



## Pavilion Plaza

12111 Brookhurst St, Garden Grove, CA 92840  
12135 Brookhurst St, Garden Grove, CA 92840



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## Pavilion Plaza

\$21.00 /SF/YR

LAST 2 SPACES LEFT IN THE SHOPPING CENTER!  
 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,...

- 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 & Knotts Berry Farm.
- Ample parking available (5/1000).



Rental Rate:	\$21.00 /SF/YR
Total Space Available:	4,388 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 ®:	86 (Very Walkable)
Transit Score ®:	33 (Some Transit)
Taxes:	\$0.18 USD/SF/MO
Operating Expenses:	\$0.42 USD/SF/MO
Rental Rate Mo:	\$1.75 /SF/MO

### 1st Floor Ste 12111-A

1

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

### 1st Floor Ste 12135

2

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

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## Major Tenant Information

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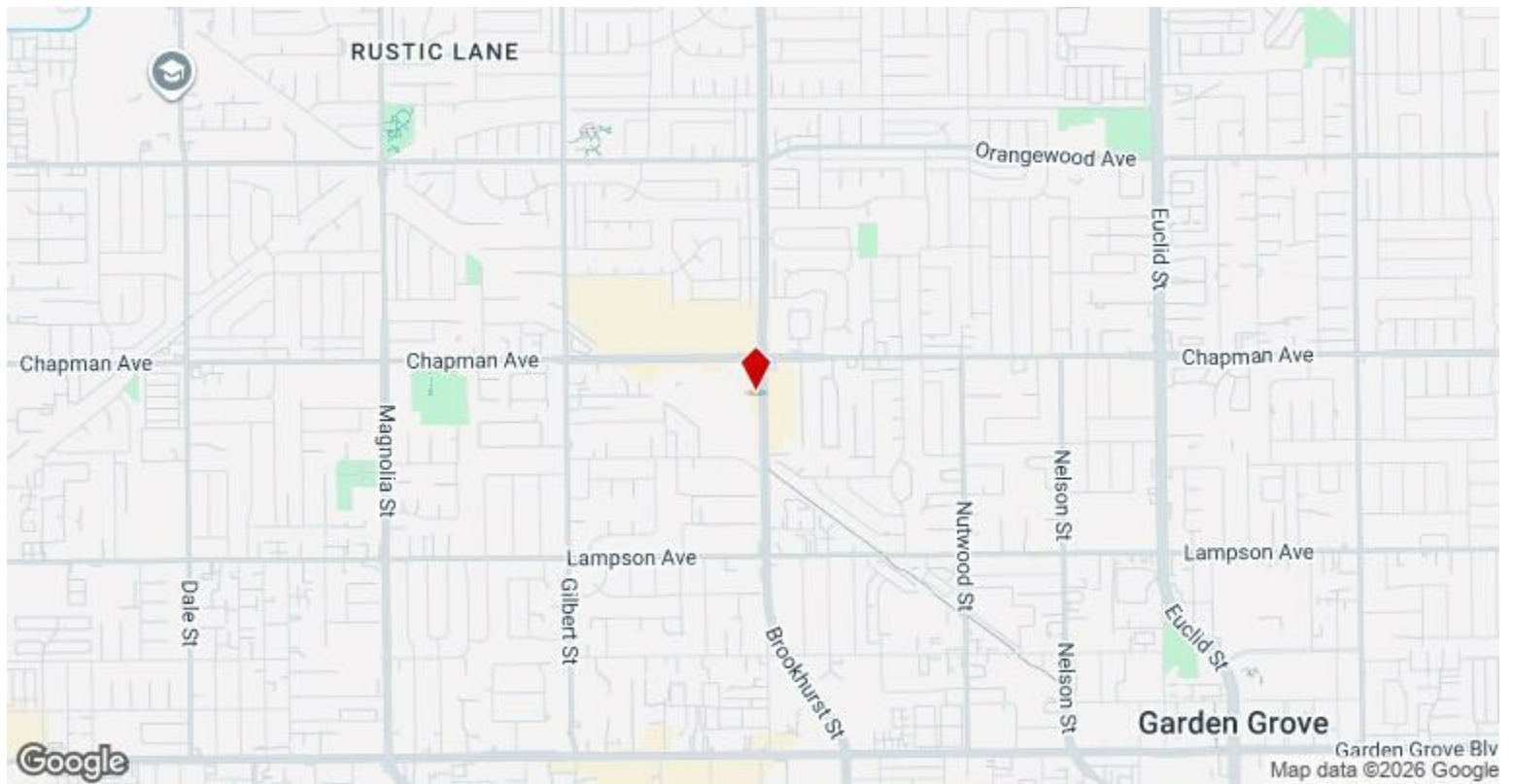
### Tenant

Chuze Fitness

CVS/Pharmacy

Lucky Seafood Supermarket  
(international grocer)

Sprouts Farmers Market



## 12085 Brookhurst St, Garden Grove, CA 92840

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# Property Photos



# Property Photos



Little Caesars Pizza



H&R Block

# Property Photos



El Pollo Loco



Mathnasium

# Property Photos



12085 Brookhurst St.



Cosmo Prof Beauty Supplies

# Property Photos



Claws Restaurant



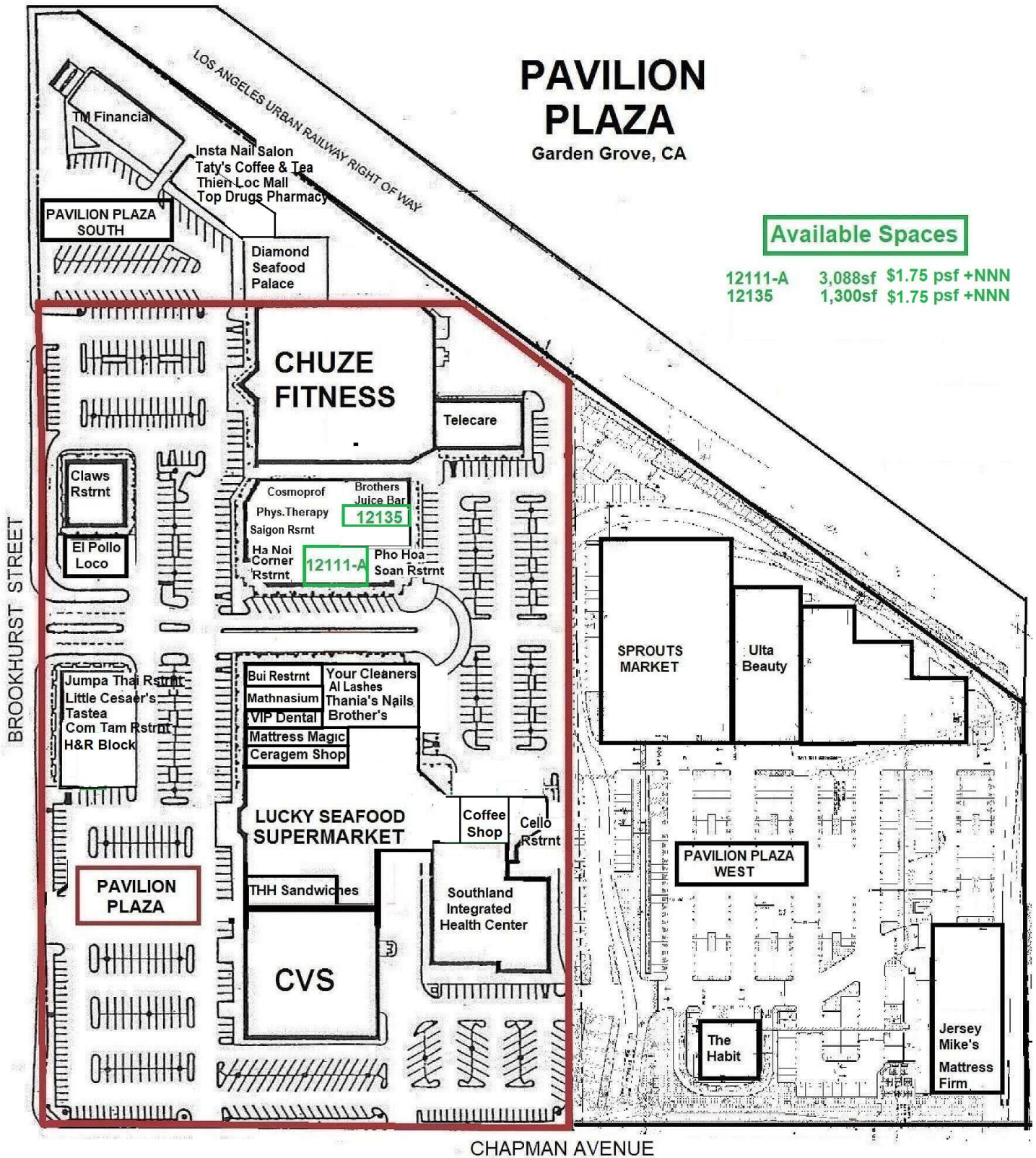
Ha Noi Corner Restaurant

# PAVILION PLAZA

Garden Grove, CA

## Available Spaces

12111-A 3,088sf \$1.75 psf +NNN  
 12135 1,300sf \$1.75 psf +NNN



# APPLY NOW!

12055-12151 Brookhurst St., Garden Grove, CA 92885

## Ross Melodia

 (714) 931-2341  pridepropertyservices@msn.com

Pride Property Services  
CA Broker Lic. #01316336

### You will submit:

Rental Application

TransUnion Screening 

- Credit Report & Score
- Eviction Related Proceedings
- Income verification report

References



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### Screening with RentSpree is a no-brainer

1. No damage to credit score (Soft credit inquiry)
2. Screening reports are instantly pulled and shared
3. Sensitive personal information is protected
4. The application is saved making it easier to re-apply

If you have any questions or issues, contact [support@rentspree.com](mailto:support@rentspree.com).