

NNN Retail Investment for Sale in Garden Grove

12942 Galway St, Garden Grove, CA 92841



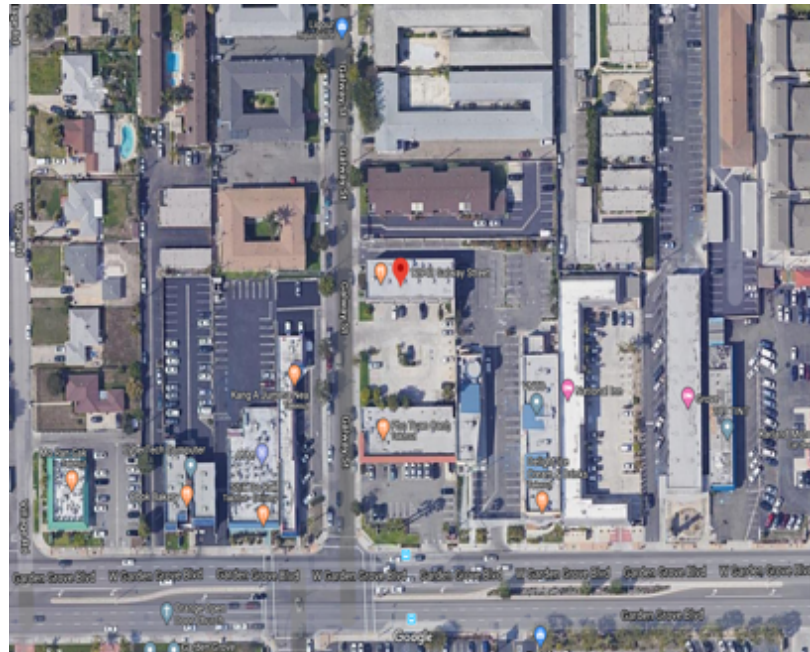
PURCHASE PRICE: \$2,550,000
Cap Rate: 6.52%

Features:

- Well-kept 2 story shopping center with large parking lot and great signage
- First time on the market in over 31 years
- Comprised of ten units with 7,740 SF of building and 18,731 of land

Location:

- Galway Street near Garden Grove Blvd
- 1.1 mile from the 22 Freeway
- 5.6 miles from Disneyland
- Large parking lot with 33 spaces



For More Info Contact:

Jon Varsano

424.258.5680

jon@varsrealty.com

Dan Perlstein

310.842.8234

dancohousing@aol.com

VARs
vars real estate
www.varsrealestate.com
DRE: 01999247

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

OFFERING SUMMARY	
ADDRESS	12942 Galway Street, Garden Grove, CA 92841
COUNTY	Orange
BUILDING SF	7,740
LAND SF	18,731
YEAR BUILT	1989
APN	133-371-13

FINANCIAL SUMMARY	
OFFERING PRICE	\$2,550,000
PRICE PSF	\$329.46

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	33,536	292,771	774,006
2020 Median HH Income	\$60,873	\$62,341	\$68,350
2020 Median Home Value	\$620,054	\$614,182	\$634,477

- NOI: \$166,138
- Cap Rate: 6.52%
- Lease: NNN

TENANTS



Care Ambulance

Care Ambulance Service provides ambulance transport and 9-1-1 response services providing basic life support and critical care for patients in Los Angeles, Riverside and Orange counties in California, United States.

Han Nam Udon & Sushi

4.5 stars on Yelp, 286 reviews

Hanuri Korean Restaurant

4.5 stars on Yelp, 118 reviews

Live Dental Laboratories

Medical Diagnostic Clinics, Dental Lab, Medical Laboratories

Linda Beauty

Beauty Salon, Hair and Make Up

FINANCIAL INFORMATION

RENT ROLL				
Unit	Tenant	Lease Expiration	Monthly Rent	Sq Ft.
A	Han Nam Udon & Sushi	9/1/24	\$3,000.00	1105
B & C	Hanuri Korean Restaurant	4/1/21	\$4,150.00	1500
D & E	Care Ambulance	7/1/24	\$3,189.00	1500
F	vacant		\$1,183.06	794
G	vacant		\$962.54	646
H	vacant		\$962.54	646
I	Dental Lab	11/1/21	\$954.00	646
J	Linda Beauty	10/1/21	\$982.00	647
Total			\$15,383.14	7484

ANNUAL INCOME ANALYSIS	
Gross Rental Income	\$184,597.68
Vacancy Factor (5%)	(\$9,229.88)
Effective Gross Income	\$175,367.80
Expense Factor (5%)	(\$9,229.88)
Net Operating Income	\$166,137.92
Capitalization Rate	6.52%
Gross Rent Multiplier (GRM)	13.81



Garden Grove is a city in northern Orange County, California, United States, located 34 miles (55 km) southeast of the city of Los Angeles in the Los Angeles metropolitan area. The population was 170,883 at the 2010 United States Census. State Route 22, also known as the Garden Grove Freeway, passes through the city in an east-west direction. Dubbed the "City of Youth & Ambition," Garden Grove offers Grove District – Anaheim Resort



destination with restaurants, convention space, commercial and industrial businesses and opportunities, retail locations and more. An annual event held over Memorial Day weekend, the Garden Grove Strawberry Festival is one of the largest community festivals in the western United States, attracting an estimated 250,000 visitors.

