

FOR LEASE | ±27,649 SF RETAIL

ANCHOR SPACE AVAILABLE

SWC Valley View St & Lampson Ave | Garden Grove, CA



For leasing, please contact:

VANESSA ZHANG | LIC. 01921274
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RICHARD RIZIKA | LIC. 01044064
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PROJECT HIGHLIGHTS

- Located at a busy signalized intersection on Valley View St (over 100,000 CPD combined)
- Services a densely populated, upscale suburban neighborhood of over 3,400 students with an Average Household Income exceeding \$138,000 within 1-mile radius
- Close proximity to Hwy 22 and 405 Freeways

DEMOGRAPHICS



**RESIDENTIAL
POPULATION**

1 MILE
21,759

3 Miles
167,381

5 Miles
563,563



**DAYTIME
POPULATION**

1 MILE
13,172

3 Miles
157,799

5 Miles
406,842



**AVG. HOUSEHOLD
INCOME**

1 MILE
\$137,741

3 Miles
\$115,822

5 Miles
\$112,089

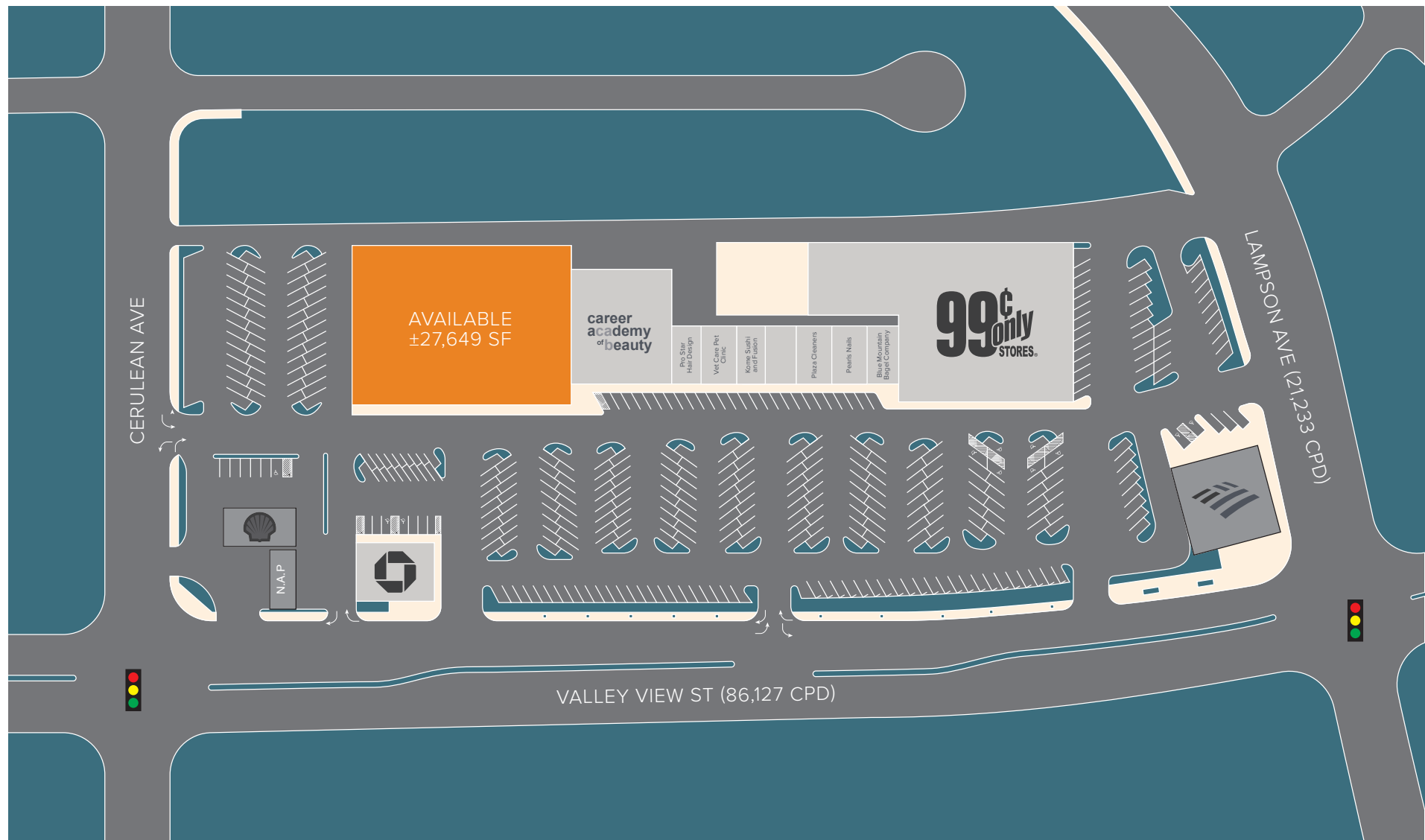
NEIGHBORING RETAILERS:



CHASE



SITE PLAN



AREA OVERVIEW



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