

# VALLEY PLAZA

6032-6086 CHAPMAN AVENUE | GARDEN GROVE, CA

**FOR LEASE**  
±1,440 SF Retail



## PROPERTY HIGHLIGHTS

- Dense infill Orange County property with strong daytime and residential population.
- Strategically located on the major intersection of Valley View Street and Chapman Avenue.
- Notable tenants on the interaction include Vons, LA Fitness, Rite Aid, Ace Hardware, and Walgreens.

## TRAFFIC COUNTS

- 46,234 ADT on Valley View Street
- 12,928 ADT on Chapman Avenue



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**KEVIN HANSEN**  
*Associate Director*

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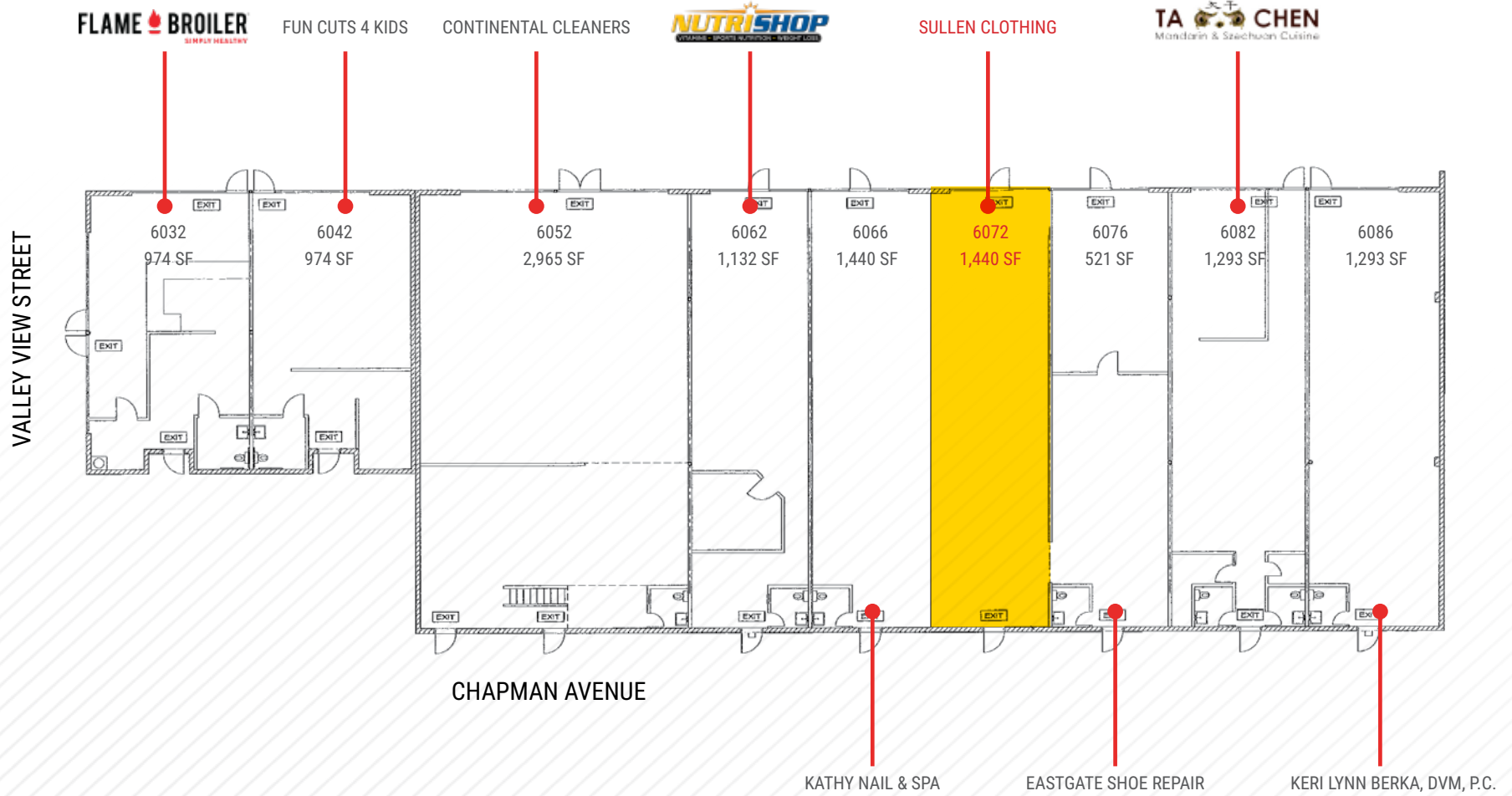
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# SITE PLAN

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## GARDEN GROVE SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	20,540	193,487	558,822
	2010 Population	20,465	196,121	570,297
	2020 Population	20,529	203,632	593,886
	2025 Population	20,574	206,626	604,424
	2010-2020 Annual Rate	0.03%	0.37%	0.40%
	2020-2025 Annual Rate	0.04%	0.29%	0.35%
	2020 Median Age	45.3	39.0	39.1
	Total Businesses	585	8,042	21,818
	Total Employees	4,386	72,200	182,384
	HOUSEHOLDS	2000 Households	7,085	61,437
2010 Households		7,015	61,077	179,838
2020 Total Households		6,932	62,049	184,031
2025 Total Households		6,910	62,557	186,315
2010-2020 Annual Rate		-0.12%	0.15%	0.23%
2020-2025 Annual Rate		-0.06%	0.16%	0.25%
2020 Average Household Size		2.95	3.23	3.19
INCOME	2020 Median Household Income	\$110,601	\$80,262	\$77,544
	2025 Median Household Income	\$121,820	\$89,533	\$85,544
	2020 Average Household Income	\$136,486	\$105,373	\$102,118
	2025 Average Household Income	\$155,071	\$119,661	\$115,697
	2020 Per Capita Income	\$46,110	\$32,020	\$31,693
HOUSING	2020 Total Housing Units	7,163	64,614	192,365
	2020 Owner Occupied Housing Units	5,725	36,249	106,422
	2020 Renter Occupied Housing Units	1,207	25,800	77,609
	2020 Vacant Housing Units	231	2,565	8,334
	2020 Median Home Value	\$621,161	\$614,686	\$607,002
	2020 Average Home Value	\$644,136	\$641,347	\$633,014



**176,138**

Total Population



**46,337**

Total Households



**\$89,788**

Avg. H.H. Income



**221,904**

Daytime Population

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