

FOR SALE

13089 CENTURY BLVD, GARDEN GROVE, CA 92843



***AUTO REPAIR BUSINESS &
REAL ESTATE OPPORTUNITY***

ALLEN LIN

Advisor
562.569.3618
allen.lin@svn.com



CA DRE # 2256583

PROPERTY SUMMARY

SALE PRICE	\$1,495,000	ZONING	GGMU-2
PROPERTY TYPE	Automotive	TENANCY	Single
BUILDING SIZE	2,960 SF	STORIES	1
LOT SIZE	0.17 ac / 7,405 SF	FRONTAGE	186' on Century Blvd with 1 curb cut
PRICE/SF	\$505.07/SF	PARKING	7 surface spaces
YEAR BUILT	1955	APN	099-093-08

PROPERTY HIGHLIGHTS

- Opportunity to acquire both the real estate and the operating auto repair business
- 2,960 SF building positioned for automotive use
- Single-tenant building with versatile layout and ability to subdivide into 3-unit multi-tenant building with individual bathrooms
- Located in the desirable Garden Grove submarket with strong surrounding residential density
- 186 feet of unobstructed frontage on Century Blvd with outstanding 13,000+ vehicles per day - street-level visibility that drives walk-in and drive-by traffic
- Surface parking available on site
- Strong demographic base with over 300,000 residents within a 3-mile radius and
- 80,938 daytime employees generating persistent local demand for automotive services
- Dense Orange County submarket with limited land supply and high replacement cost for purpose-built auto service facilities
- GGMU-2 zoning supports potential flexibility for a variety of future uses, subject to buyer verification

PROPERTY SUMMARY

13089 Century Blvd is an operating auto repair facility that checks every box an owner-operator needs: high-visibility arterial frontage, drive-through bay configuration, on-site parking, and a dense surrounding population that needs its cars serviced. The 2,960 SF building sits on a 7,405 SF lot with drive-thru bays- an efficient footprint that keeps overhead low and operations lean.

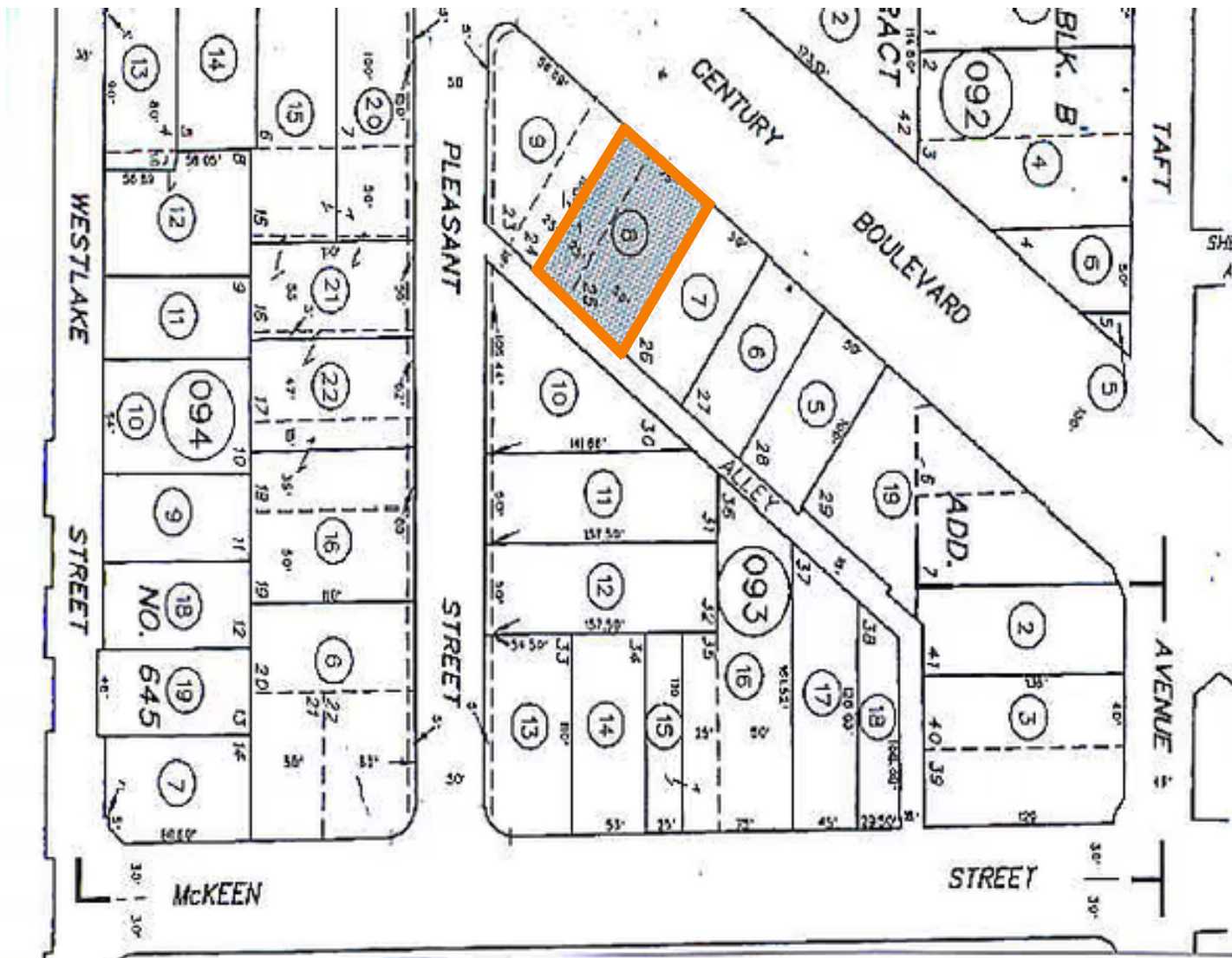
At \$505/SF, the pricing reflects both the real estate value and the going-concern premium of an active operation. Owner-users who can eliminate their current lease obligation will find the all-in cost of ownership competitive against prevailing rents for comparable automotive space in Orange County



PROPERTY IMAGES



PLAT MAP



LOCATION SUMMARY

GARDEN GROVE, CA

The property sits on Century Blvd, a primary east-west arterial through central Garden Grove with over 13,000 vehicles per day passing the front of the building. The 186-foot frontage provides fantastic drive-by recognition, monument signage opportunity, and easy ingress from a signalized corridor give any operator an immediate competitive advantage over peers tucked into strip centers or industrial parks.

The CA-22 Freeway is within close reach, providing access to the broader Orange County market and enabling customers from neighboring communities — Anaheim, Westminster, Stanton, and Santa Ana — to reach the shop with minimal friction. Surrounding land uses include established retail, service corridors, and dense residential neighborhoods, all generating the vehicle-owning households that sustain an auto repair operation.

LOCATION MAP

13089 CENTURY BLVD

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AERIAL MAP



DEMOGRAPHICS

GARDEN GROVE, CA

The property is supported by a dense Garden Grove trade area with **35,153 residents within one mile** and **304,940 residents within three miles**. The surrounding area includes **80,795 households within three miles**, a **median household income of \$83,469**, and **80,938 daytime employees**, supporting strong and consistent demand for automotive repair and maintenance services. With high residential density, steady commuter traffic, and proximity to major roadways, the property is well-positioned for continued success as an auto repair business and long-term real estate investment.

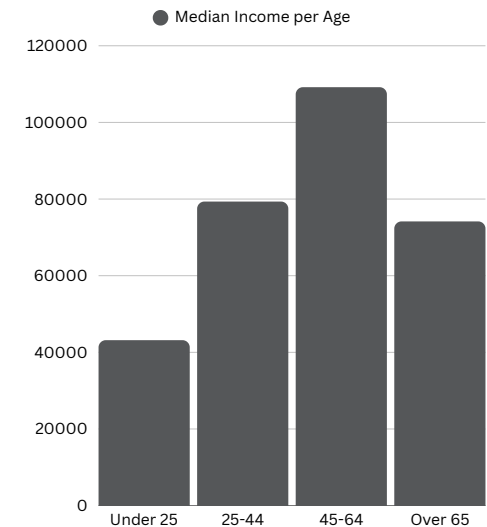
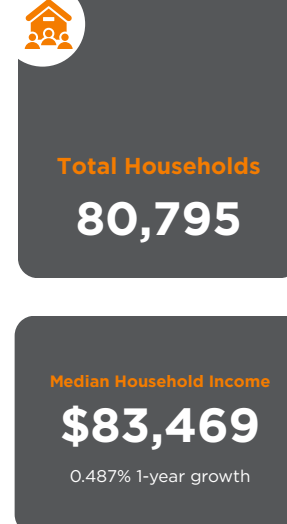
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



Source: <https://datausa.io/profile/geo/rowland-heights-ca>

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SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

17551 Gillette Avenue
Irvine, CA 92614

DRE# 01840569
svnvanguardoc.com