

GARDEN GROVE MEDICAL PLAZA

12555 GARDEN GROVE BLVD GARDEN GROVE, CA 92843



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AVAILABILITY

FIRST FLOOR

SUITE 101	±1,915 SF
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SECOND FLOOR

ENTIRE	Fully Leased
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THIRD FLOOR

SUITE 304	±3,051 SF
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SUITE 306	±1,463 SF
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SUITE 307	±1,278 SF
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FOURTH FLOOR

SUITE 406	±1,048 SF
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SUITE 407	±1,048 SF
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SUITE 409	±2,092 SF
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FIFTH FLOOR

SUITE 506	±1,386 SF
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PROPERTY DASHBOARD

PROPERTY SUMMARY

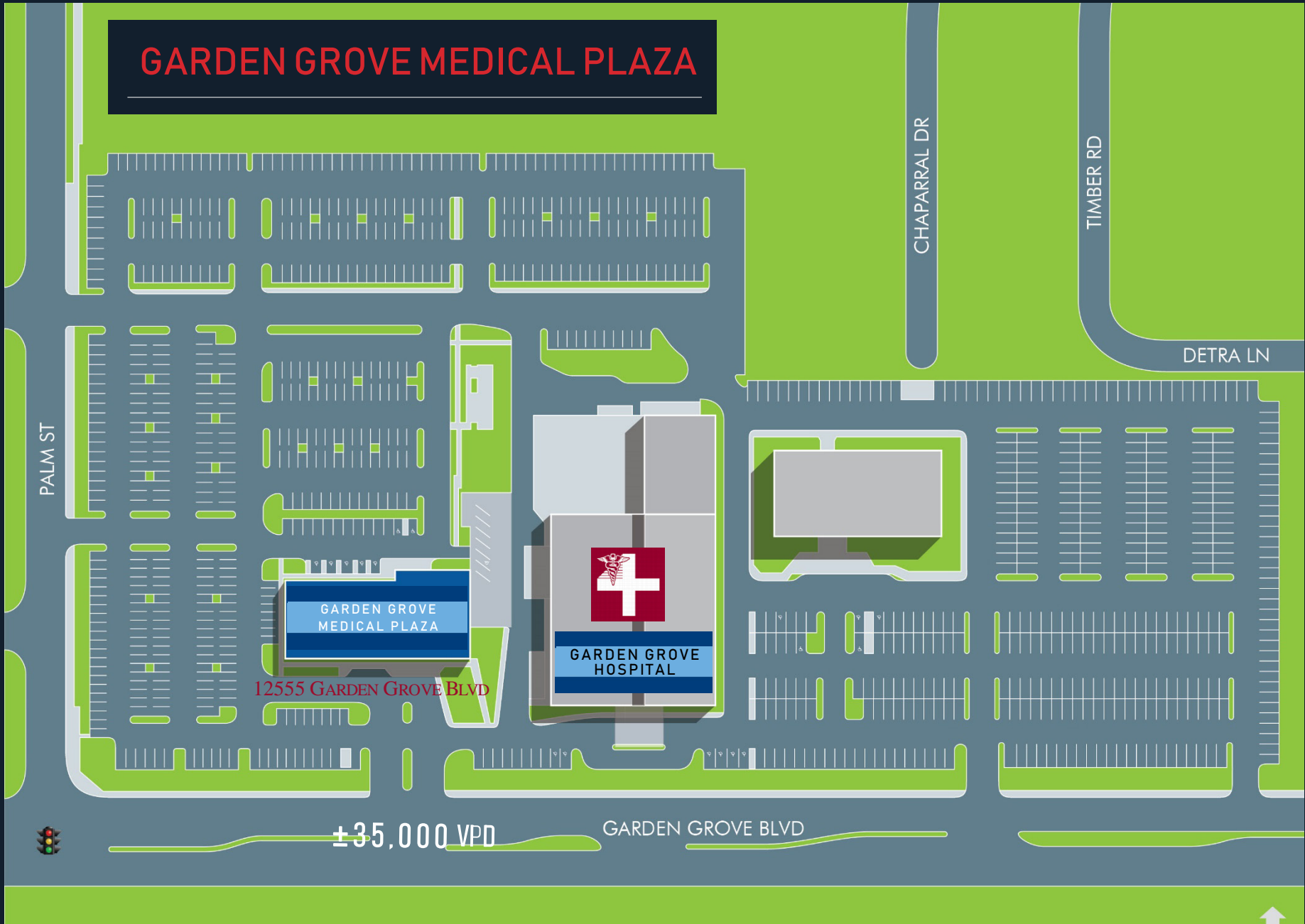
Address	12555 Garden Grove Blvd Garden Grove, CA 92843	
Year Built	1983	
Property Type	Medical Office Building	
Sub-Type	±61,886 SF	
Parking Spaces	400 (6.0:1,000)	
Traffic Count	±37,830 ±241,838	Garden Grove Blvd Harbor Blvd State Route 22 Fwy Harbor Blvd



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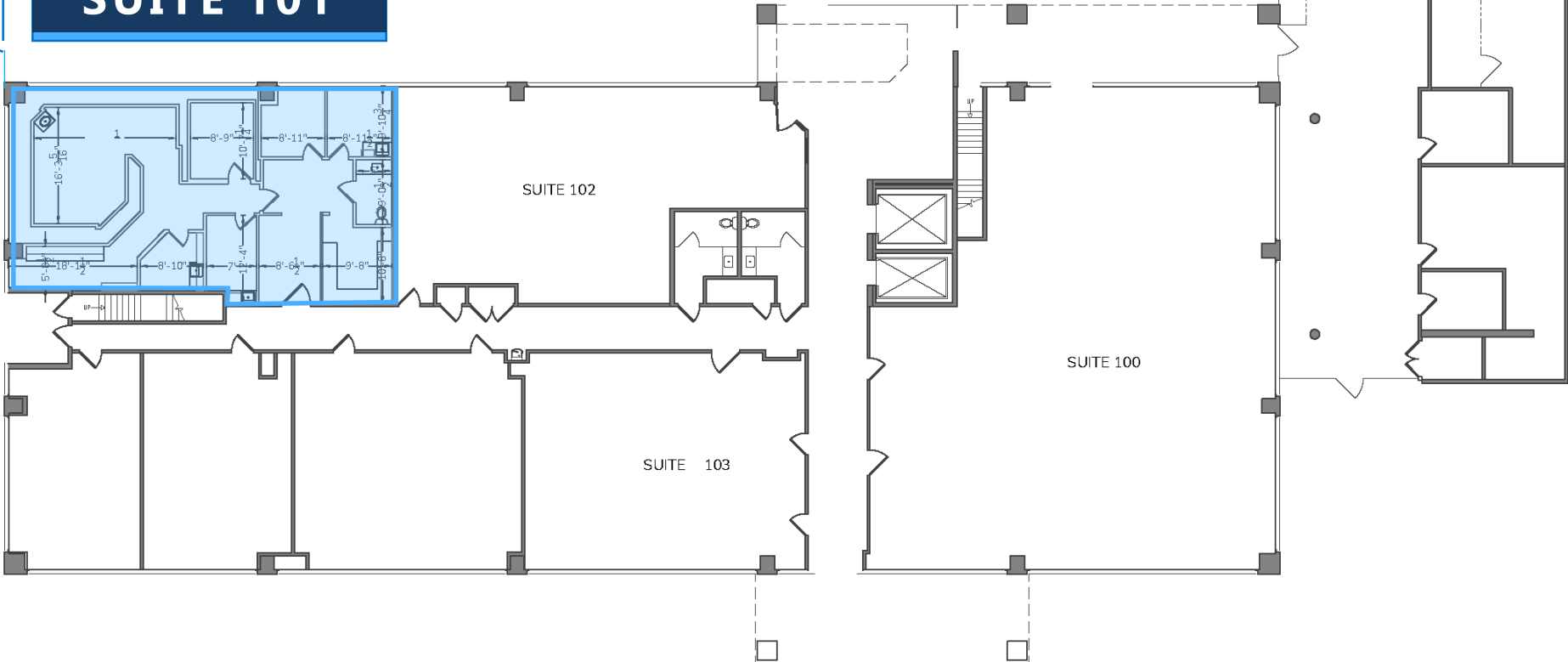
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FLOOR PLANS

FIRST FLOOR AVAILABILITY

SUITE	SF	CONTIGUOUS	OCCUPANCY	STATUS
SUITE 101	±1,915 SF	±1,915 SF	VACANT	AVAILABLE NOW

SUITE 101



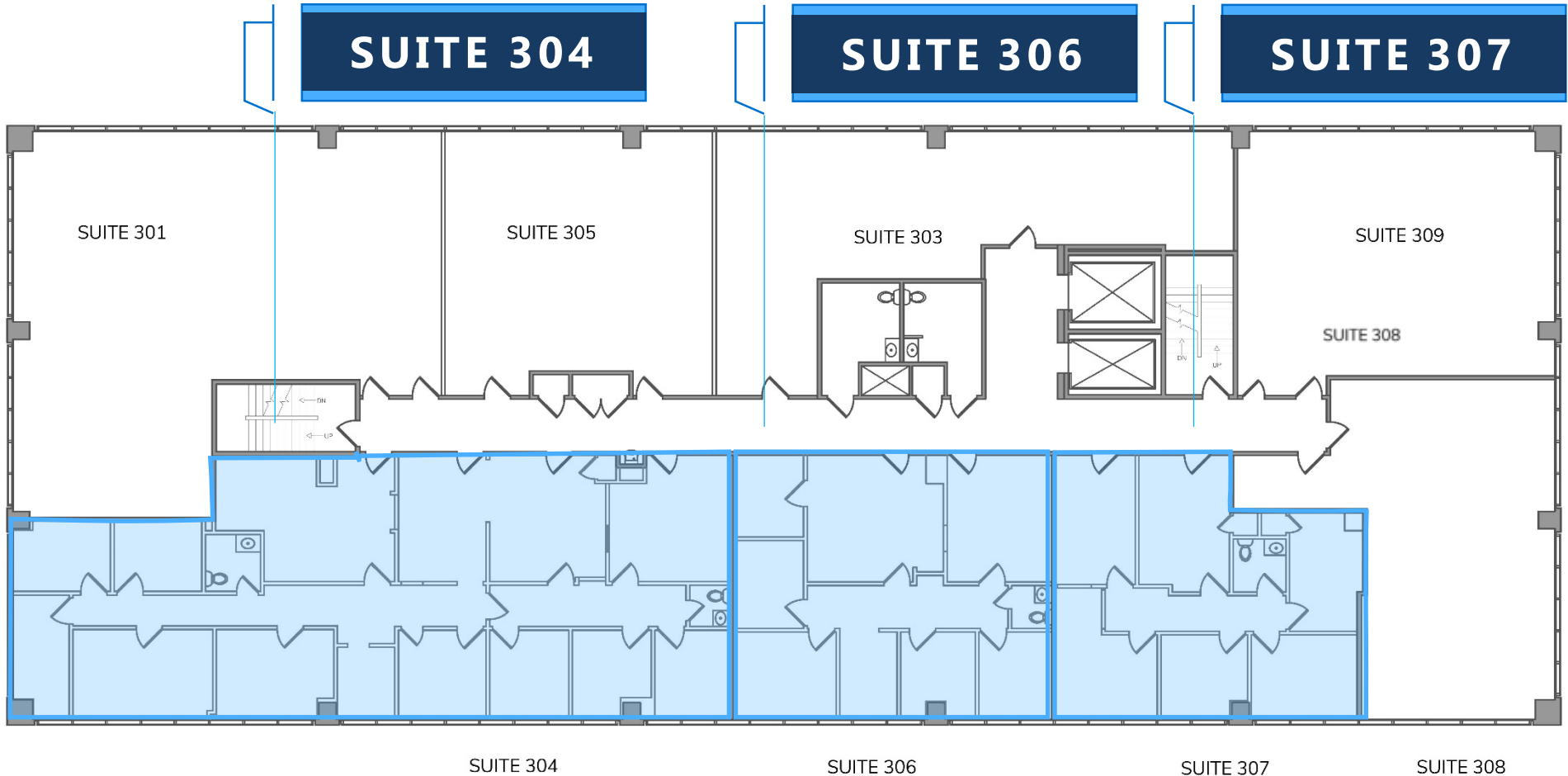
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FLOOR PLANS

THIRD FLOOR AVAILABILITY

SUITE	SF	CONTIGUOUS	OCCUPANCY	STATUS
SUITE 304	±3,051 SF	±5,792 SF	VACANT	AVAILABLE NOW
SUITE 306	±1,463 SF	±5,792 SF	VACANT	AVAILABLE NOW
SUITE 307	±1,278 SF	±5,792 SF	VACANT	AVAILABLE NOW



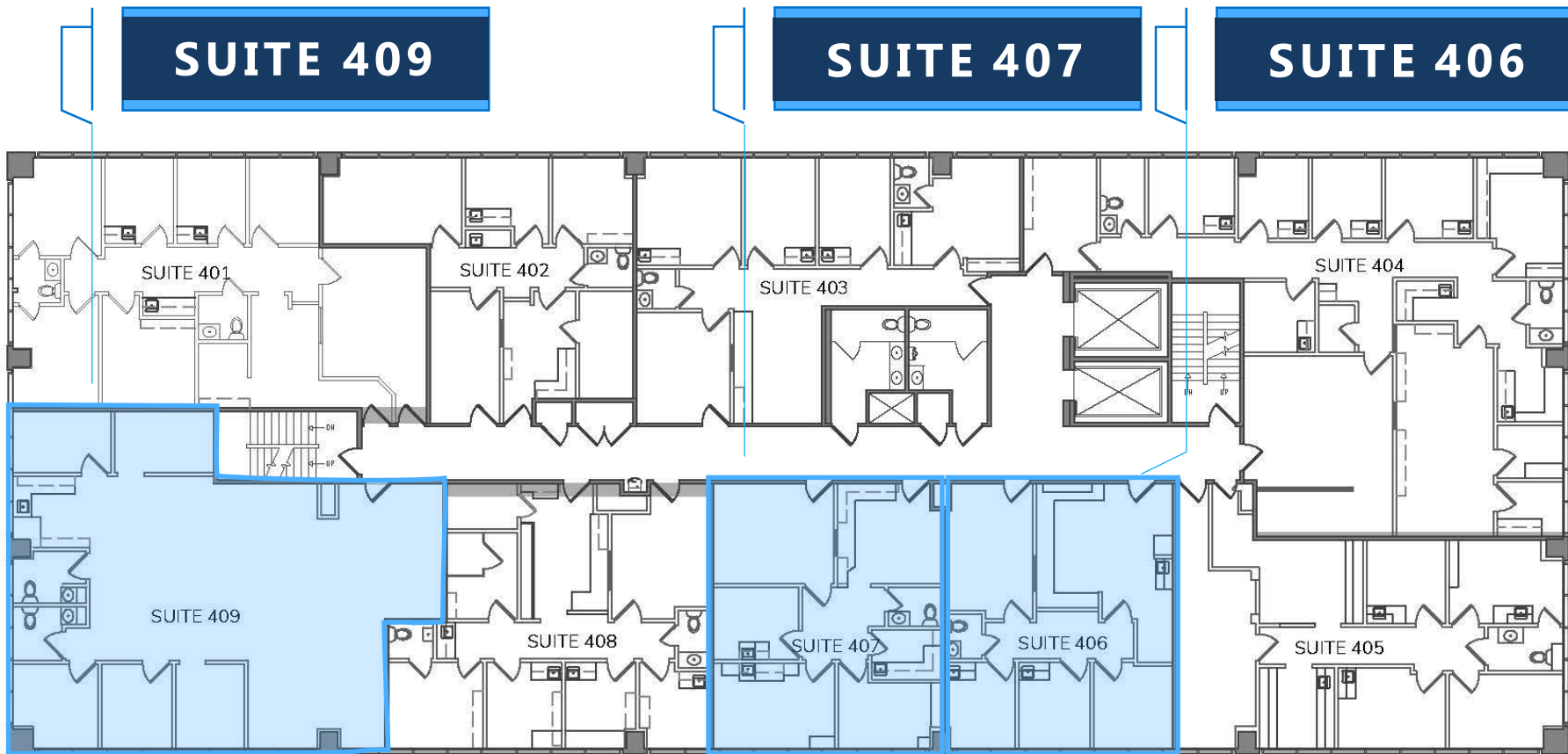
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FLOOR PLANS

FOURTH FLOOR AVAILABILITY

SUITE	SF	CONTIGUOUS	OCCUPANCY	STATUS
SUITE 406	±1,048 SF	±2,096 SF	VACANT	AVAILABLE NOW
SUITE 407	±1,048 SF	±2,096 SF	VACANT	AVAILABLE NOW
SUITE 409	±2,092 SF	±2,092 SF	VACANT	AVAILABLE NOW



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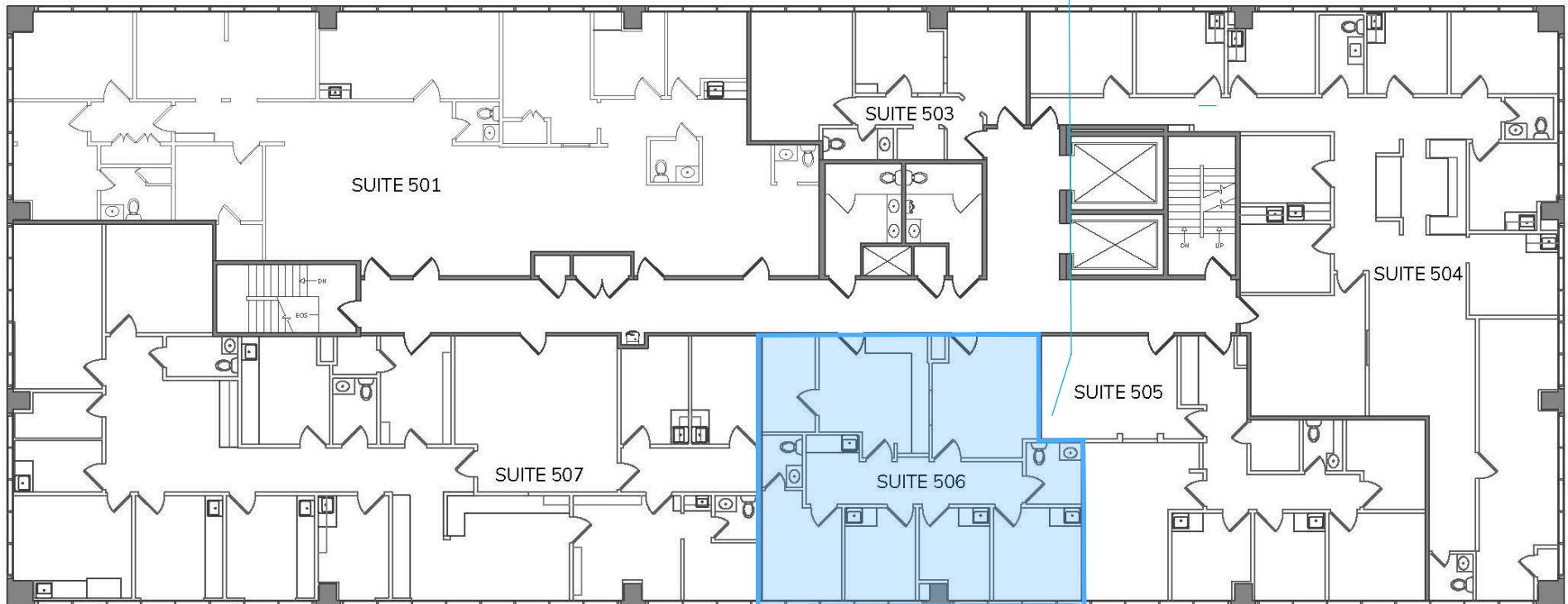
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FLOOR PLANS

FIFTH FLOOR AVAILABILITY

SUITE	SF	CONTIGUOUS	OCCUPANCY	STATUS
SUITE 506	±1,386 SF	±1,386 SF	VACANT	AVAILABLE NOW

SUITE 506



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PRIME MEDICAL PLAZA IN GARDEN GROVE



MARKET OVERVIEW

The City of Garden Grove is a vibrantly progressive and diverse community, located in northern Orange County region, a part of the Los Angeles metropolitan area. Garden Grove's multi-cultural presence is located near Southern California's theme parks, entertainment, and cultural facilities. In a tourism economy district, a \$400 million light rail project connecting downtown Santa Ana with Garden Grove will provide progressive vision for the city's future by boasting a diverse employment base.

The Garden Grove Medical Plaza is a freestanding masonry with bronze reflective glass building, featuring an abundance of parking. The subject property is located near the intersection of Garden Grove Boulevard & Harbor Boulevard, which benefits from traffic counts in excess of 240,000 vehicles per day due to immediate access to the Garden Grove (22) & San Diego (405) Freeways; and close proximity to the Santa Ana (5), Orange (57), Artesia (91), and San Gabriel River (605) Freeways.

PROPERTY HIGHLIGHTS

LOCATION DESCRIPTION

- Located in the heart of the West Orange County medical community
- Well maintained professional medical office building
- Corner-traffic light intersection with street frontage
- Two Points of Entry with going North and South for easy entrance/exit
- High visibility combined with easy accessibility on the major arterial road
- Ample Free Surface Parking Spaces in On-site Lot
- Surrounded by hotels, restaurants, retail shops, entertainment amenities
- Tourism district: Disneyland Park, Disney California Adventure Park, Great Wolf Lodge, Outlets at Orange, Anaheim Convention Center, SteelCraft Garden Grove

KEY FEATURES

LOCATION DESCRIPTION

- Efficient Layout: 671 – 3,790 SF suites available
- Spaces can be combined up to 5,176 SF
- Specially Designed for User with Tenant Allowance

TRANSPORTATION INFRASTRUCTURE

- Freeways Orange County's businesses and commuters
- Bus Networks OCTA's bus system
- Rail Network Amtrak's Pacific Surfliner and Metrolink
- Airports Long Beach Airport and John Wayne Airport

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DISNEYLAND RESORT

ANAHEIM CONVENTION CENTER

UCI MEDICAL CENTER

CHRIST CATHEDRAL CAMPUS

THE OUTLETS OF ORANGE

GREAT WOLF LODGE

Prominently situated at the intersection of Garden Grove Boulevard and Harbor Boulevard within the economic tourist and medical community of West Orange County.

HARBOR TOWN CENTER

GARDEN GROVE MEDICAL PLAZA

GARDEN GROVE HOSPITAL

±35,000 VPD

ST JOSEPH HERITAGE

GARDEN GROVE BOULEVARD

±235,000 VPD

CHOC CHILDREN HOSPITAL

ST JOSEPH HOSPITAL



1000 ft