



FOR LEASE

RETAIL + OFFICE SPACE AVAILABLE IN PRIME LITTLE SIAGON
14122-14220 BROOKHURST STREET | GARDEN GROVE, CA 92843

MIKE NITTI

CA REAL ESTATE LIC #01896051
949.245.1767
MNITTI@CBM1.COM

GEOFF GROSSMAN

CA REAL ESTATE LIC #1265002
310.299.4224
GEOFF@CBM1.COM

1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025
CBM1.COM



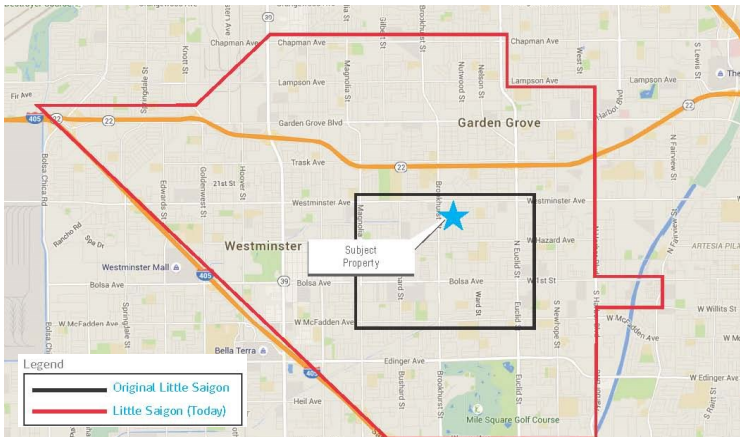
RETAIL + OFFICE SPACE AVAILABLE IN PRIME LITTLE SIAGON

14122-14220 BROOKHURST STREET | GARDEN GROVE, CA 92843



FEATURES + AMENITIES

- **AVAILABLE UNITS**
 - SUITE 14136 APPROX. 1,022 SQFT
 - SUITE 14144 APPROX. 1,028 SQFT
 - SUITE 14216 APPROX. 1,091 SQFT
 - SUITE 14218 APPROX. 887 SQFT
- LOCATED IN THE HEART OF LITTLE SIAGON
- HIGHLY SUCCESSFUL, SEASONED TENANTS WITH LOW TURNOVER
- CLOSE TO THE 405 & 22 FREEWAYS
- APPROX. 49,430 CARS PER DAY
- JUST BLOCKS AWAY FROM ASIAN GARDEN MALL
- DENSE INFILL LOCATION
- **1-MILE DEMOS:**
 - POPULATION: APPROX. 35,182
 - AVERAGE INCOME: APPROX. \$67,224



NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	38,059	299,825	771,551
AVG HH INCOME	\$75,430	\$81,670	\$87,332

EXCLUSIVELY REPRESENTED BY

MIKE NITTI

CA REAL ESTATE LIC #01896051
949.245.1767
MNITTI@CBM1.COM

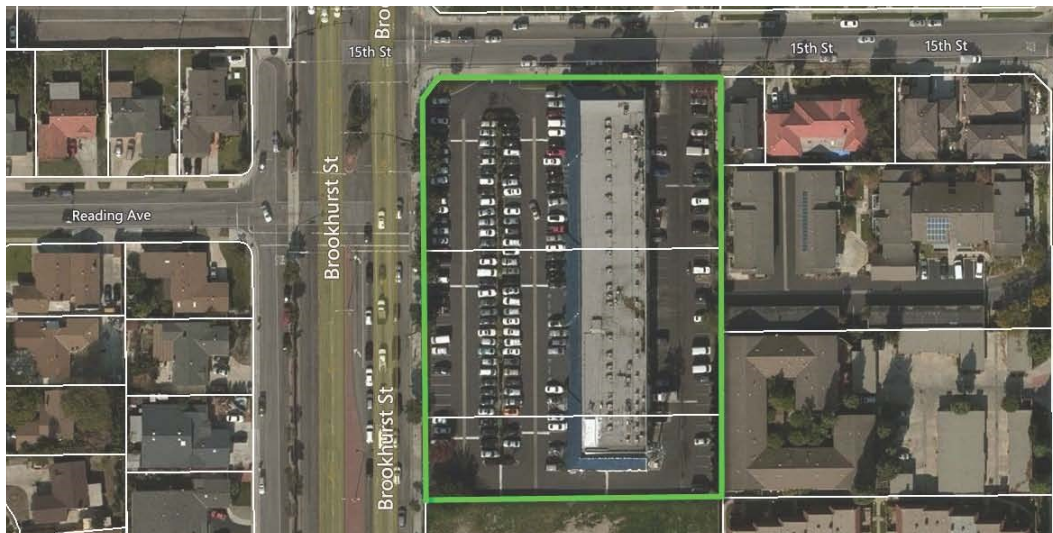
GEOFF GROSSMAN

CA REAL ESTATE LIC #1265002
310.575.1517 x235
GEOFF@CBM1.COM

1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025

SITE PHOTOS

14122-14220 BROOKHURST STREET | GARDEN GROVE, CA 92843



AERIAL PHOTO

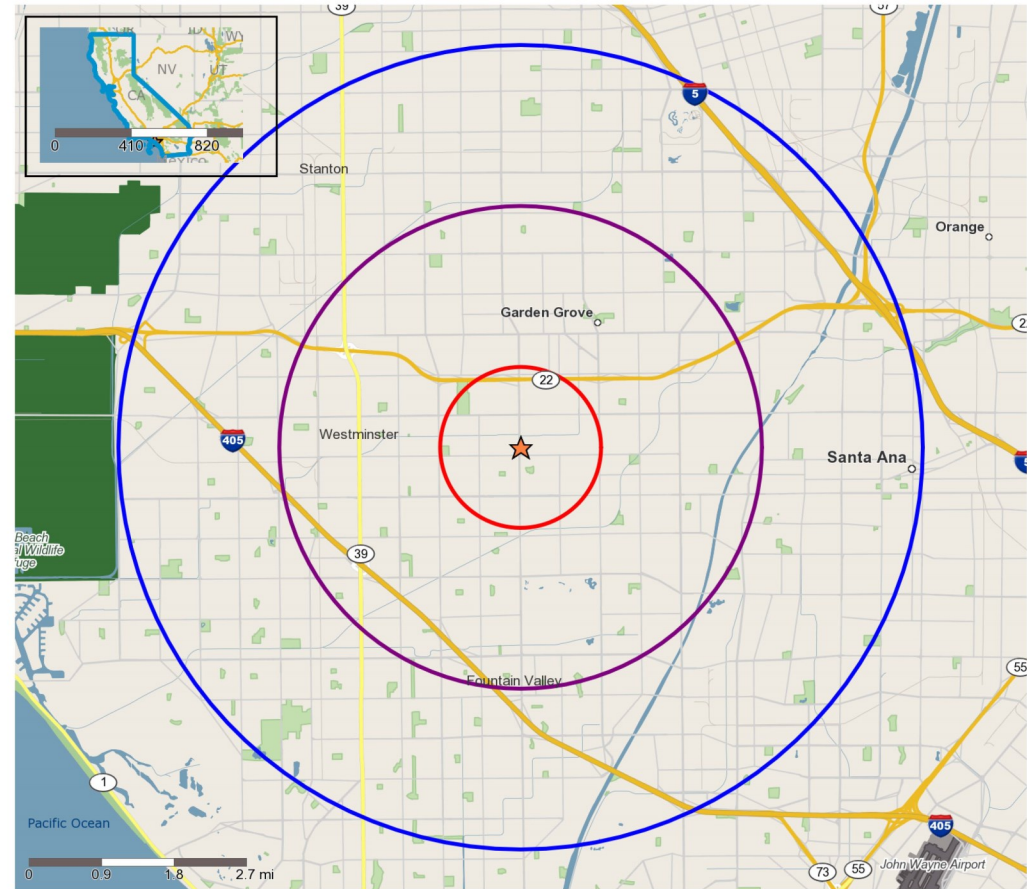
14122-14220 BROOKHURST STREET | GARDEN GROVE, CA 92843



DEMOGRAPHICS

14122-14220 BROOKHURST STREET | GARDEN GROVE, CA 92843

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	38,059	299,825	771,551
Female Population	50.47%	50.31%	49.87%
Male Population	49.53%	49.69%	50.13%
Population Density	12,113	10,603	9,825
Population Median Age	40.7	38.0	35.6
Employed Civilian Population 16+	18,458	151,731	392,311
% White Collar	49.9%	50.3%	51.0%
% Blue Collar	50.1%	49.7%	49.0%
Total Q2 2018 Employees	8,733	68,832	295,770
Total Q2 2018 Establishments*	1,525	8,668	25,255
Population Growth 2000-2010	1.05%	1.62%	-0.03%
Population Growth 2018A-2023	0.39%	-0.09%	0.04%
Income: 2018A			
Average Household Income	\$75,430	\$81,670	\$87,332
Median Household Income	\$56,399	\$60,350	\$64,365
Per Capita Income	\$19,335	\$22,609	\$24,365
Avg Income Growth 2000-2010	21.27%	31.75%	32.22%
Avg Income Growth 2018A-2023	16.74%	15.69%	15.50%
Households: 2018A			
Households	9,642	82,317	212,560
Average Household Size	3.85	3.56	3.50
Hhld Growth 2000-2010	-0.02%	0.27%	0.46%
Hhld Growth 2018A-2023	1.19%	1.28%	1.48%
Housing Units: 2018A			
Occupied Units	9,642	82,317	212,560
% Occupied Units	97.53%	98.55%	98.46%
% Vacant Housing Units	2.47%	1.45%	1.54%
Owner Occ Housing Growth 2000-2010	-5.56%	-3.93%	-3.08%
Owner Occ Housing Growth 2000-2023	-3.72%	-3.76%	-2.19%
Owner Occ Housing Growth 2018A-2023	0.34%	0.46%	0.58%
Occ Housing Growth 2000-2010	-0.02%	0.27%	0.46%
Occ Housing Growth 2010-2023	9.65%	6.98%	7.54%
Occ Housing Growth 2018A-2023	1.19%	1.28%	1.48%
Race and Ethnicity: 2018A			
American Indian or Alaska Native Population	118	1,788	5,536
Asian Population	26,558	138,484	219,385
Black Population	239	3,324	12,350
Hawaiian or Pacific Islander Population	148	1,517	3,689
Multirace Population	1,084	11,028	32,053
Other Race Population	3,909	52,821	169,989
White Population	6,003	90,863	328,550
Hispanic	7,844	110,819	367,469
Non Hispanic Population	30,214	189,006	404,082



Copyright 2006-2018 TomTom. All rights reserved. This material is proprietary and the subject of copyright protection, database right protection and other intellectual property rights owned by TomTom or its suppliers. The use of this material is subject to the terms of a license agreement. Any unauthorized copying or disclosure of this material will lead to criminal and civil liabilities.

- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5