

Garden Grove Retail Space For Lease



8469 Chapman Ave., Garden Grove, CA 92841



Available

Size: ±1,320 SF
Rent: \$2.35 PSF/Mo., NNN
Available: Immediately

Features

Located at the corner of Chapman Avenue and Dale Street

Available premises is contiguous to a 7-Eleven store

On-site parking

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



CVS

VONS

Walmart



Staples

AutoZone

Marshalls

ROSS
DRESS FOR LESS



Jaimie Marchand
jaimie.marchand@kwprealestate.com
DRE #01904001

Donna Clark
donna.clark@kwprealestate.com
DRE #01134266

For more information: (833) 262-3190

Area Demographics

| | 0.5 Mile | 1 Mile | 2 Mile |
|--|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 4,438 | 23,666 | 99,974 |
| 2030 Projected Population | 4,269 | 22,838 | 99,818 |
| 2020 Census Population | 4,394 | 23,260 | 92,960 |
| 2010 Census Population | 4,321 | 21,540 | 83,245 |
| Projected Annual Growth 2025 to 2030 | -0.8% | -0.7% | - |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.7% | 1.3% |
| 2025 Median Age | 40.2 | 36.8 | 35.3 |
| Households | | | |
| 2025 Estimated Households | 1,729 | 8,907 | 40,084 |
| 2030 Projected Households | 1,705 | 8,843 | 41,070 |
| 2020 Census Households | 1,745 | 8,928 | 37,088 |
| 2010 Census Households | 1,685 | 8,329 | 32,563 |
| Projected Annual Growth 2025 to 2030 | -0.3% | -0.1% | 0.5% |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.5% | 1.5% |
| Race & Ethnicity | | | |
| 2025 Estimated White | 41.7% | 40.3% | 36.2% |
| 2025 Estimated Black or African American | 3.4% | 4.1% | 4.5% |
| 2025 Estimated Asian or Pacific Islander | 29.2% | 30.0% | 32.3% |
| 2025 Estimated American Indian or Native Alaskan | 1.2% | 1.1% | 1.2% |
| 2025 Estimated Other Races | 24.5% | 24.4% | 25.8% |
| 2025 Estimated Hispanic | 25.9% | 26.2% | 28.2% |
| Income | | | |
| 2025 Estimated Average Household Income | \$292,482 | \$206,417 | \$190,455 |
| 2025 Estimated Median Household Income | \$213,434 | \$156,927 | \$143,734 |
| 2025 Estimated Per Capita Income | \$114,053 | \$78,457 | \$76,991 |
| Education | | | |
| 2025 Estimated High School Graduate | 7.5% | 11.4% | 14.9% |
| 2025 Estimated Some College | 15.8% | 15.3% | 14.1% |
| 2025 Estimated Associates Degree Only | 4.9% | 4.9% | 6.1% |
| 2025 Estimated Bachelors Degree Only | 27.6% | 31.9% | 31.3% |
| 2025 Estimated Graduate Degree | 40.1% | 29.2% | 24.0% |
| Business | | | |
| 2025 Estimated Total Businesses | 642 | 1,792 | 7,188 |
| 2025 Estimated Total Employees | 5,439 | 17,489 | 84,223 |
| 2025 Estimated Employee Population per Business | 8.5 | 9.8 | 11.7 |
| 2025 Estimated Residential Population per Business | 6.9 | 13.2 | 13.9 |