



31,897 CPD  
CHAPMAN AVE

31,303 CPD  
HARBOR BLVD



Future Pad Development  
Up To ± 2,500 SF

FUTURE  
KIMPTON  
HOTELS & RESTAURANTS  
*Le MERIDIEN*

- 2 Hotels
- 769 Rooms
- 39K SF Meeting Space
- 45K SF Retail

# HARBOR SHOPPING CENTER

12220 Harbor Blvd GARDEN GROVE, CA

# FOR LEASE

± 2,500 SF | Future Pad Development

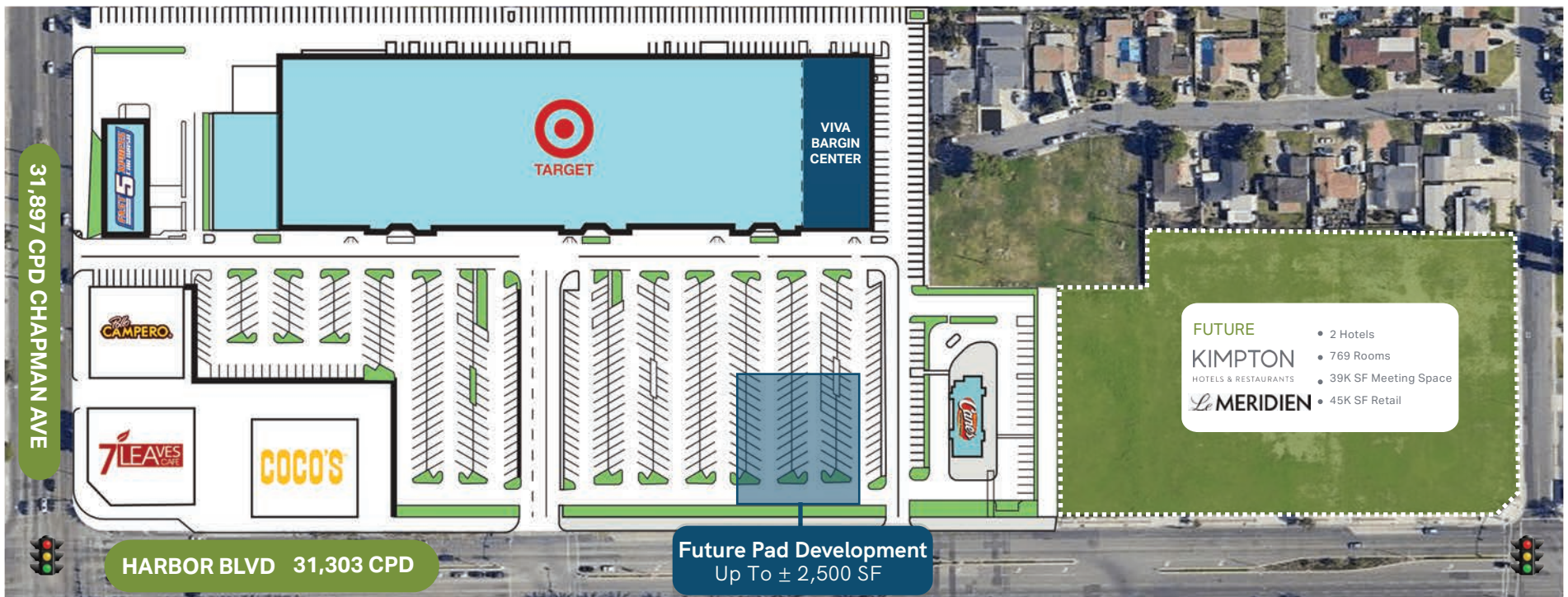
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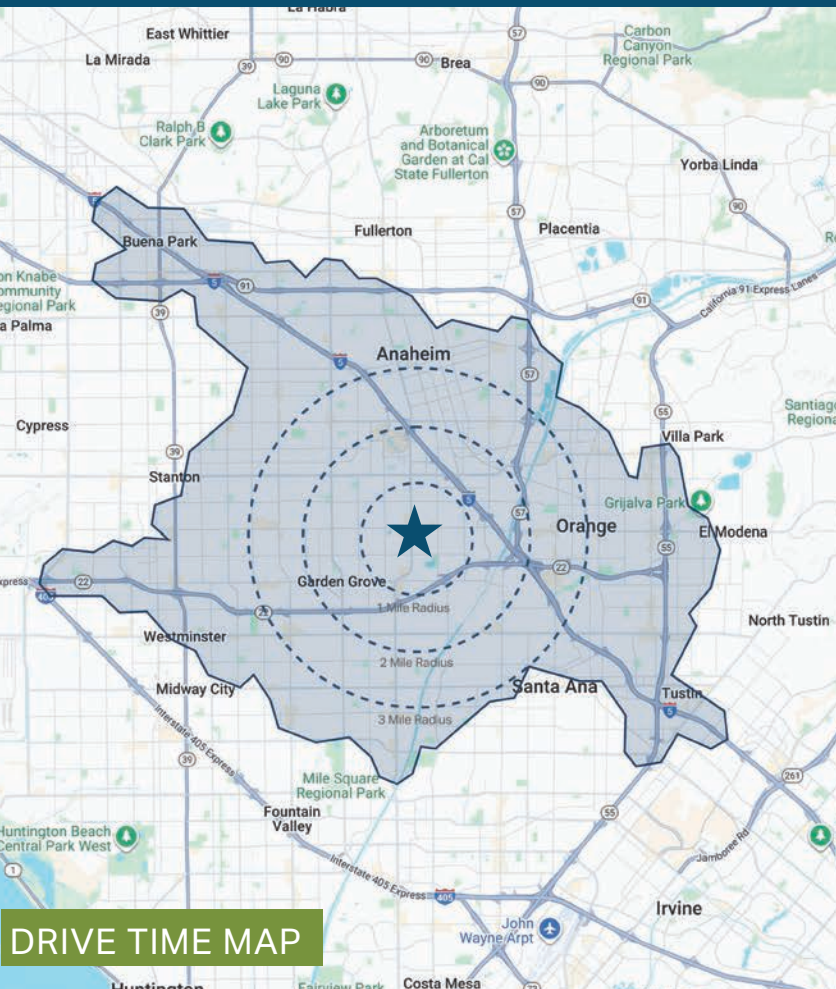
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# SITE PLAN



## PROPERTY DETAILS

- Strategically positioned with immediate access to **Disneyland**—a global tourism engine drawing over **25 million** annual visitors—this location benefits from strong year-round hotel occupancy and sustained convention-driven demand. The area is poised for long-term growth under Disney's **DisneylandForward** initiative, a **\$1.9 billion** investment focused on expanding theme park lands, hotels, retail, and dining experiences within Disney's existing property footprint, further enhancing the district's economic vitality and consumer draw
- 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
<b>1 MILE</b> 36,224	<b>1 MILE</b> 7,031
<b>2 MILE</b> 127,260	<b>2 MILE</b> 57,047
<b>3 MILE</b> 281,204	<b>3 MILE</b> 129,727
<b>Trade Area:</b> 787,740	<b>Trade Area:</b> 306,273
Med Household Income	Avg Household Income
<b>1 MILE</b> \$98,122	<b>1 MILE</b> \$120,470
<b>2 MILE</b> \$98,735	<b>2 MILE</b> \$115,412
<b>3 MILE</b> \$95,829	<b>3 MILE</b> \$114,434
<b>Trade Area:</b> \$96,115	<b>Trade Area:</b> \$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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