

VALLEY VIEW VILLAGE

12500-12572 VALLEY VIEW ST., GARDEN GROVE, CA 92865



LOOKING FOR NEIGHBORHOOD-SERVING TENANTS
Tutoring, Children's Entertainment, Sports Equipment, After School Activities Retailers

- 1. Marley's Preschool
- 2. Nail Salon
- 3. Available 1,000 SF
- 4. Available 1,000 SF
- 5. Mail Box
- 6. Bagel Bakery
- 7. Greek Food
- 8. Dentist

- 9. Roots & Mane Salon
- 10. Augustino's Italian Restaurant
- 11. Titanium Healthcare
- 12. Physical Therapy
- 13. Pro Athletics
- 14. Liquor Logic
- 15. Optical
- 16. Available 3,010 SF



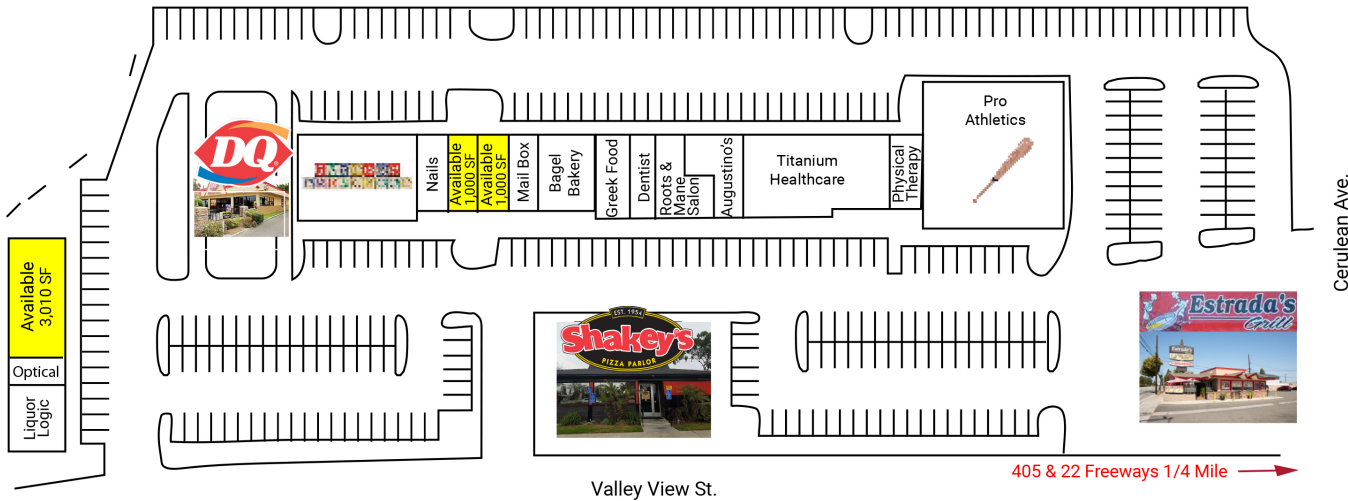
NEWMARK

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Features:

- Entire Center Repositioned
- Major West OC Arterial Linking I-5 & I-405 Freeways
- Traffic Counts: Valley View St.: 50,637 CPD
Lampson Ave.: 10,999 CPD
- Affluent Community
- Restaurant and Shop Opportunities
- Serves WestGrove and Surrounding Communities – Cypress, Westminster & Rossmore



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	5 MILES
Population	23,625	66,744	176,582	587,094
Median Household Income	\$112,012	\$93,484	\$94,386	\$88,873
Daytime Employment	3,536	34,855	82,176	185,605



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