



HARBOR SHOPPING CENTER

12220 Harbor Blvd GARDEN GROVE, CA

FOR LEASE

16,395 SF | Junior Anchor Opportunity

± 2,500 SF | Future Pad Development
Subject to approval from anchor

CONTACT FOR MORE INFORMATION

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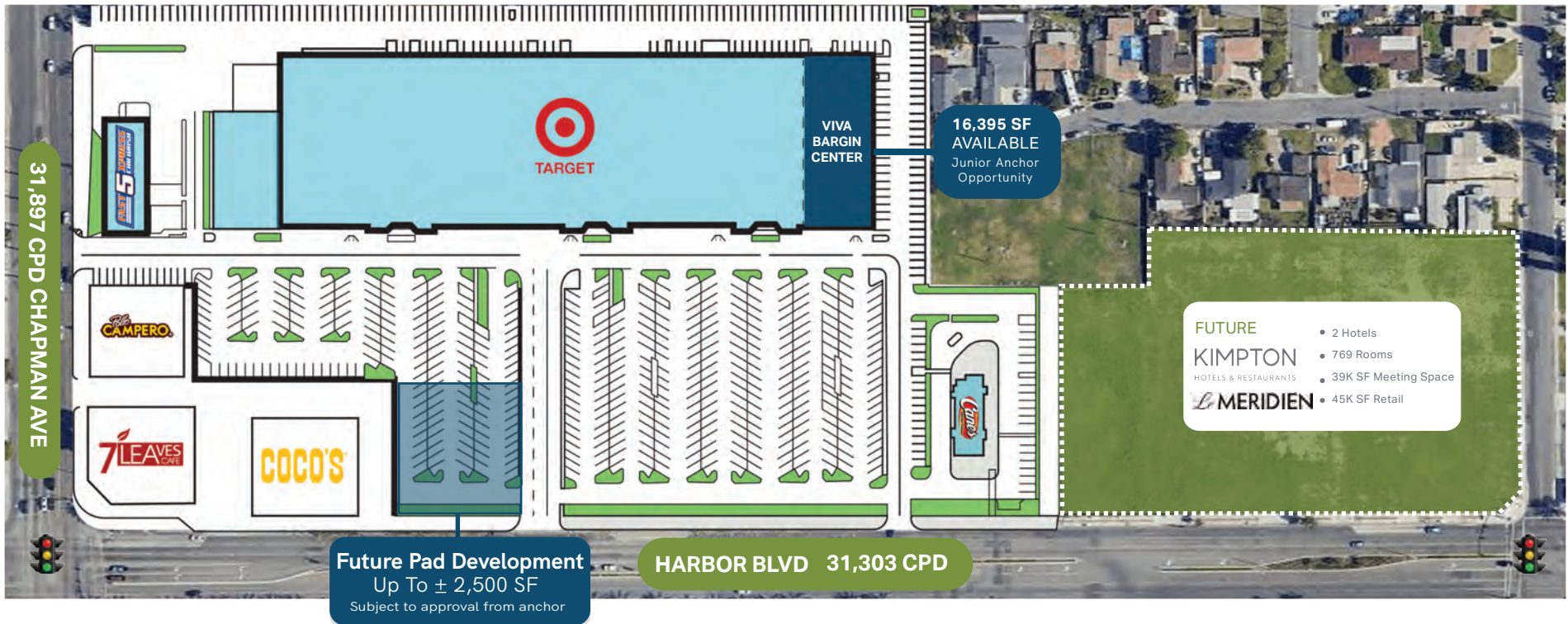
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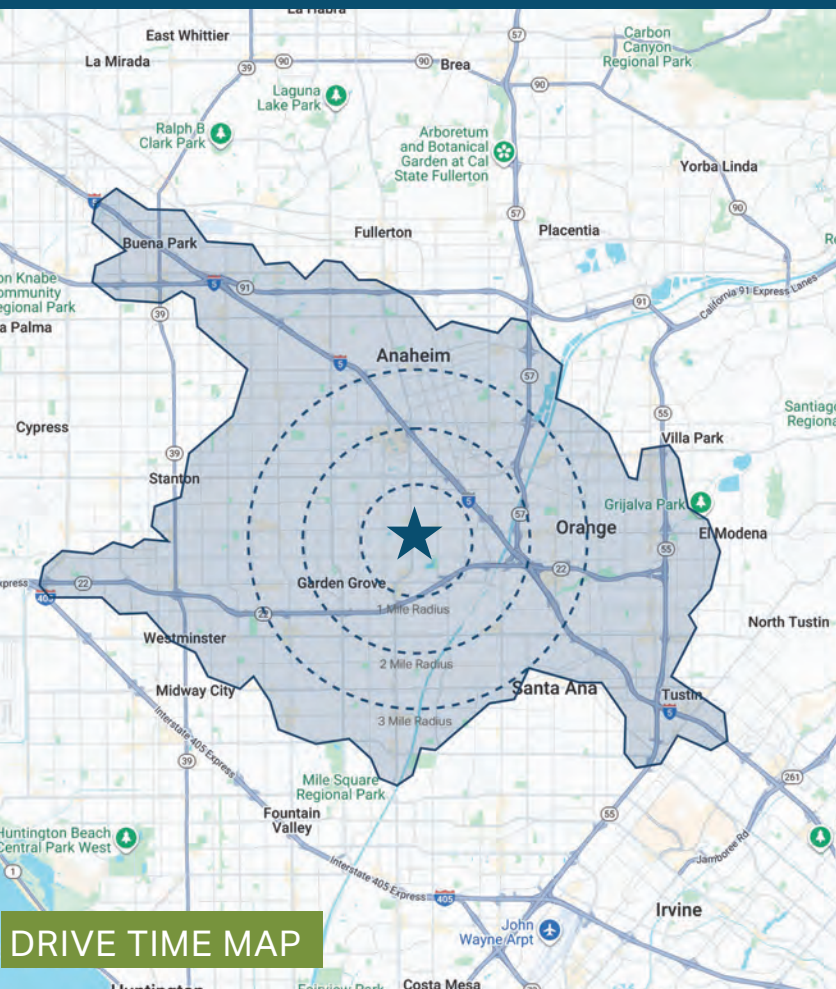
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SITE PLAN



PROPERTY DETAILS

- Immediate access to Disneyland, a global tourism engine drawing over **25 million** annual visitors, supported by year-round hotel occupancy, entertainment, and convention traffic
- Harbor Center **Target ranks #2** out of approximately **1,800** Target stores nationwide, according to Placer.ai, underscoring exceptional traffic and draw
- **30,000+** vehicles per day at Chapman Ave & Harbor Blvd
- Surrounded by **280,000+** residents, **129,000+** employees, and 20+ hotels within a 3 mile radius



DEMOGRAPHICS

Trade Area: 15 Min Drive Time

Population	Daytime Population
1 MILE 36,224	1 MILE 7,031
2 MILE 127,260	2 MILE 57,047
3 MILE 281,204	3 MILE 129,727
Trade Area: 787,740	Trade Area: 306,273
Med Household Income	Avg Household Income
1 MILE \$98,122	1 MILE \$120,470
2 MILE \$98,735	2 MILE \$115,412
3 MILE \$95,829	3 MILE \$114,434
Trade Area: \$96,115	Trade Area: \$114,356

LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 within 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

Harbor Center in Garden Grove offers a premier opportunity for high-visibility, service-oriented, and retail concepts in a densely populated, visitor-driven trade area. The center is strategically located along Harbor Boulevard near Disneyland, which welcomes over 25 million visitors annually, averaging 68,000 per day, and employs approximately 36,000 people—making it one of the largest single-site employers in Southern California, and the Anaheim Convention Center, hosting 160 conventions each year.

The surrounding area is seeing significant hospitality growth, including the Nickelodeon Resort with 500 rooms and two luxury hotels—Kimpton and Le Méridien—bringing the area's total to three hotels with 769 rooms, 39,000 sq ft of meeting space, and 45,000 sq ft of commercial/retail space. With excellent ingress and egress, ample on-site parking, and consistent daily traffic, Harbor Center is ideal for uses such as fitness, medical services, water schools, or EV charging infrastructure. The dense residential population and diverse demographics ensure steady repeat visitation, while the site's flexible layout accommodates specialized build-outs and extended operating hours, making it a prime location for innovative and essential concepts to thrive in the Garden Grove market.



epsteen & associates | SIHI

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