

FOR LEASE

HARBOR COURT PLAZA

13518-13576 Harbor Blvd | Garden Grove, CA 92843

1,400-2,851 SF

\$27.00 / SF / YR*

SMALL-SHOP RETAIL

AVAILABLE

ASKING RATE — NNN

IDEAL USE

AVAILABILITY

SUITE	SIZE (SF)	ASKING RATE	LEASE TYPE	NOTES
B-5A	1,451 SF	\$27.00/SF/YR*	NNN	Former Barber Shop
B-4	1,400 SF	\$27.00/SF/YR*	NNN	Former Retail Store (Open Shell)

Spaces can be combined for 2,851 square feet. Net fees estimated at \$0.82/sf for 2026.

PROPERTY HIGHLIGHTS

- Harbor Blvd Corridor:** Primary retail artery in inner Orange County. High-visibility location for small-shop operators.
- Signalized Intersection:** Located at Harbor Blvd and Trask Ave with multiple ingress/egress points and on-site parking.
- Established 88%-Occupied Center:** 16-unit, 30,046 SF neighborhood strip with long-tenured co-tenants. Two rare vacancies now available.
- Strong Co-Tenancy:** Dental office, food market, billiards, salon and personal services, laundromat, and restaurants.
- Freeway Proximate:** Direct access to CA-22 (Garden Grove Freeway).
- Flexible Use:** General retail, service retail, food (subject to use restrictions and exclusives), and office-retail considered.



CENTER CONTEXT

- 30,046 SF across two buildings (A and B).
- 16 units. B building (13576) is where suites B-4 and B-5A are located.
- Long-established tenant base with strong retention history.



13305 Penn St, Suite 200, Whittier, CA 90602

LISTING CONTACTS

Tyler Portman

562.762.3152

tyler@gmpropertiesinc.com

Matt Wagner, CCIM

562.762.3140

matt@gmpropertiesinc.com

Dustin Wheelan

562.762.3120

dustin@gmpropertiesinc.com

GM Properties | CalBRE Lic. #01238514 / #01919110 / #01444728 / #01418533

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