

# FORMER RITE AID BOX OPPORTUNITY

## VALLEY VIEW ST & LAMPSON AVE

12491 Valley View St, Garden Grove, CA

AVAILABLE

12491  
Valley View Wellness  
Medical Center

**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

**JASON EHRENPREIS**

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**VIC MONTALBO**

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## PROPERTY DETAILS

- 22,633 SF Former Rite Aid
- Potential to Demise
- Ideal for Grocery, Soft Goods, Medical
- Over 123 ft of frontage on Valley View
- Located at a high traffic, signalized intersection
- Ample, at-grade parking on both front and side of building
- Premises formerly occupied by a chain store merchant with the space affording typical retail amenities suitable for various users (i.e. loading, power, signage)
- Convenient access to both 22 and 405 Freeways
- Affluent Demographics in the Surrounding Area

## DEMOGRAPHICS

### Population



<b>1 MILE</b>	21,574
<b>2 MILE</b>	59,664
<b>3 MILE</b>	168,740

### Daytime Population



<b>1 MILE</b>	3,817
<b>2 MILE</b>	35,418
<b>3 MILE</b>	89,516

### Avg. Household Income

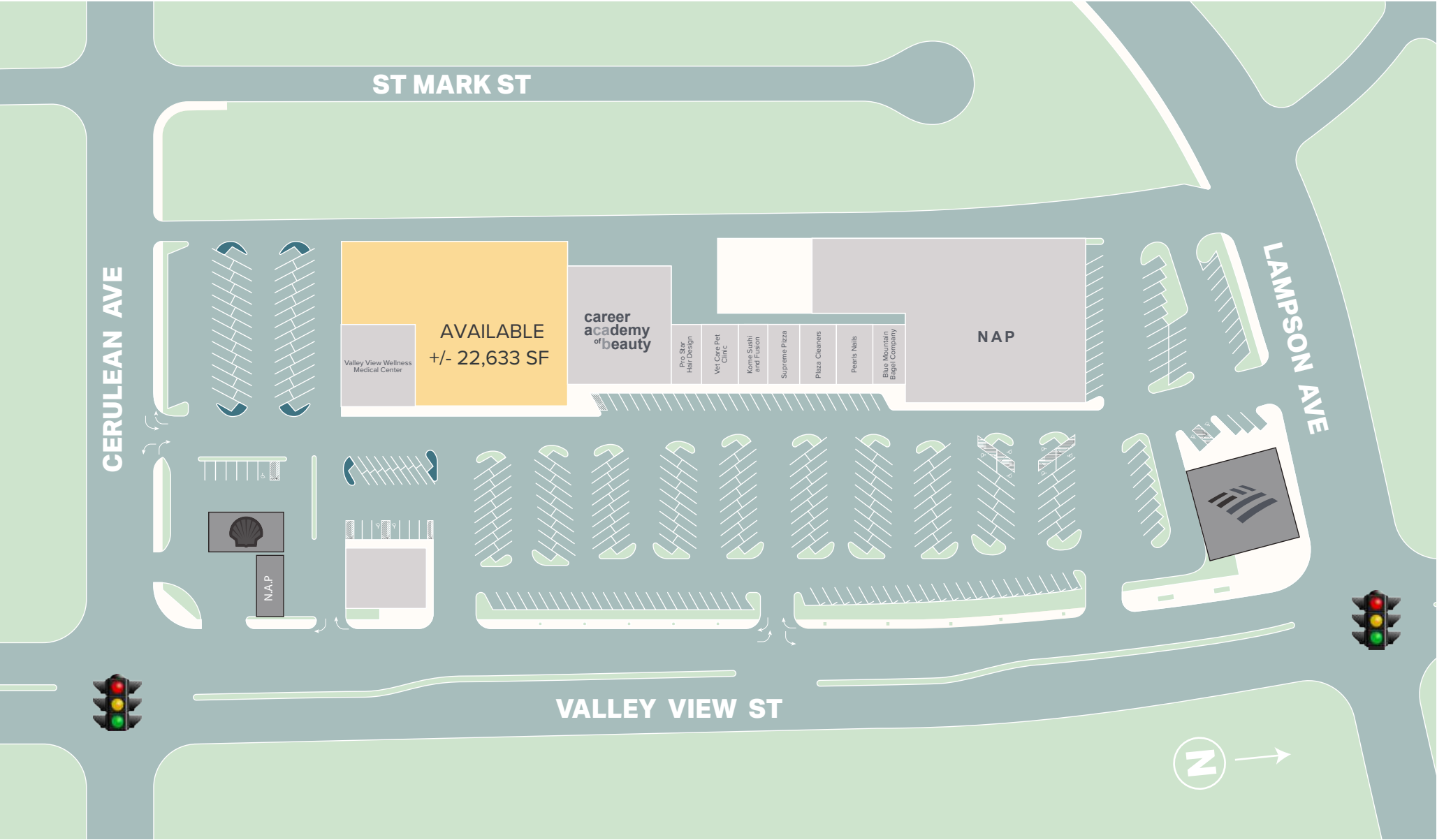


<b>1 MILE</b>	\$159,516
<b>2 MILE</b>	\$155,383
<b>3 MILE</b>	\$143,520

## TRAFFIC COUNTS

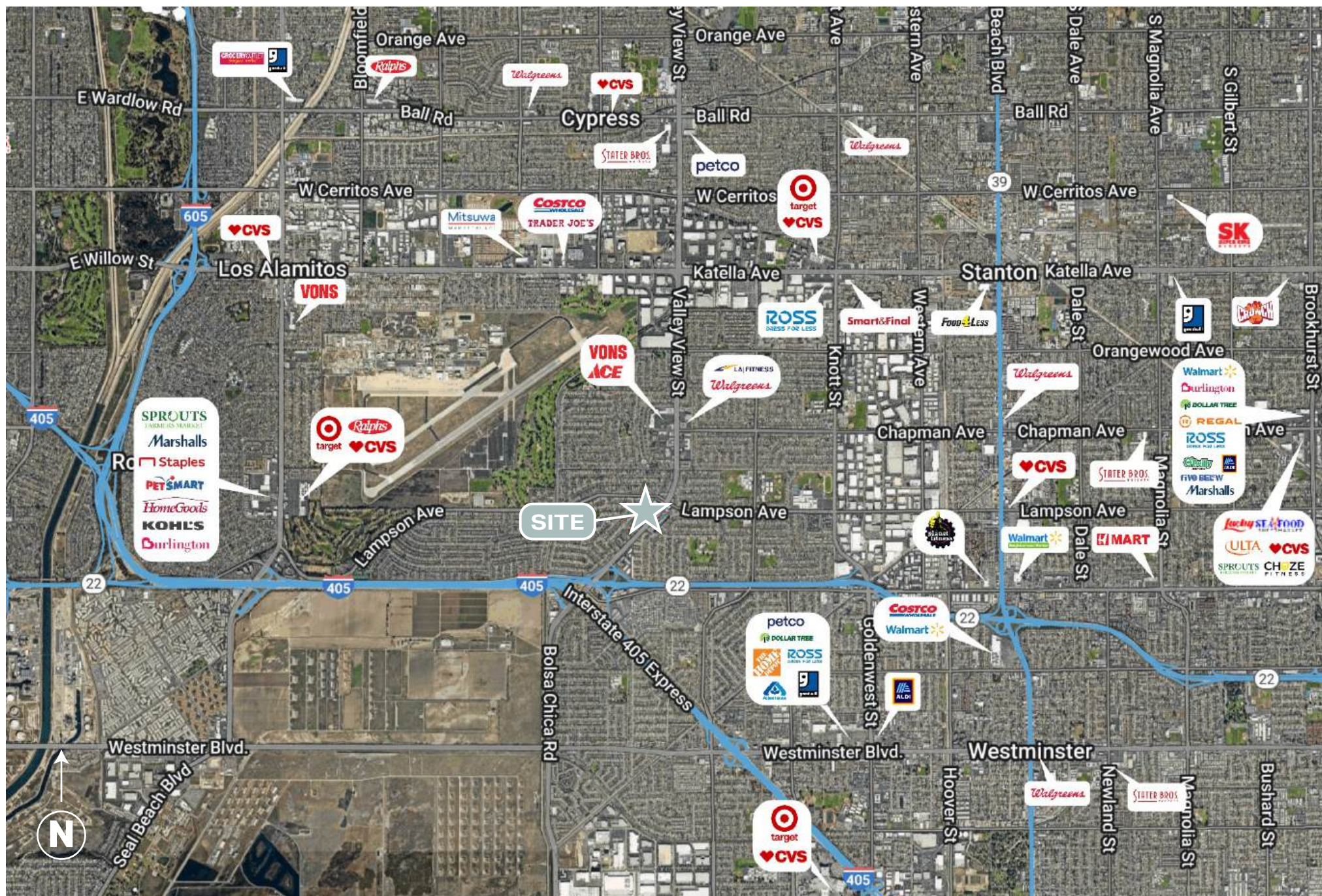
<b>VALLEY VIEW ST</b>	86,418 CPD
<b>LAMPSON AVE</b>	20,889 CPD

SITE PLAN





# TRADE AREA AERIAL





# Please Contact

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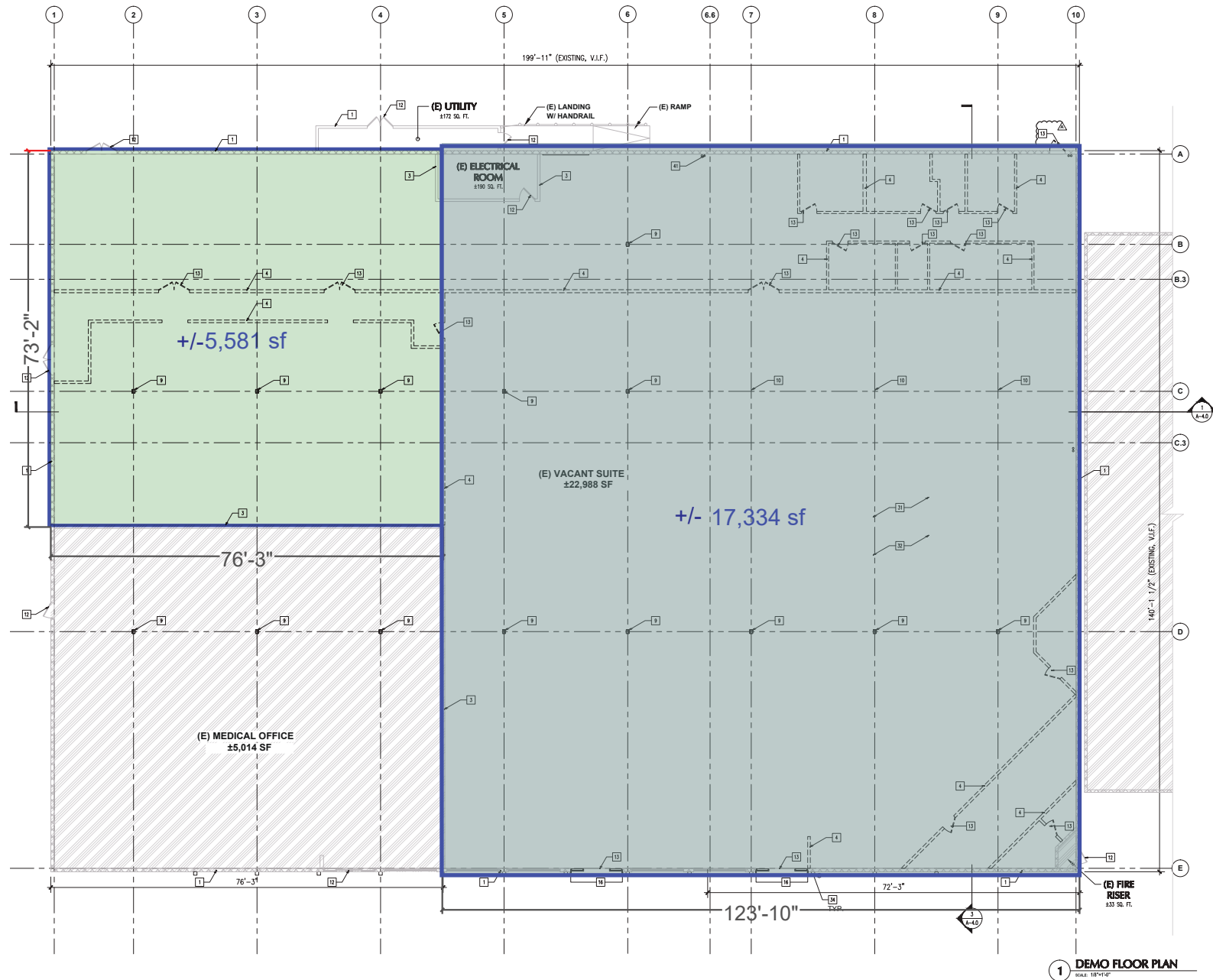
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# FLOOR PLAN OPTION - 1



# FLOOR PLAN OPTION - 2

