

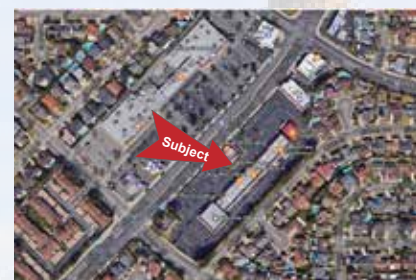
# CITY OF GARDEN GROVE

## WestGrove Valley View Village

### REPOSITIONING OPPORTUNITIES

12500 VALLEY VIEW ST., GARDEN GROVE CA 92845

- Features:**
- Entire Center Repositioning
  - Major West OC Arterial linking I-5 & I-405
  - Traffic Counts: Valley View St. - 50,637 CPD  
Lampson Ave. - 10,999 CPD
  - Affluent Community
  - Pad Restaurant(s), shops and sub-anchors opportunities
  - Serves WestGrove and surrounding communities - Cypress, Westminster & Rossmore



#### 2019 Demographics

Population  
Median HH Income  
Daytime Employment

#### 1 Mile

23,625  
\$112,012  
3,536

#### 2 Miles

66,744  
\$93,484  
34,855

#### 3 Miles

176,582  
\$94,386  
82,176

#### 5 Miles

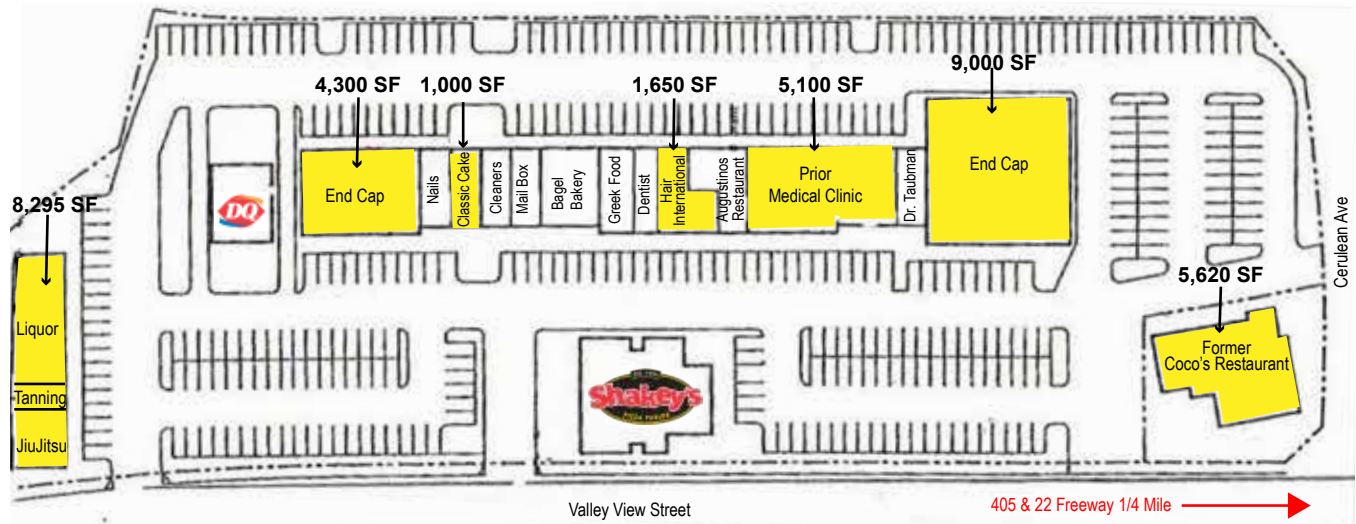
587,094  
\$88,873  
185,605

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