

# The Promenade at Garden Grove

CHAPMAN AVE & BROOKHURST ST. GARDEN GROVE, CA

**COMING SOON!!**



**COMMERCIAL  
W E S T  
BROKERAGE**



## ABOUT THE PROPERTY:

- GARDEN GROVE'S PREMIER ENTERTAINMENT CENTER
- AVERAGE OF 90,000 CARS PER DAY
- STRONG NATIONAL CO-TENANTS
- GREAT ACCESS AND VISIBILITY
- LESS THAN 3 MILES FROM DISNEYLAND



For More Information, Please Contact:

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Commercial West Brokerage, Inc.

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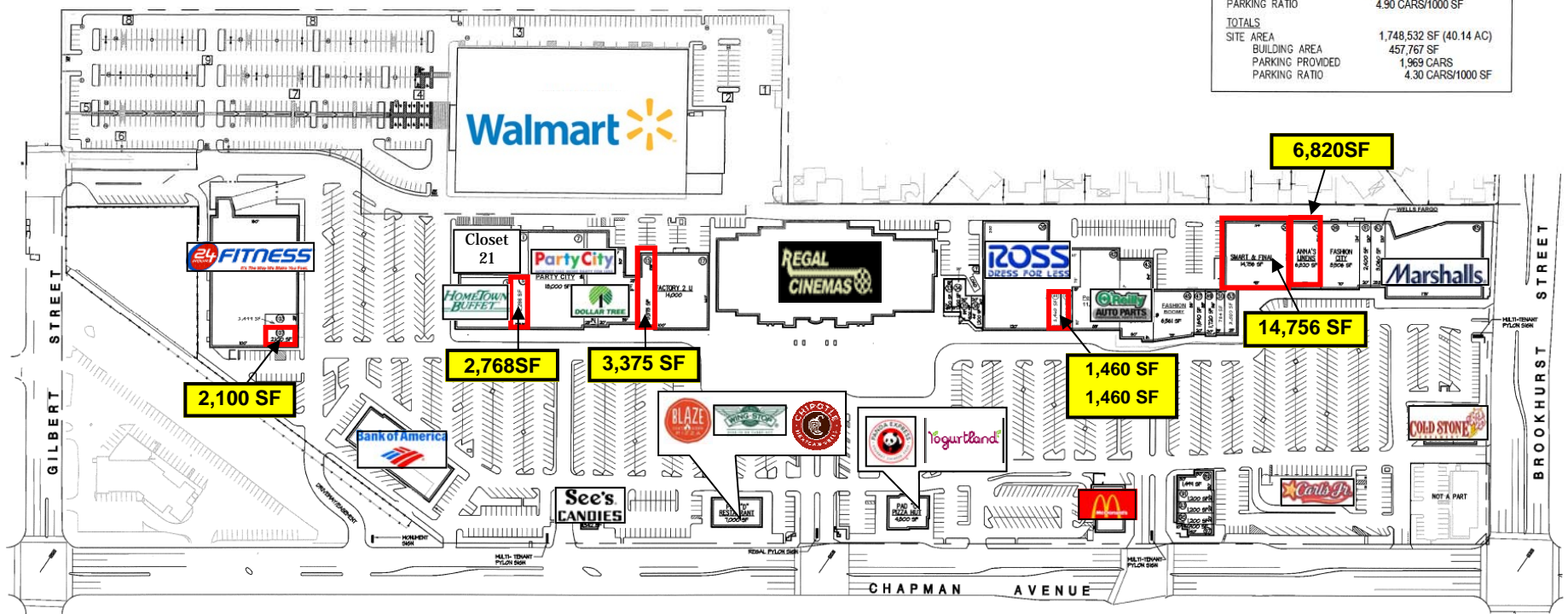
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SITE SUMMARY	
<b>HUGHES PARCEL</b>	
SITE AREA	1,349,392 S.F. (30.98 AC)
BUILDING AREA	353,217 S.F.
PARKING PROVIDED	1,456 CARS
PARKING RATIO	4.12 CARS/1000 SF
<b>WALMART PARCEL</b>	
SITE AREA	399,140 S.F. (9.16 A.C.)
BUILDING AREA	104,550 S.F.
PARKING PROVIDED	513 CARS
PARKING RATIO	4.90 CARS/1000 SF
<b>TOTALS</b>	
SITE AREA	1,748,532 SF (40.14 AC)
BUILDING AREA	457,767 SF
PARKING PROVIDED	1,969 CARS
PARKING RATIO	4.30 CARS/1000 SF



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The information above and following has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.





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## DEMOGRAPHICS:



Estimated  
Population

1 MILE	27,161
2 MILE	123,747
3 MILE	286,764

SITES USA



Median HH  
Income

\$62,897
\$58,077
\$57,139



Daytime  
Population

11,585
51,673
115,991

## TRAFFIC COUNTS:



Chapman Ave	50,000
Brookhurst St	40,000

Traffic Counts According to Google

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