



FOR LEASE MULTI-TENANT BUSINESS PARK
INDUSTRIAL AND OFFICE UNITS

BRIDGECREEK BUSINESS PARK

12752-12882 VALLEY VIEW AVENUE, GARDEN GROVE, CA 92845

Voit
REAL ESTATE SERVICES

ADDRESS	SUITE	TOTAL SIZE SQ. FT.	OFFICE SIZE SQ. FT.	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
12882 Valley View St. Garden Grove	6	1,092	±200	\$1.87	\$2,042.00	Office, restroom, and warehouse with ground level loading door.
12872 Valley View St. Garden Grove	9&10	2,581	±645	\$1.83	\$4,723.00	Open office area, private office, restrooms, and large warehouse with 2 ground level loading doors.

There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.12 per square foot, subject to change.

AVAILABILITY





Professionally Managed
Business Park (on-site)



±163,286 SF of Office,
Industrial & Retail Suites

(Units can be combined to
accommodate a variety of
sizes.)



Functional Site Loading
and Circulation



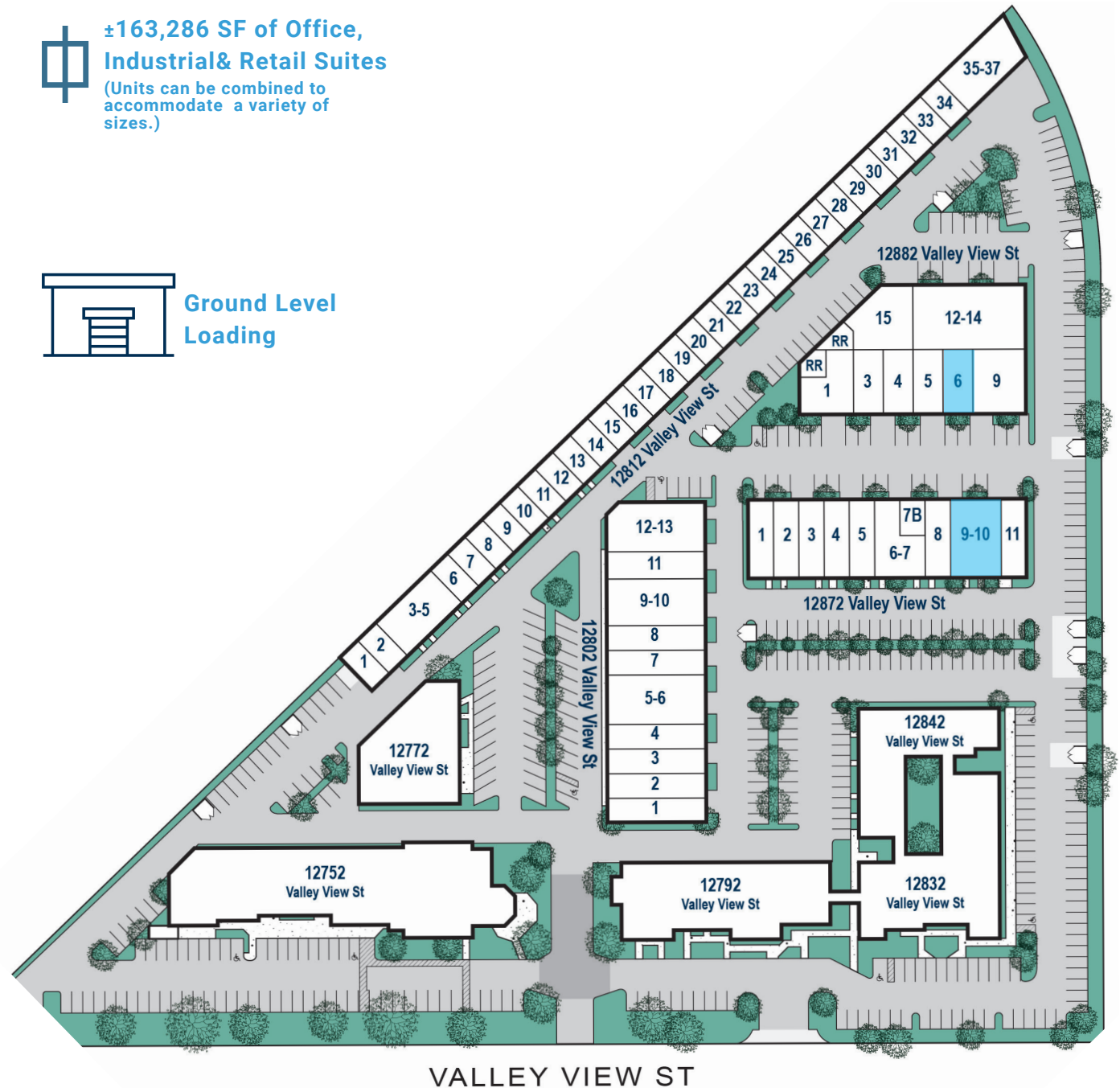
Ground Level
Loading



Excellent Access
to Freeways



Major Street
Frontage and
Identity



AVAILABLE

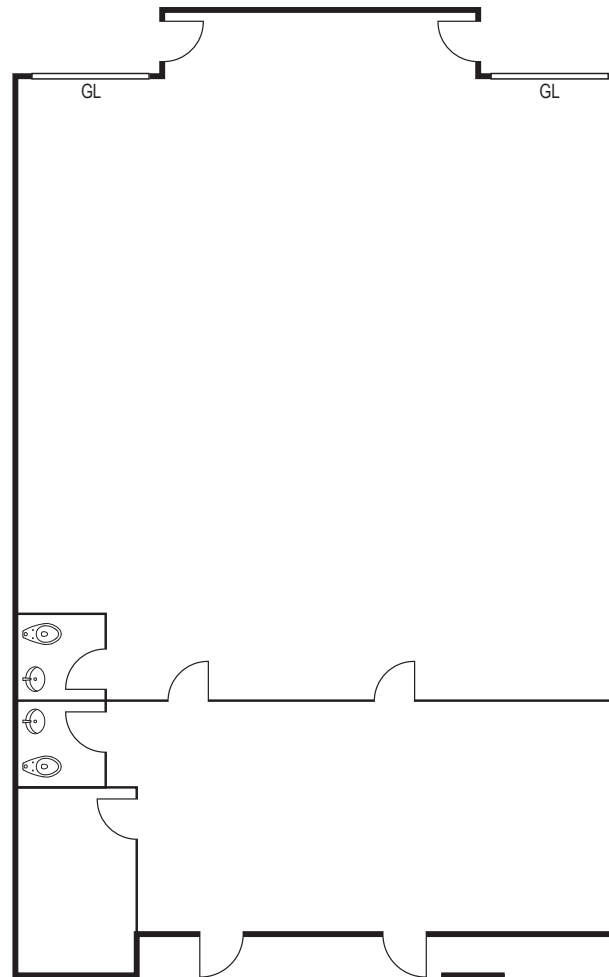
FLOOR PLAN



12882 VALLEY VIEW AVENUE, SUITE #6
GARDEN GROVE, CA 92845

1,092 SQ. FT.

FLOOR PLAN



12872 VALLEY VIEW AVENUE, SUITE #9&10
GARDEN GROVE, CA 92845

2,581 SQ. FT.



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BRIDGECREEK BUSINESS PARK

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GARDEN GROVE, CA 92845

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379

hsocci@voitco.com

Lic #01705038

Voit

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2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 • www.VoitCo.com

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