



# 8550 GARDEN GROVE

8550 GARDEN GROVE BLVD.  
GARDEN GROVE, CA 92844

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# Property Summary



## OFFERING SUMMARY

Available SF: 231 - 1,657 SF

Lease Rate: \$1.40 SF/month [MG]

Lot Size: 24,067 SF

Year Built: 1962

Building Size: 10,224 SF

Market:

## PROPERTY OVERVIEW

We have several small office spaces on the second floor available. Please see the floor plan. Currently asking \$1.40sf modified gross. Each tenant to pay their share of the upstairs utilities and maintenance.

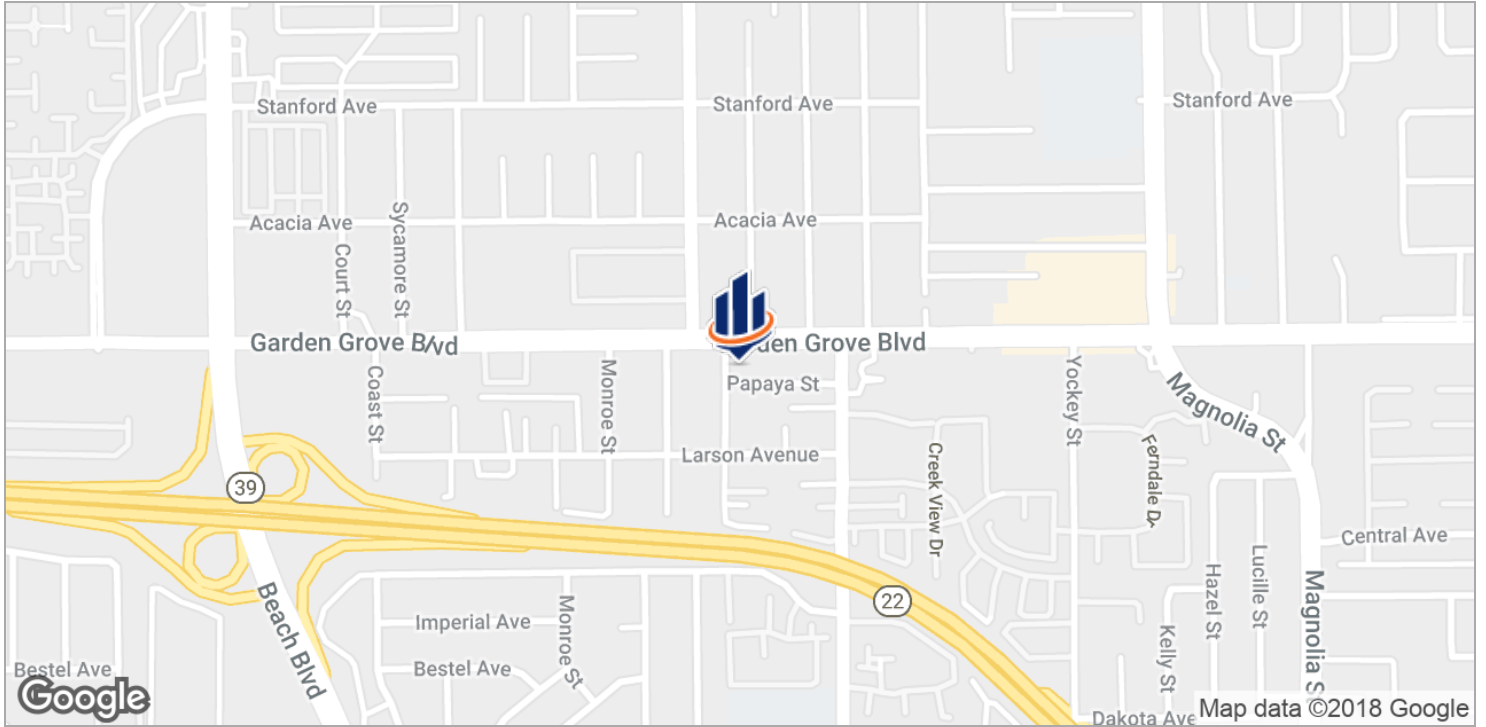
## PROPERTY HIGHLIGHTS

- Lots of parking.
- Private second floor
- Close to the 22 freeway
- Easy access to all of Orange County
- North side of the upstairs is currently available. Minimum divisible square footage of 231 and maximum continuous square footage of 1657.

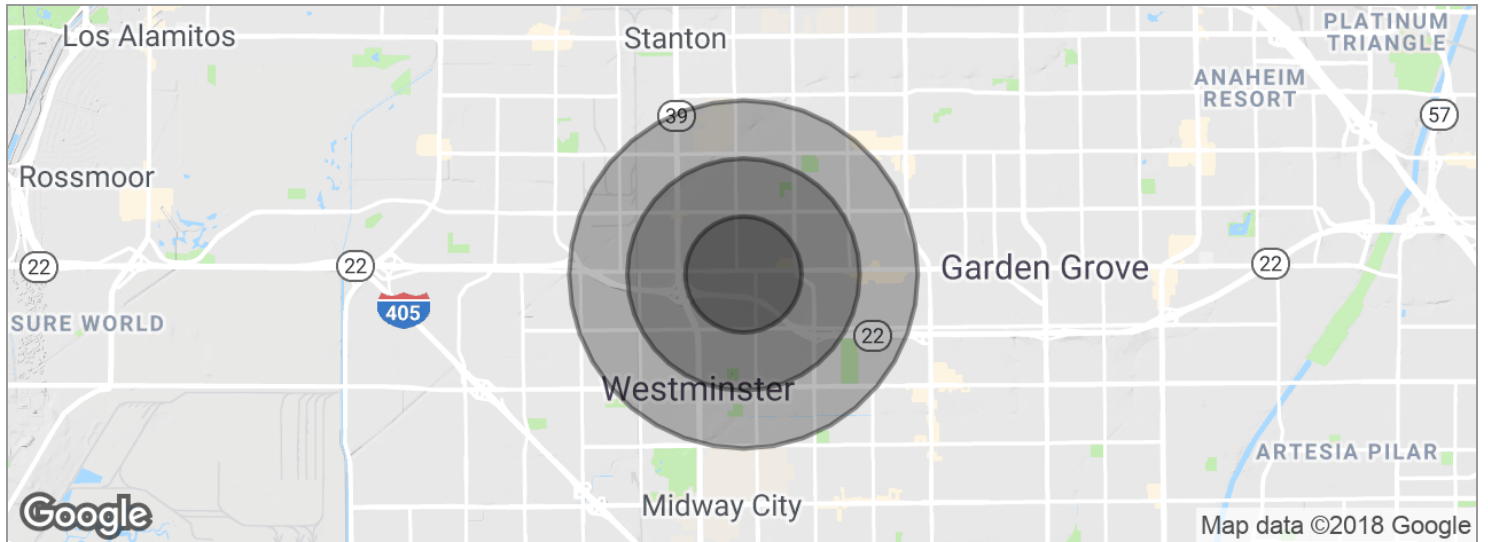
# Additional Photos



# Location Maps



# Demographics Map



| <b>POPULATION</b>              | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
|--------------------------------|------------------|---------------|------------------|
| Total population               | 10,886           | 37,555        | 77,265           |
| Median age                     | 35.0             | 35.3          | 35.9             |
| Median age (male)              | 34.5             | 34.5          | 35.3             |
| Median age (Female)            | 36.3             | 36.3          | 36.4             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
| Total households               | 3,080            | 10,974        | 22,799           |
| # of persons per HH            | 3.5              | 3.4           | 3.4              |
| Average HH income              | \$68,030         | \$66,440      | \$63,344         |
| Average house value            | \$405,082        | \$404,148     | \$414,044        |

\* Demographic data derived from 2010 US Census