



FOR SALE
± 1,310 SF - 4,398 SF

12630 WESTMINSTER AVE.
Garden Grove, CA 92843

EXCLUSIVE LISTING AGENT:

Jim St. Omer Roy
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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





PROPERTY INFO

12630 WESTMINSTER AVE.

Industrial Condos | ± 1,310 SF - 4,398 SF

Features

- High Image Industrial Condos
- Fully Fire Sprinklered
- 15' Minimum Warehouse Clearance
- 12' x 12' Rear GL Loading Doors
- 100A, 120/208V, 3P/4W Each Unit
- Excellent Business Park Ingress/Egress and Circulation
- CC + R's to Maintain Quality Business Park Environment
- Convenient Access to the 22, 5, 57 Freeways

Units Available

Unit Size

Office Size

Price

A	1,604 SF	250 SF	\$650,000
F	1,310 SF	250 SF	\$511,000
G	1,573 SF	250 SF	\$615,000
H	1,515 SF	250 SF	\$600,000
F/G	2,883 SF	500 SF	\$1,125,000
G/H	3,088 SF	500 SF	\$1,200,000
F/G/H	4,398 SF	750 SF	\$1,725,000

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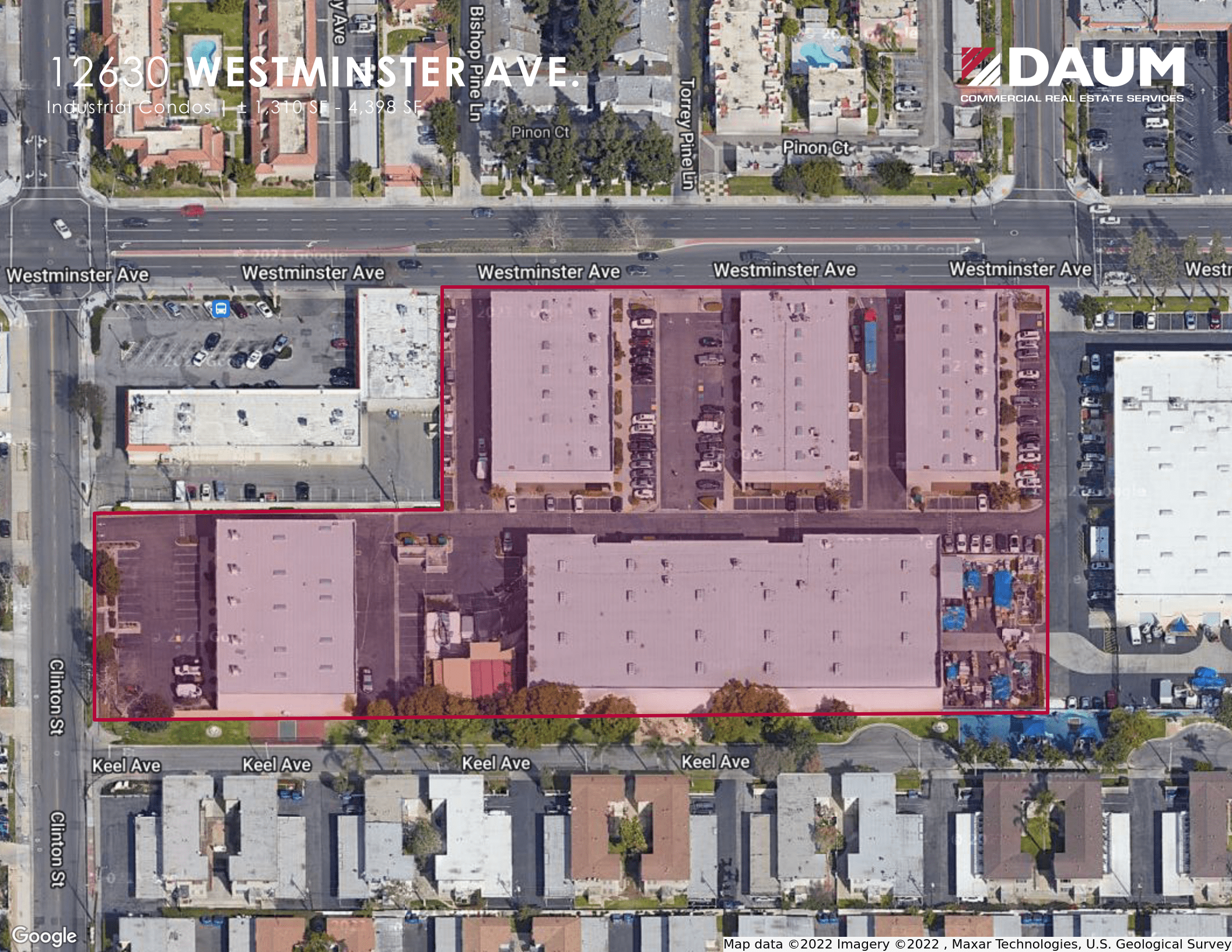
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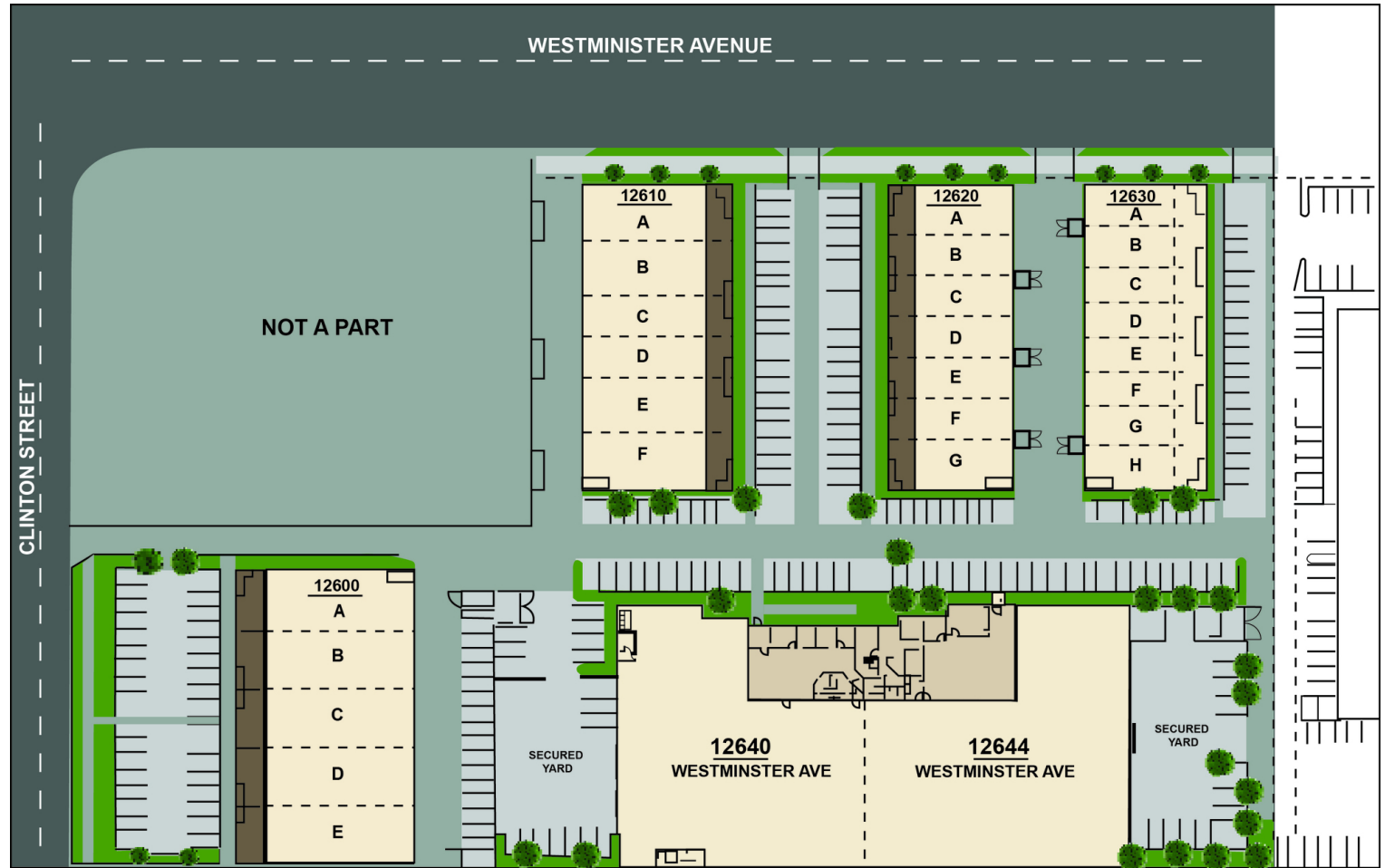
DAUM
COMMERCIAL REAL ESTATE SERVICES



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SITE PLAN



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DEMOGRAPHICS

GARDEN GROVE 2022

357,671	85,181	\$89,263
PEOPLE	HOUSEHOLDS	HH INCOME
(3 MILES)	(3 MILES)	(3 MILES)

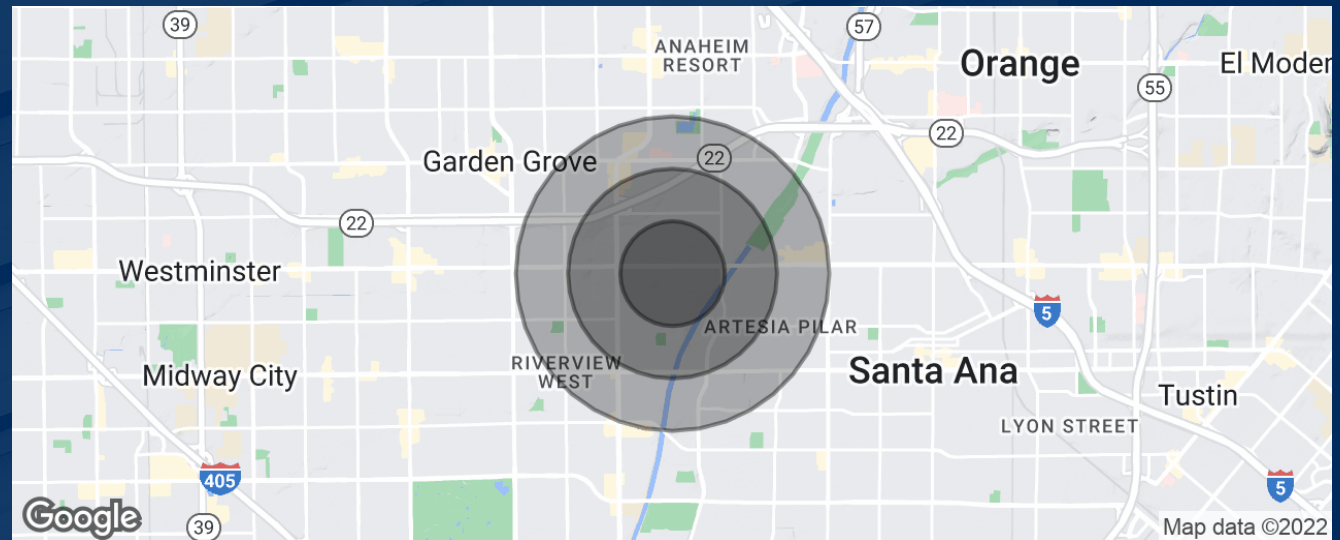
GARDEN GROVE 2022

354,982	84,685
PEOPLE	HOUSING UNITS

CONSUMER SPENDING

\$3.4B
CONSUMER SPENDING
(3 MILES) | 2027

▲
\$3.2B
CONSUMER SPENDING
(3 MILES) | 2022



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