

5,300 SF FULLY OUTFITTED **MEDICAL FACILITY**
AVAILABLE: 1/1/2027

VALLEY VIEW VILLAGE

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



- Reception Area / File Room
- 6 Private Offices
- 4 Physical Therapy Rooms
- Visible from 50,000 CPD
- Break / Conference Room
- 7 Exam Rooms
- X-Ray / Lab / Nurse Station
- ½ mile from I-405 and SR-22

ONLY 2 SPACES LEFT!

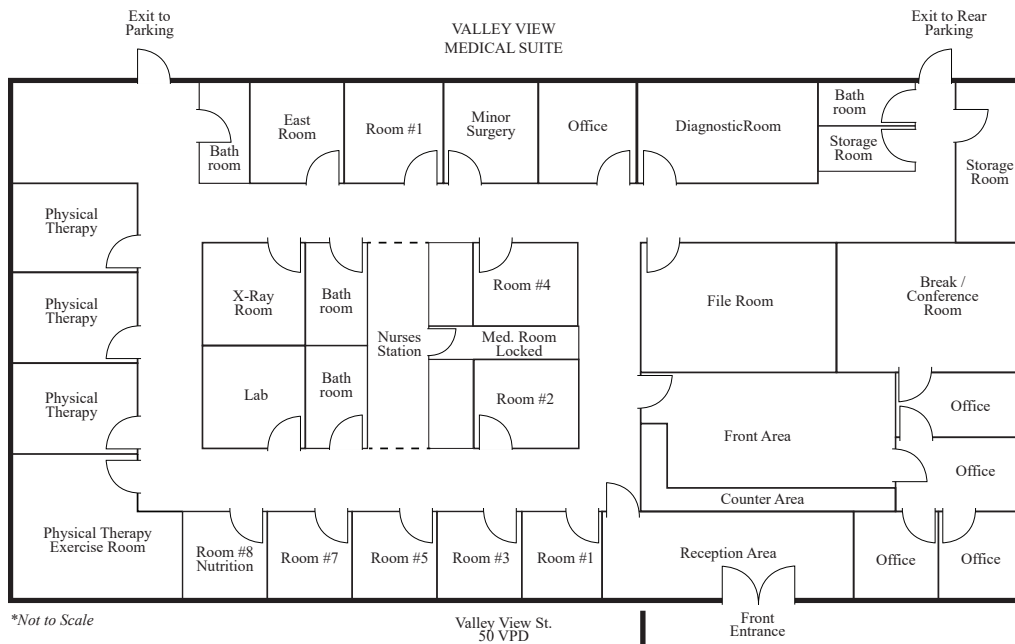


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| 1. | MARLEY'S PRESCHOOL |
| 2. | NAIL SALON |
| 3. | NEAUMIXFIT PILATES |
| 4. | DOFISOL PIANO SCHOOL |
| 5. | LeDREAM STUDIO |
| 6. | BAGEL BISTRO |
| 7. | SAIGON BISTROT |
| 8. | DENTIST |
| 9. | ROOTS & MANE SALON |
| 10. | AUGUSTINO'S ITALIAN RESTAURANT |
| 11. | HEALTHCARE OPPORTUNITY 5,300 SF |
| 12. | LEVEL UP PHYSICAL THERAPY |
| 13. | PRO ATHLETICS |
| 14. | LIQUOR LOGIC |
| 15. | OC VISION CENTER |
| 16. | AVAILABLE 3,010 SF |

FEATURES:

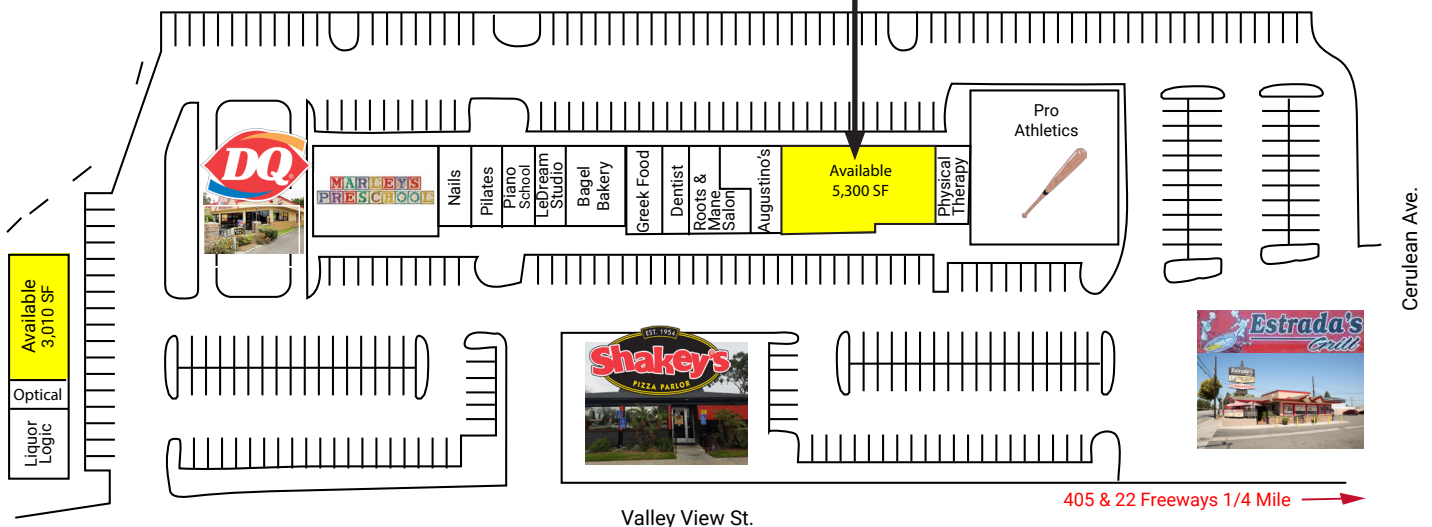
- Entire Center Remodeled
- Major West OC Arterial Linking I-5 & I-405 Freeways
- Traffic Counts: Valley View St: 50,637 CPD
Lampson Ave.: 10,999 CPD
- Affluent Community
- Restaurant and Shop Opportunities
- Serves West Grove and Surrounding Communities - Cypress, Westminster & Rossmore

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



*Not to Scale

Valley View St.
50 VPD



Valley View St.

405 & 22 Freeways 1/4 Mile →