



Pavilion Plaza

12085-12201 Brookhurst St, Garden Grove, CA 92840



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Pavilion Plaza

\$21.00 - \$33.00 /SF/YR

RUNNING OUT OF SPACE! Located in Garden Grove, California, the Pavilion Plaza is an integrated shopping center situated on the South-West Corner of Brookhurst St. & Chapman Ave., where traffic counts in excess of 65,000 cars per day. The center is home to national & regional tenants including CVS/Pharmacy, Chuze Fitness, Sprouts Farmers Market, ULTA Beauty, El Pollo Loco, Little Caesar's Pizza, H&R Block, The Habit Burger Grill, CosmoProf, Mathnasium, Jersey Mike's, Mattress Firm and Lucky Seafood Supermarket! It is also directly across the street from the Promenade at Garden Grove, home to Regal Cinemas, Marshalls and Pet Smart to name a few. Within close proximity to Disneyland Resort, Knott's Berry Farm, Great Wolf Lodge Waterpark & Little Saigon, the Pavilion Plaza provides the diversity & traffic for a strong customer base. Centrally located with easy access to the 22 Freeway and nearby connections to the 5, 57, 91 & 405 Freeways....

- Pavilion Plaza is home to national & regional tenants CVS/Pharmacy, Chuze Fitness, Sprouts Farmers Mkt, Lucky Seafood, Little Caesars, El Pollo Loco
- High Traffic counts in excess of 65,000 cars per day at intersection of Brookhurst St. & Chapman Ave.
- Centrally located with easy access to the 22 Freeway and nearby connections to the 5,57,91 & 405 Freeways.
- Close proximity to Little Saigon, Disneyland, Great Wolf Lodge Waterpark & Knott's Berry Farm.
- Ample parking available (5/1000).



Rental Rate: \$21.00 - \$33.00 /SF/YR

Total Space Available: 5,388 SF

Max. Contiguous: 3,088 SF

Property Type: Shopping Center

Center Type: Community Center

Stores: 29

Center Properties: 11

Frontage: 1,288' on Brookhurst St

Gross Leasable Area: 346,315 SF

Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.18 USD/SF/MO
Operating Expenses:	\$0.42 USD/SF/MO
Rental Rate Mo:	\$1.75 - \$2.75 /SF/MO



1

1st Floor Ste 12111-A

Space Available	3,088 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

2

1st Floor Ste 12135

Space Available	1,300 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

3

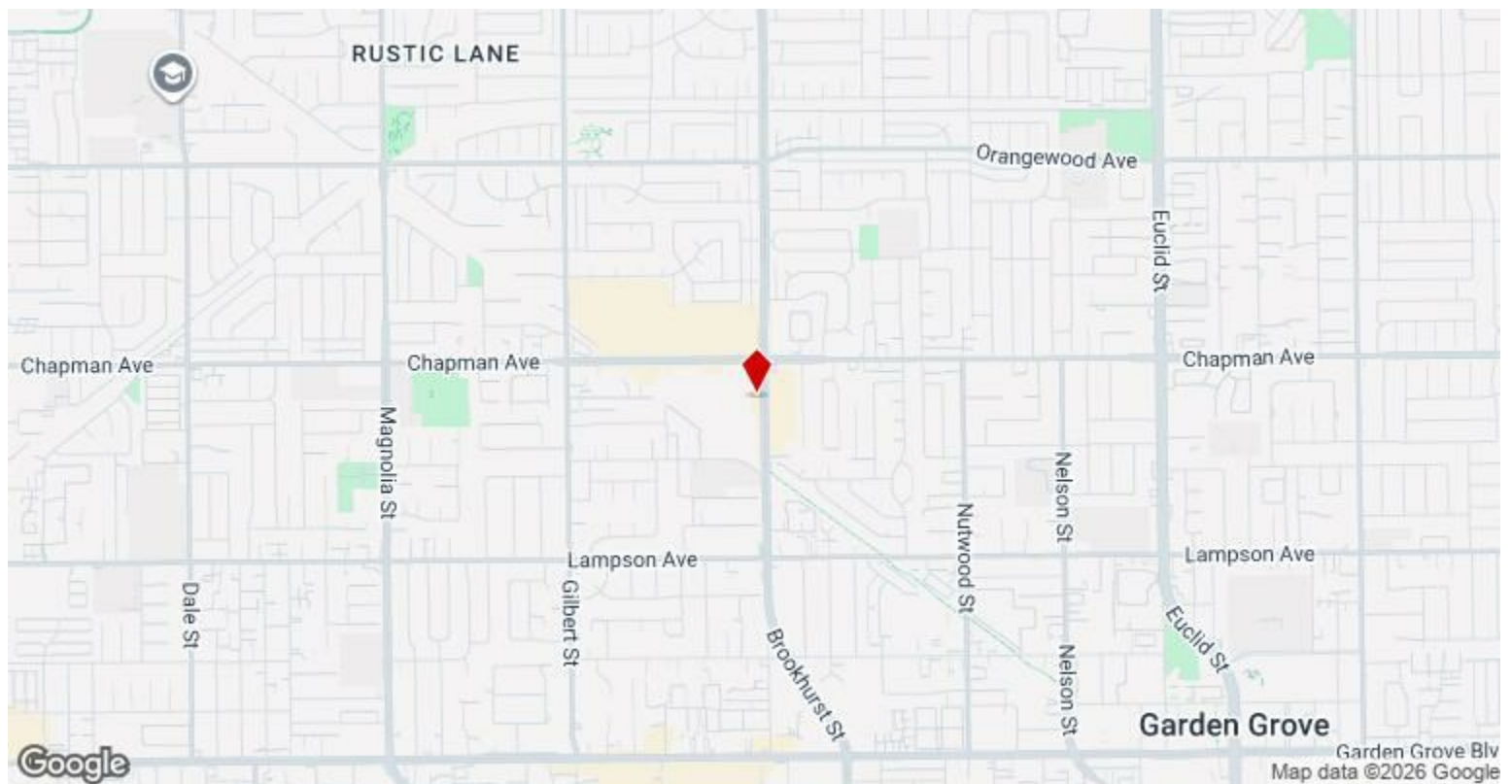
Ste 12201-C

Space Available	1,000 SF
Rental Rate	\$33.00 /SF/YR
Date Available	November 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Front in-line space facing Brookhurst St.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chuze Fitness	-	
CVS/Pharmacy	-	
Lucky Seafood Supermarket (international grocer)	-	
Sprouts Farmers Market	-	



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Property Photos



Property Photos



Little Caesars Pizza



12085 Brookhurst St.

Property Photos



Property Photos



Property Photos



Claws Restaurant



Ha Noi Corner Restaurant

Property Photos

