

AVAILABLE FOR LEASE OR SALE

ANCHOR OPPORTUNITY IN CENTRAL OC • 46,600 SF FREESTANDING BLDG
 SWC KATELLA AVE & EUCLID ST • GARDEN GROVE, CA




JOIN EXISTING TENANTS



PROPERTY HIGHLIGHTS

- Extremely dense population, limited retail competition
- Use of 3-sided monument sign on top of building, plus huge pylon signage on both Katella & Euclid
- Freestanding building with exceptional access
- Centrally located signalized corner
- No use restrictions



 POPULATION	 AVG HOUSEHOLD INCOME	 DAYTIME POPULATION
1-mile 30,126	1-mile \$103,343	1-mile 3,696
2-mile 119,336	2-mile \$96,826	2-mile 28,509
3-mile 297,935	3-mile \$89,051	3-mile 98,392
5-mile 797,463	5-mile \$91,284	5-mile 306,240

Source: Sites USA, 2022

TRAFFIC COUNTS

Katella @Euclid: 32,000 cars per day
Euclid @Katella: 37,000 cars per day

Source: OCTA, 2021



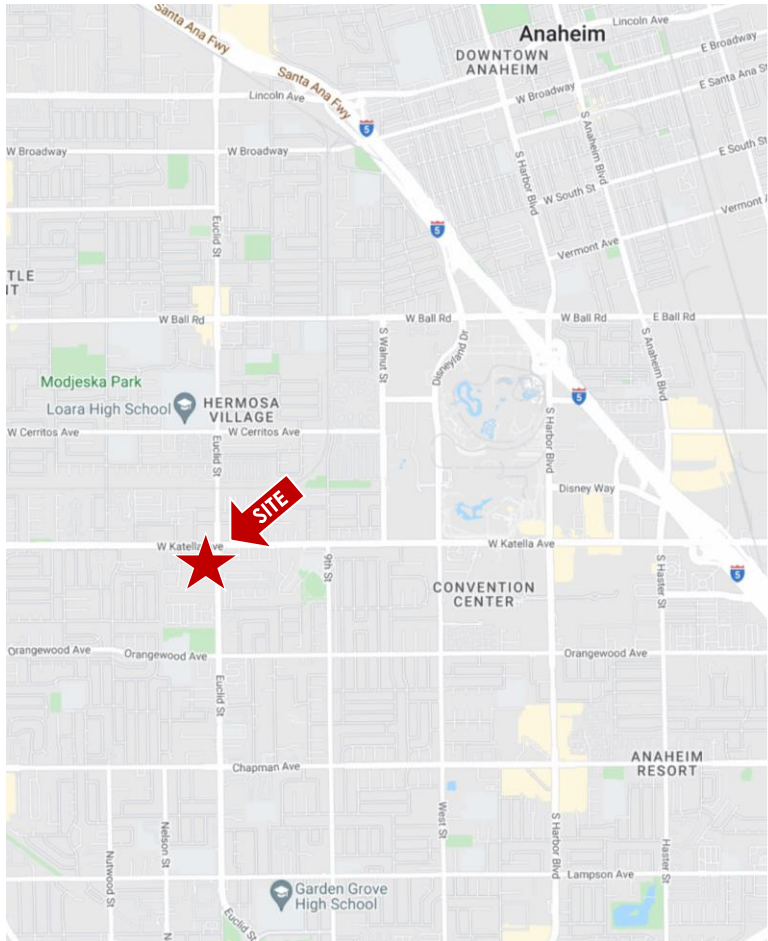
Strategic Retail Advisors

For More Information, Please Contact:

Blaine Bush | CalBRE Lic: 01175854 | 949.640.6678 x18 | blaine@strategicretailadvisor.com

EXECUTIVE SUMMARY

10912 KATELLA AVE ● GARDEN GROVE, CA 92840



THE PROPERTY

- Address: 10912 Katella Avenue, Garden Grove, CA 92840
- APN: 089-010-34
- Land Size: 4.99 acres (217,364 SF)
- Building: Single story / 46,600 SF
- Year Built: 1958 / Renovated 2002
- Zoning: Neighborhood Mixed Use Zone (“NMU”)
- CC&R’s: No use restrictions
- Freestanding anchor building of approximately 46,600 SF on 4.99 acres of land
- Opportunity to develop additional retail pad
- Well located on high demand signalized intersection of Central Orange County
- Extremely dense population with limited retail competition
- ‘Last of its kind’ 3-sided monument sign on top of building, plus large pylon signage on both Katella Avenue and Euclid Avenue
- Fronts recently renovated retail center; co-tenants include Gold’s Gym, Dollar Tree, AutoZone, UEI College, McDonald’s, Carl’s Jr

TENANT

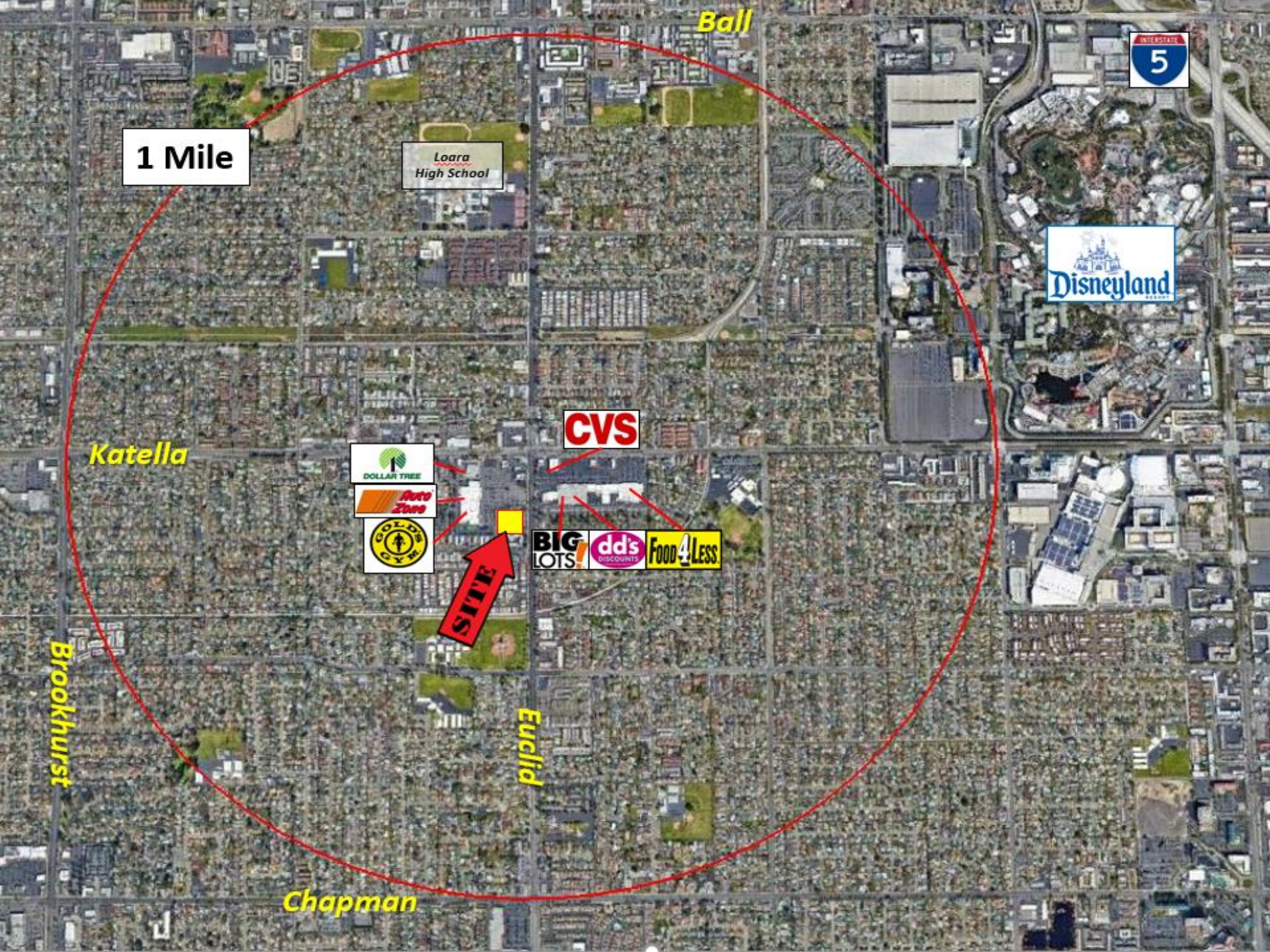


Katella Ave.: 32,000 CPD

Euclid St.: 37,000 CPD

DOLLAR TREE





Ball



1 Mile

Loara High School



CVS

Katella



Brookhurst

Euclid

Chapman



Lincoln



2 Miles



Ball

Magnolia

Euclid



Brookhurst



Katella



Harbor



Chapman



Garden Grove



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.801/-117.9424

10912 Katella Ave	1 mi	2 mi	3 mi	5 mi
Garden Grove, CA 92840	radius	radius	radius	radius
Population				
2021 Estimated Population	30,126	119,336	297,935	797,463
2026 Projected Population	29,520	117,218	296,404	793,215
2020 Census Population	30,269	118,539	298,509	796,039
2010 Census Population	30,449	118,875	286,569	771,904
Projected Annual Growth 2021 to 2026	-0.4%	-0.4%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2021	-	-	0.4%	0.3%
2021 Median Age	37.2	36.8	35.7	36.1
Households				
2021 Estimated Households	8,320	33,387	83,266	220,404
2026 Projected Households	8,444	33,918	85,888	227,027
2020 Census Households	8,335	33,139	83,561	219,836
2010 Census Households	8,215	32,575	77,860	208,386
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.6%	0.6%
Historical Annual Growth 2010 to 2021	0.1%	0.2%	0.6%	0.5%
Race and Ethnicity				
2021 Estimated White	30.5%	27.7%	24.9%	25.4%
2021 Estimated Black or African American	1.9%	1.9%	2.2%	2.5%
2021 Estimated Asian or Pacific Islander	27.6%	29.4%	30.1%	28.9%
2021 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.5%	1.6%
2021 Estimated Other Races	38.5%	39.4%	41.3%	41.6%
2021 Estimated Hispanic	45.6%	46.7%	49.2%	49.8%
Income				
2021 Estimated Average Household Income	\$103,343	\$96,826	\$89,051	\$91,284
2021 Estimated Median Household Income	\$82,673	\$75,710	\$72,785	\$74,170
2021 Estimated Per Capita Income	\$28,658	\$27,214	\$25,044	\$25,445
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	11.6%	12.1%	12.9%	13.4%
2021 Estimated Some High School (Grade Level 9 to 11)	11.6%	11.7%	12.1%	11.7%
2021 Estimated High School Graduate	25.8%	26.1%	25.3%	25.2%
2021 Estimated Some College	22.7%	21.0%	20.3%	20.1%
2021 Estimated Associates Degree Only	6.8%	6.7%	6.7%	6.8%
2021 Estimated Bachelors Degree Only	16.6%	17.0%	17.0%	16.7%
2021 Estimated Graduate Degree	4.9%	5.5%	5.7%	6.1%
Business				
2021 Estimated Total Businesses	547	3,033	9,670	28,895
2021 Estimated Total Employees	3,696	28,509	98,392	306,240
2021 Estimated Employee Population per Business	6.8	9.4	10.2	10.6
2021 Estimated Residential Population per Business	55.1	39.3	30.8	27.6