street and Highway recorded
07/08/1957 Bk3967 Pg215 OR - Item 5

Ease for Utilities, Ingres and Engress
recorded 06/24/1965 Bk7569 Pg333
OR - Item 6

Ease for Overhead and Underground
Electrical Supply Systems and
Communication Systems recorded
003/06/1970 Bk9232 Pg696 OR - Item 8

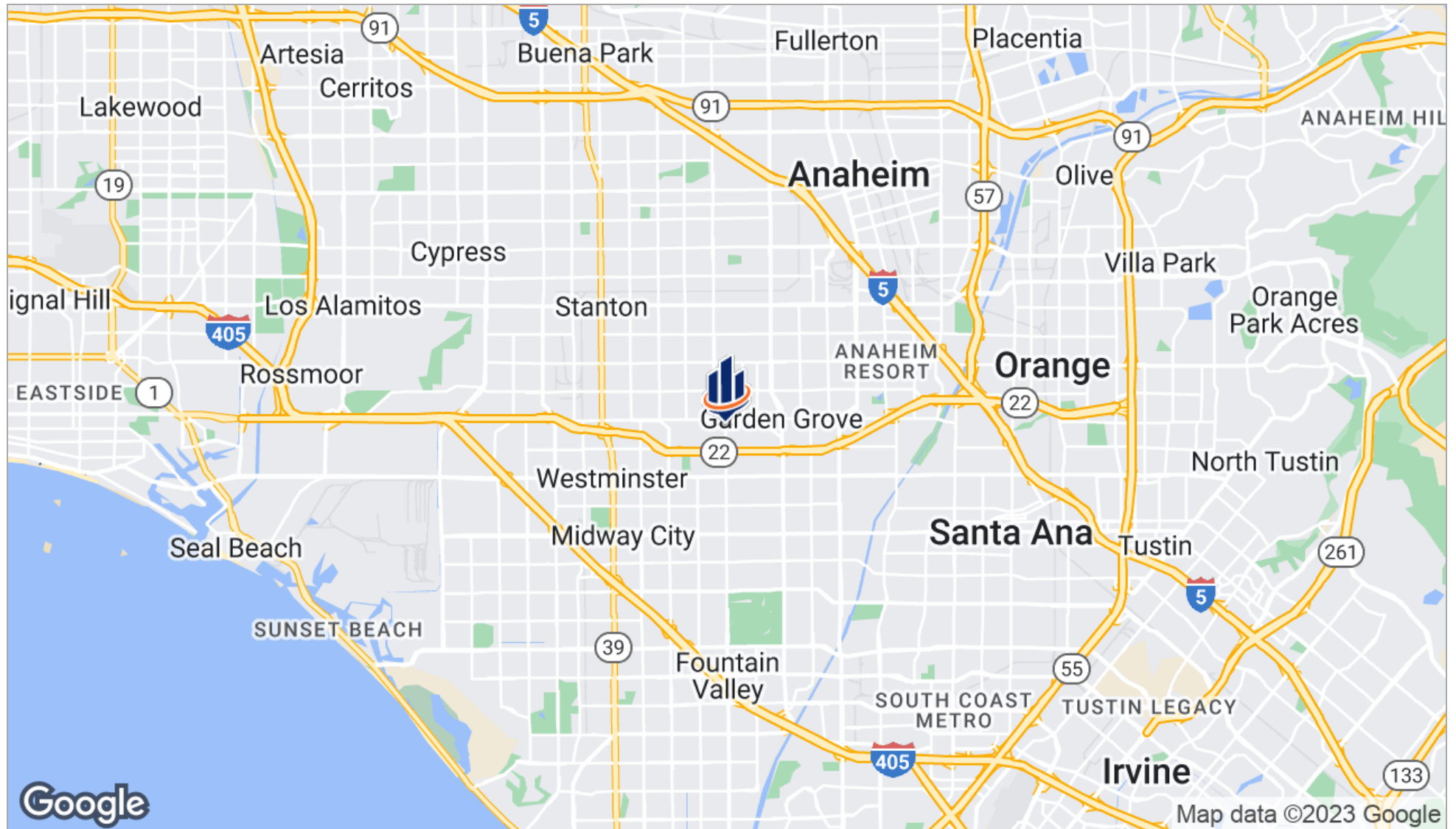
Ease for Pedestrian, Ingress and Egress
recorded 04/01/2015 # 201500016631
OR - Item 9 (Unlocatable)

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown

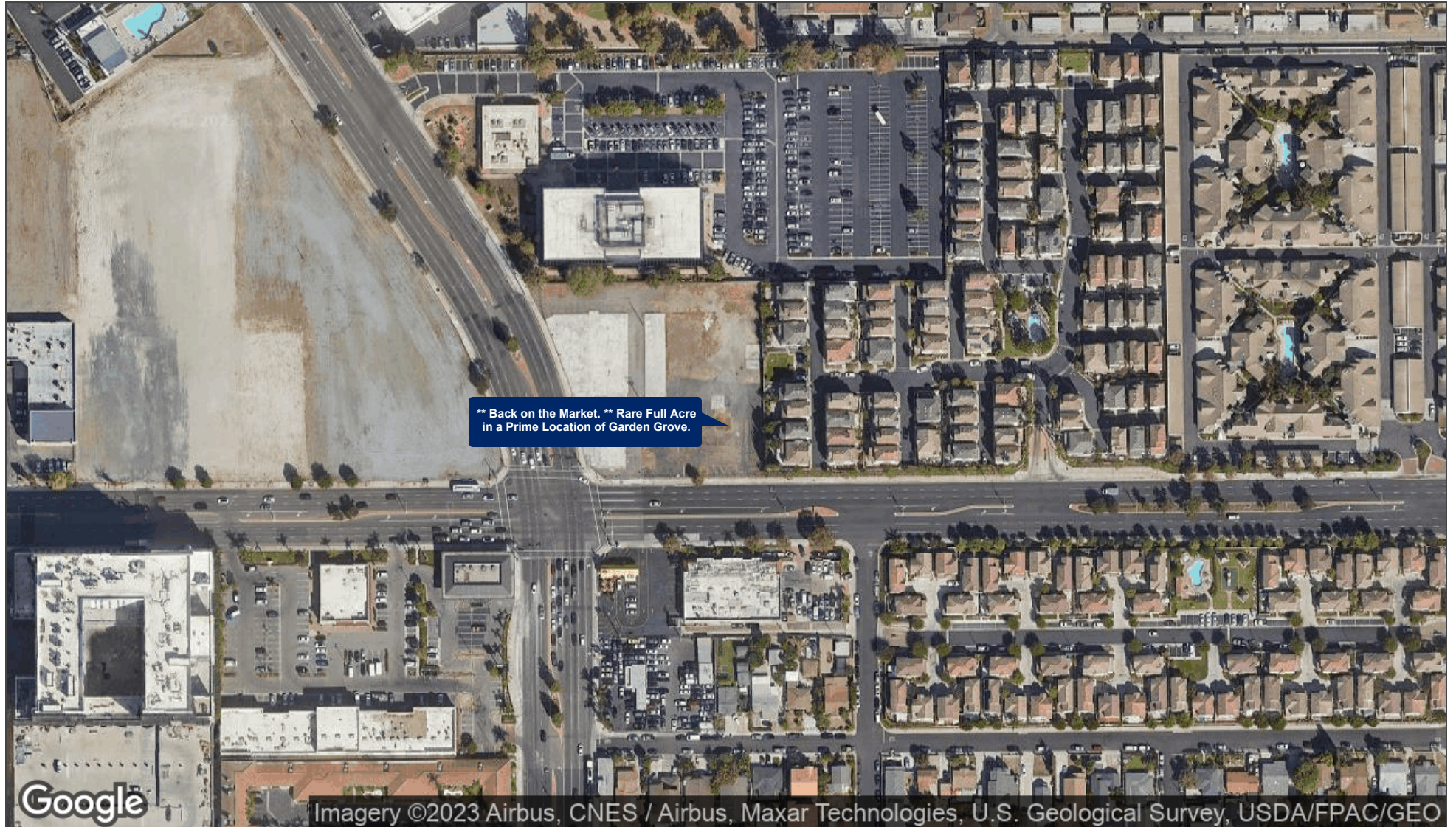
LOCATION INFORMATION

10231 Garden Grove Blvd.
Garden Grove, CA 92843

Location Maps



Aerial Map



DEMOGRAPHICS

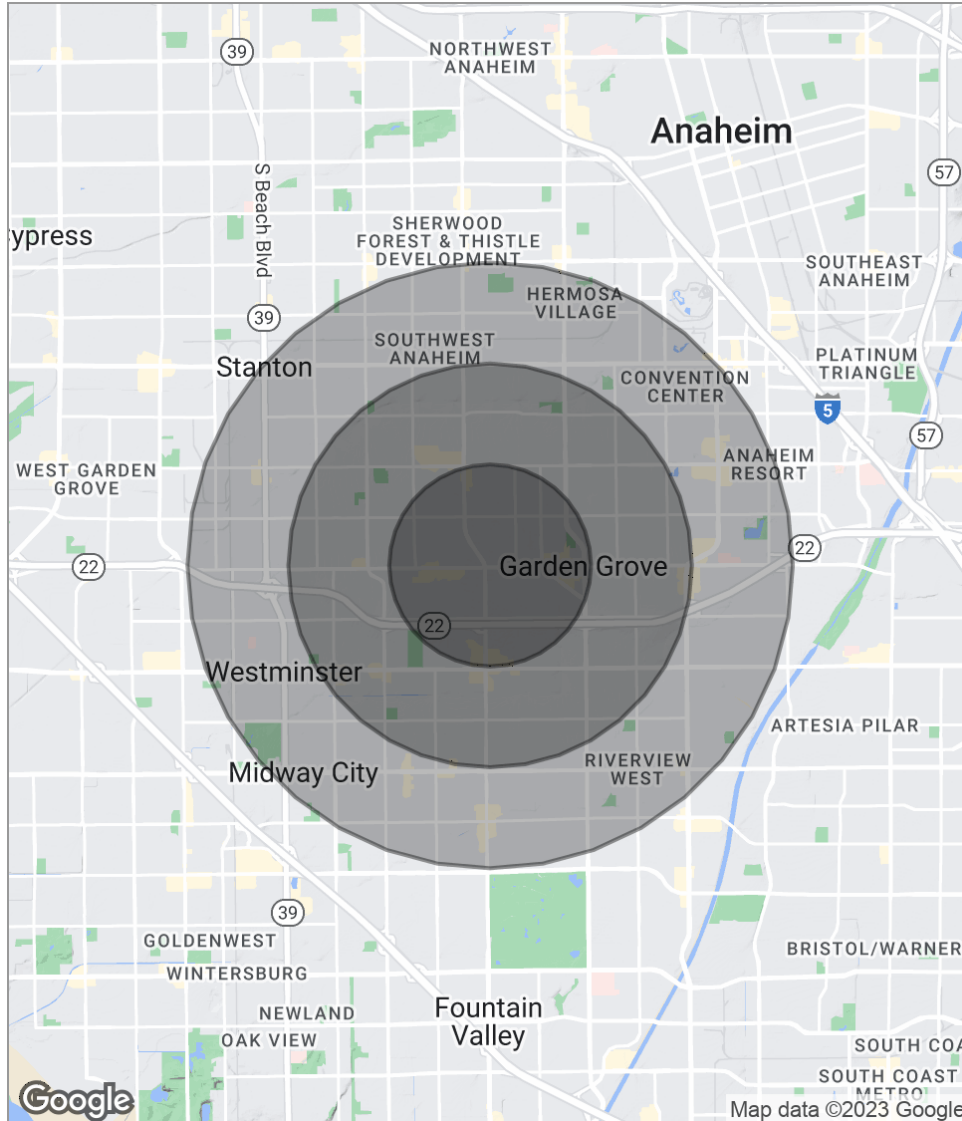
10231 Garden Grove Blvd.
Garden Grove, CA 92843

Demographics Report

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 31,709 | 127,792 | 297,934 |
| Median age | 36.8 | 36.0 | 34.9 |
| Median age (male) | 35.0 | 34.3 | 33.8 |
| Median age (female) | 38.1 | 37.3 | 35.8 |
| Total households | 9,423 | 34,565 | 80,981 |
| Total persons per HH | 3.4 | 3.7 | 3.7 |
| Average HH income | \$66,752 | \$70,716 | \$68,759 |
| Average house value | \$489,823 | \$485,756 | \$445,340 |

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 31,709 | 127,792 | 297,934 |
| Median age | 36.8 | 36.0 | 34.9 |
| Median age [Male] | 35.0 | 34.3 | 33.8 |
| Median age [Female] | 38.1 | 37.3 | 35.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 9,423 | 34,565 | 80,981 |
| # of persons per HH | 3.4 | 3.7 | 3.7 |
| Average HH income | \$66,752 | \$70,716 | \$68,759 |
| Average house value | \$489,823 | \$485,756 | \$445,340 |

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIOS

10231 Garden Grove Blvd.
Garden Grove, CA 92843

Advisor Bio & Contact 1

CLERVIL HERAUX, BRE#01473077

Advisor

120 W. 5th Street, Suite 210
Santa Ana, CA 92701
T 949.558.0309
C 714.269.4239
clervil@svn.com
CalDRE #01473077

PROFESSIONAL BACKGROUND

Clervil started his commercial real estate career with Vanguard Investment Properties in 2004. At that time his focus was in multi-family, 4 unit/+ properties located in Orange County and the surrounding cities. Over the years, under the mentor-ship of Cameron Irons, Clervil's focus changed from multi-family to the Restaurant industry and now on to Property Management and full service brokering.

Clervil is the head of the Property Management department and is currently working on acquiring his CPM designation through the local IREM program. Clervil manages the day to day operations of the portfolio which consists of multi-family, commercial retail, medical and office properties.



120 W. 5th Street, Suite 210
Santa Ana, CA 92701
949.558.0309
svnvanguard.com