



# For Sale or Lease

New Seoul Plaza, Garden Grove

8851 Garden Grove Boulevard

Near Intersection of Magnolia

- Suites Available for Lease
  - Suite #103: +/- 1,950 SF
  - Suite #104: +/- 1,150 SF
  - Suite #105: +/- 1,150 SF
- Up to 4,250 contiguous square feet for lease
- Monument sign with convenient access and parking
- Adjacent to grocery-anchored shopping center

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| Population         | 1 Mile   | 3 Mile   | 5 Mile   | Business & Labor      |            |        |         |
|--------------------|----------|----------|----------|-----------------------|------------|--------|---------|
| 2017               | 36,770   | 285,732  | 726,932  | 2017 Total Businesses | 1,090      | 10,122 | 26,936  |
| 2022 Forecast      | 37,368   | 292,966  | 754,301  | 2017 Total Employees  | 6,632      | 79,546 | 267,858 |
| Households         |          |          |          | Daily Traffic Counts  |            |        |         |
| 2017               | 10,801   | 79,136   | 212,120  | Garden Grove Blvd     | 24,310 VPD |        |         |
| 2022 Growth        | 3.54%    | 3.34%    | 3.47%    | Magnolia St.          | 30,562 VPD |        |         |
| 2017 Avg HH Income | \$68,843 | \$74,331 | \$79,350 |                       |            |        |         |
|                    |          |          |          |                       |            |        |         |



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Asking Price: Negotiable

GLA - 17,604; NOI (Proforma) - \$403,000 /annually

Asking Rate: \$1.50-\$1.75 PSF, NNN

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