

FOR LEASE |  $\pm 5,666 - 12,734$  SF

# ANCHOR SPACE AVAILABLE

SWC Valley View St & Lampson Ave | Garden Grove, CA



For leasing, please contact:

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# PROJECT HIGHLIGHTS

- Located at a busy signalized intersection on Valley View St (over 100,000 CPD combined)
- Services a densely populated, upscale suburban neighborhood of over 3,400 students with an Average Household Income exceeding \$138,000 within 1-mile radius
- Close proximity to Hwy 22 and 405 Freeways

## DEMOGRAPHICS



### RESIDENTIAL POPULATION

1 MILE  
**21,759**

3 Miles  
**167,381**

5 Miles  
**563,563**



### DAYTIME POPULATION

1 MILE  
**13,172**

3 Miles  
**157,799**

5 Miles  
**406,842**



### AVG. HOUSEHOLD INCOME

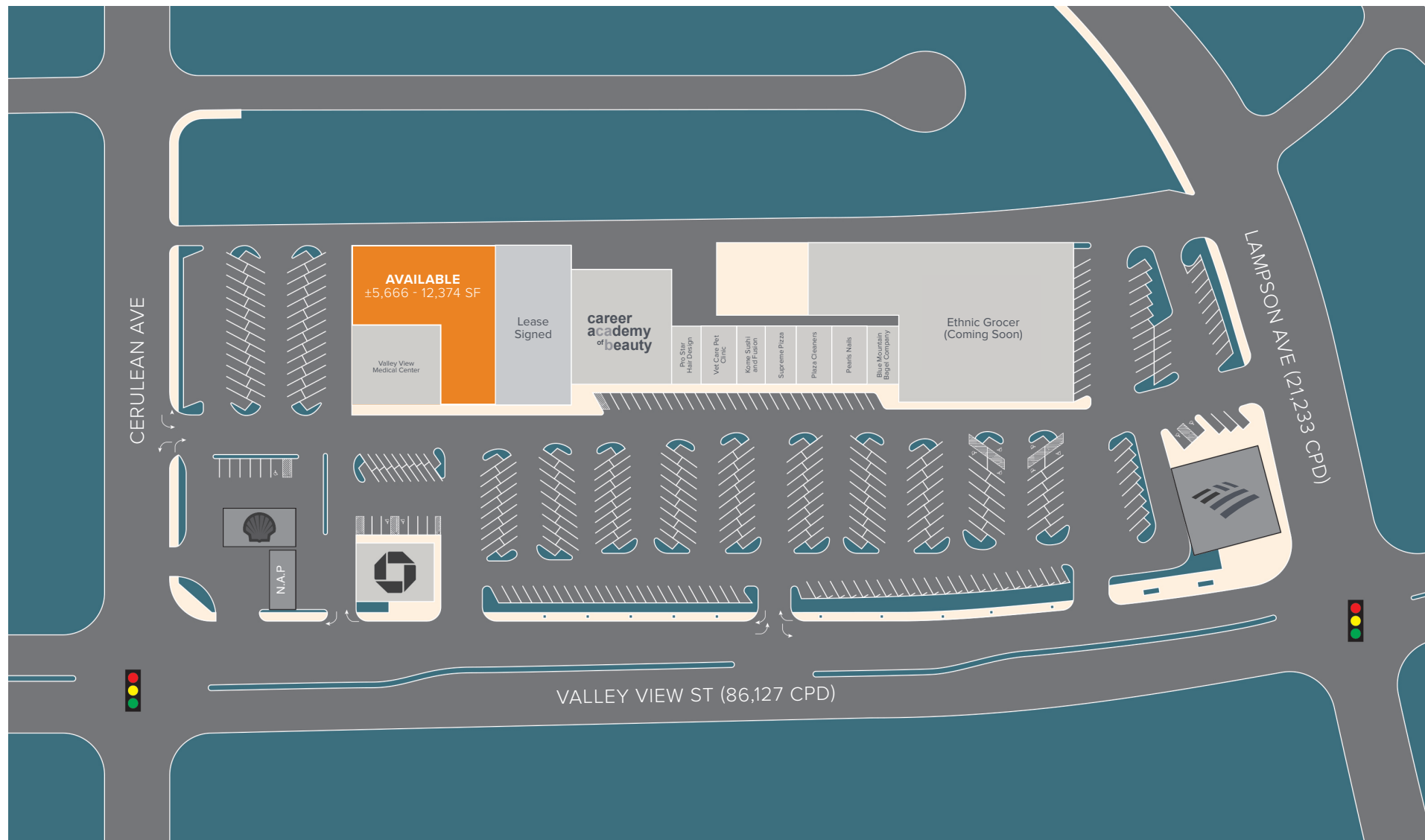
1 MILE  
**\$137,741**

3 Miles  
**\$115,822**

5 Miles  
**\$112,089**

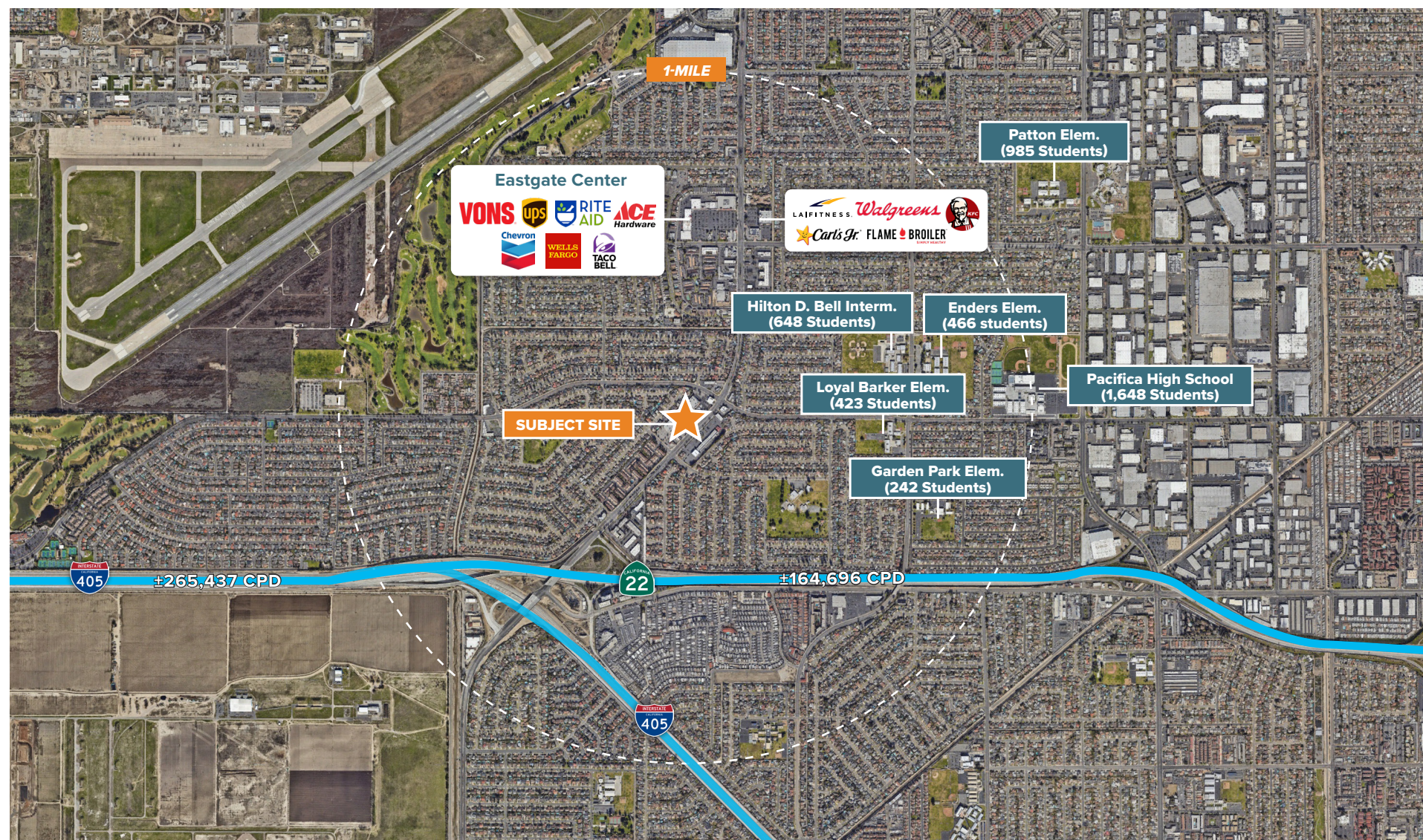


# SITE PLAN





# AREA OVERVIEW



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