



Epsteen & associates | SIHI



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

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

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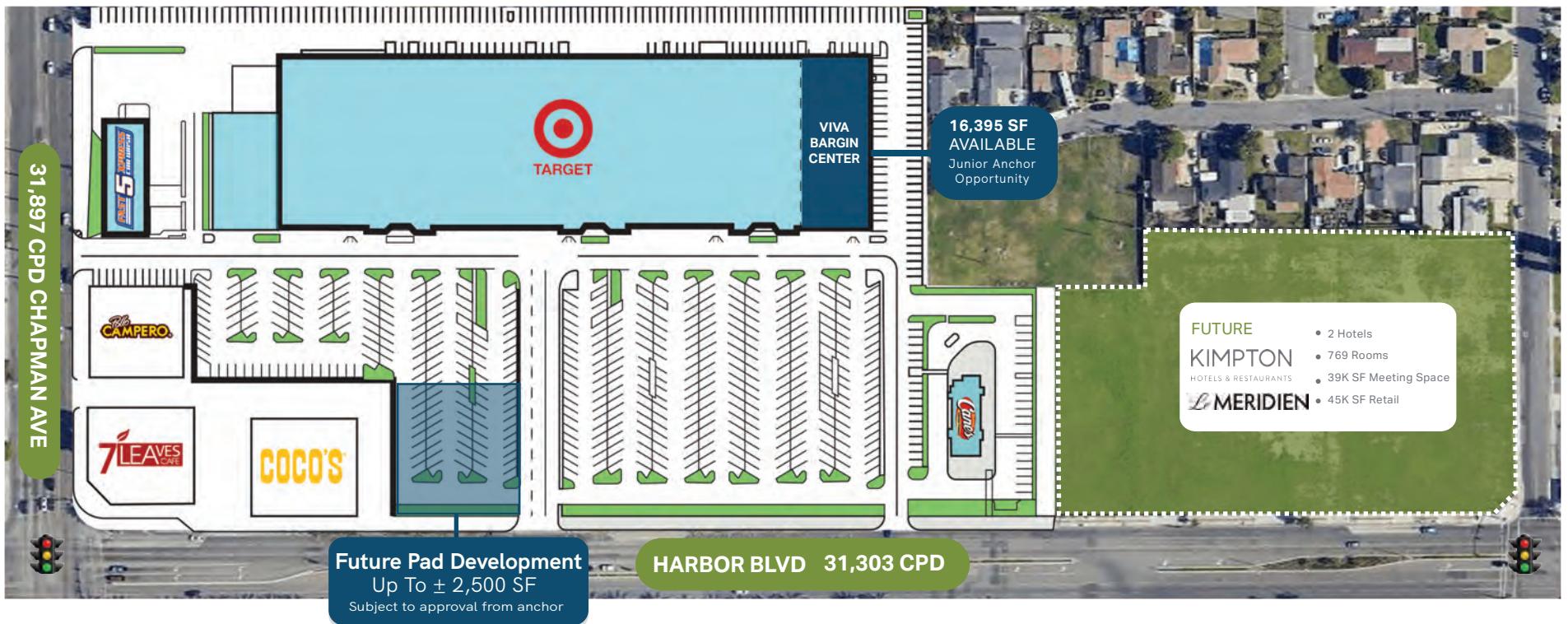
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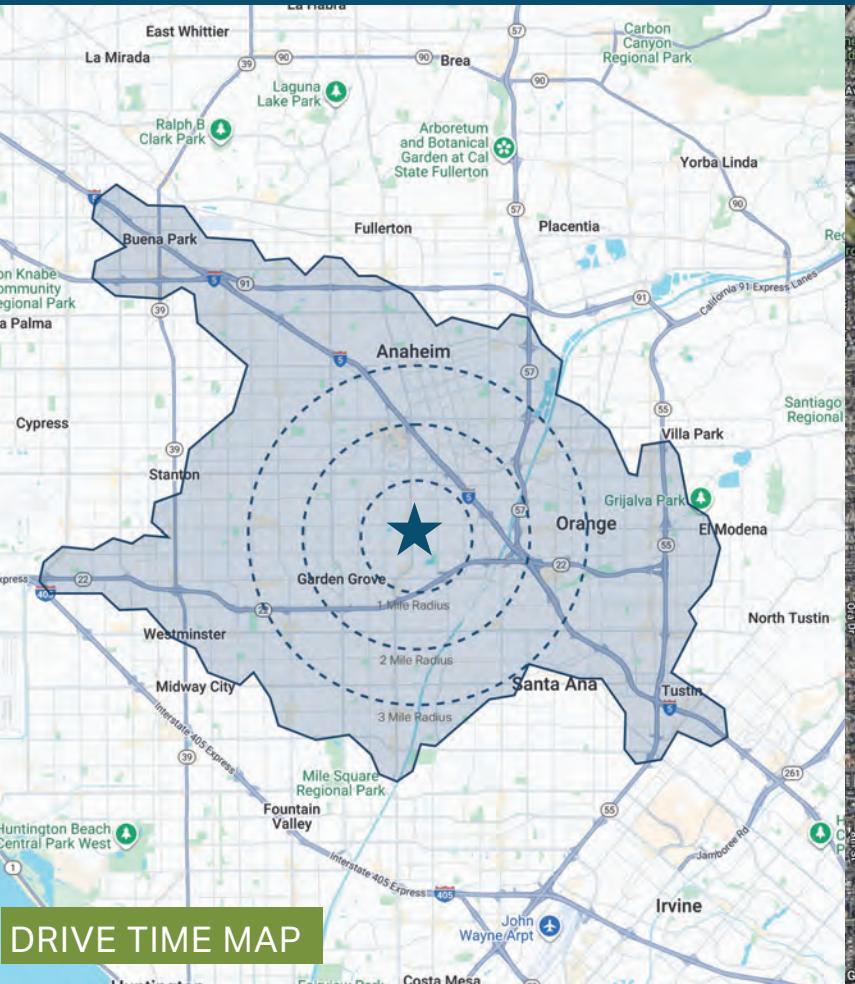
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SITE PLAN



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

1MILE 36,224

2MILE 127,260

3MILE 281,204

Trade Area: 787,740



Daytime Population

1MILE 7,031

2MILE 57,047

3MILE 129,727

Trade Area: 306,273



Med Household Income

1MILE \$98,122

2MILE \$98,735

3MILE \$95,829

Trade Area: \$96,115



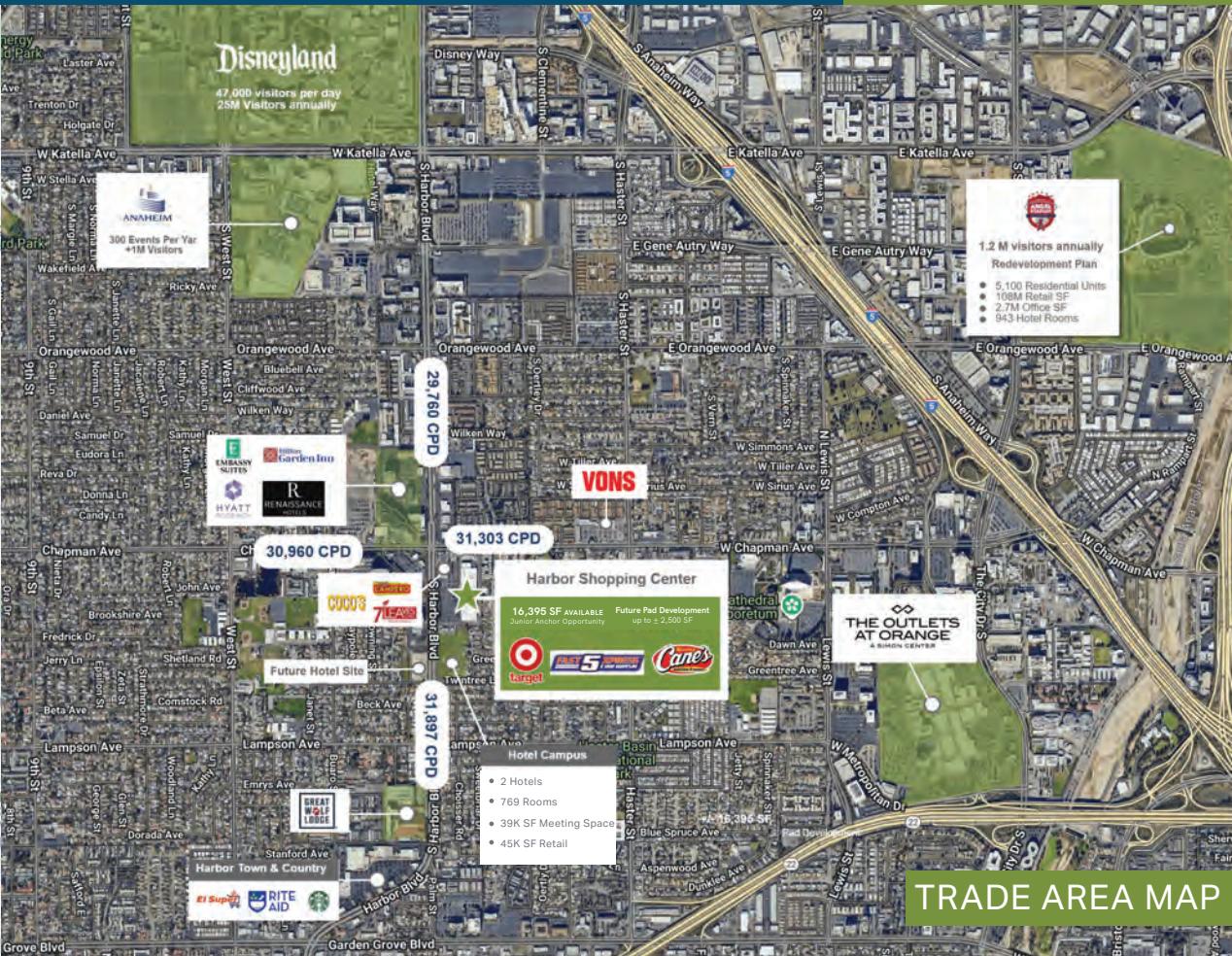
Avg Household Income

1MILE \$120,470

2MILE \$115,412

3MILE \$114,434

Trade Area: \$114,356



LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 within 3 Mile Radius



106

Meals at Restaurants



95

Entertainment / Recreation



102

Apparel & Services



93

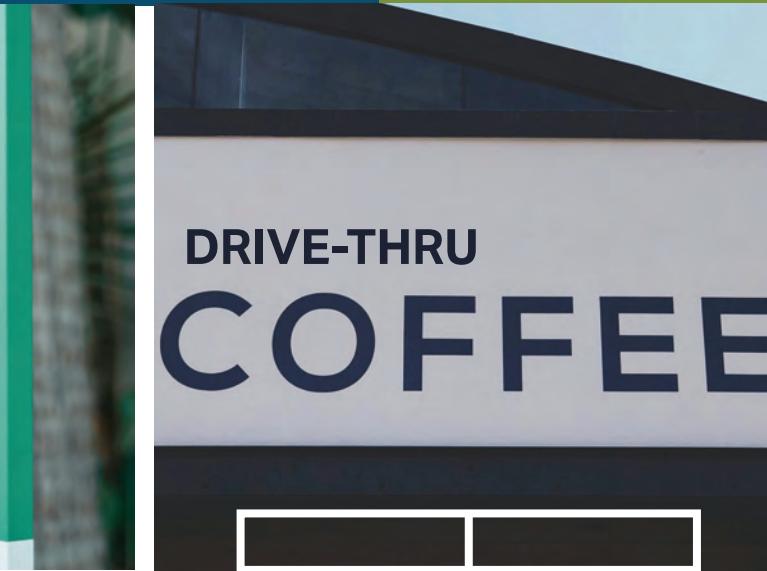
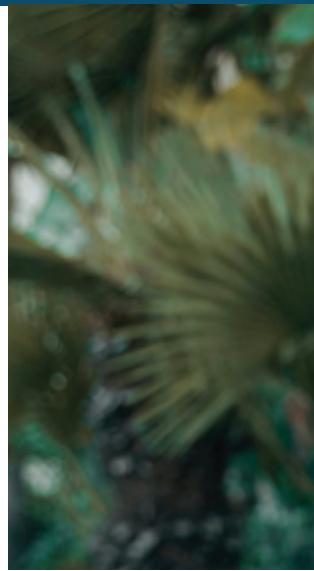
Home Services



92

Retail Goods

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.



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