



BROOKHURST CENTER

13831 Brookhurst St GARDEN GROVE, CA

FOR LEASE

Up To \pm 3,000 SF

Pad Development

5,760 SF

Freestanding Building

CONTACT FOR MORE INFORMATION

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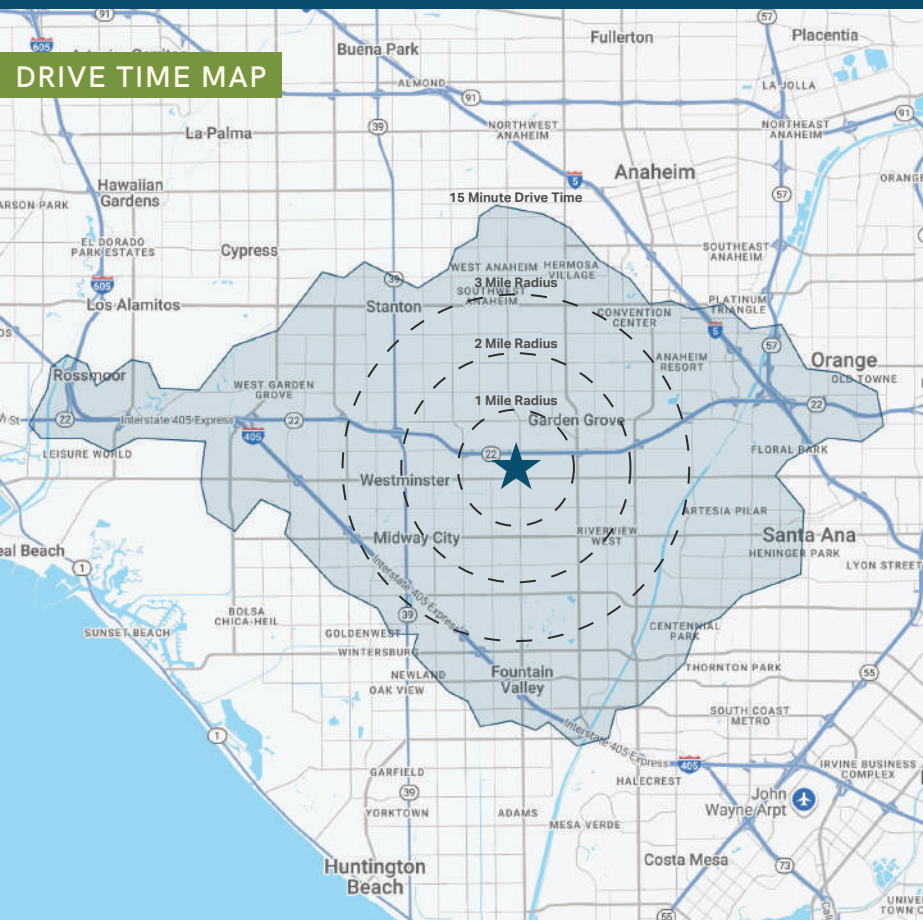
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SITE PLAN



PROPERTY DETAILS

- **Heart of Little Saigon:** Located within one of the largest and most vibrant Vietnamese commercial districts in the U.S., Brookhurst Center is anchored by Shun Fat Vietnamese Market, Target and Dutch Bros, drawing strong daily traffic and a loyal, culturally driven customer base
- Outstanding traffic counts with **222,000** vehicles per day on the **22 Freeway**
- Strong neighborhood demographics: **295,000 residents** and **65,000 employees** within three miles



DEMOGRAPHICS

	Population
1 MILE	36,101
2 MILE	138,628
3 MILE	295,679
TRADE AREA	640,108



	Daytime Population
1 MILE	8,110
2 MILE	30,030
3 MILE	65,565
TRADE AREA	228,205



	Med Household Income
1 MILE	\$82,330
2 MILE	\$89,805
3 MILE	\$90,462
TRADE AREA	\$99,980



	Avg Household Income
1 MILE	\$105,648
2 MILE	\$108,851
3 MILE	\$108,970
TRADE AREA	\$120,695

LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 WITHIN A 3 MILE RADIUS



106
Meals at
Restaurants



95
Entertainment /
Recreation



92
Retail Goods



102
Apparel &
Services



93
Home Services

This infographic contains data provided by ESRI



GARDEN GROVE

Brookhurst Center in Garden Grove offers a versatile and highly visible retail opportunities. Strategically located along a major arterial with strong traffic counts and excellent access, the center can support a dynamic mix of uses ranging from a cool sit-down restaurant to a high-performing drive-thru burger concept. The dense surrounding residential base and nearby employment centers provide consistent daytime and evening demand, while the site configuration allows for efficient vehicle circulation and prominent storefront exposure.

Brookhurst Center combines visibility, access, and market density to create an ideal environment for innovative, service-oriented, and future-forward tenants looking to establish a strong foothold in Garden Grove.



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