

9891 - 9901 GARDEN GROVE BLVD.

1.20 AC Net (1.34 AC Gross) of Land | Garden Grove, CA

FOR SALE



POTENTIAL PATHWAYS:

- RAW LAND FOR RESIDENTIAL OR MIXED USE DEVELOPMENT
- FULLY ENTITLED FOR A 98-UNIT APARTMENT COMMUNITY
- COMMERCIAL / COMMERCIAL DEVELOPMENT

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PROPERTY SUMMARY



PRICE:	Undisclosed
ADDRESS:	9891 Garden Grove Blvd. (APN 133-363-07) 9901 Garden Grove Blvd. (APN 133-363-08)
BASE DENSITY:	48 DU/AC
LOT SIZE:	1.34 AC Gross /1.20 AC Net
GENERAL PLAN LAND USE:	Residential /Commercial Mixed Use 3
ZONING:	GGMU-3
GIS MAP:	Zoning & Land Use
ENVIRONMENTAL:	Phase I & Phase II studies are completed

GGMU-3 Overview: Garden Grove Boulevard Mixed Use 3 (GGMU-3) zoning applies to specific properties along Garden Grove Boulevard, promoting mixed-use development.

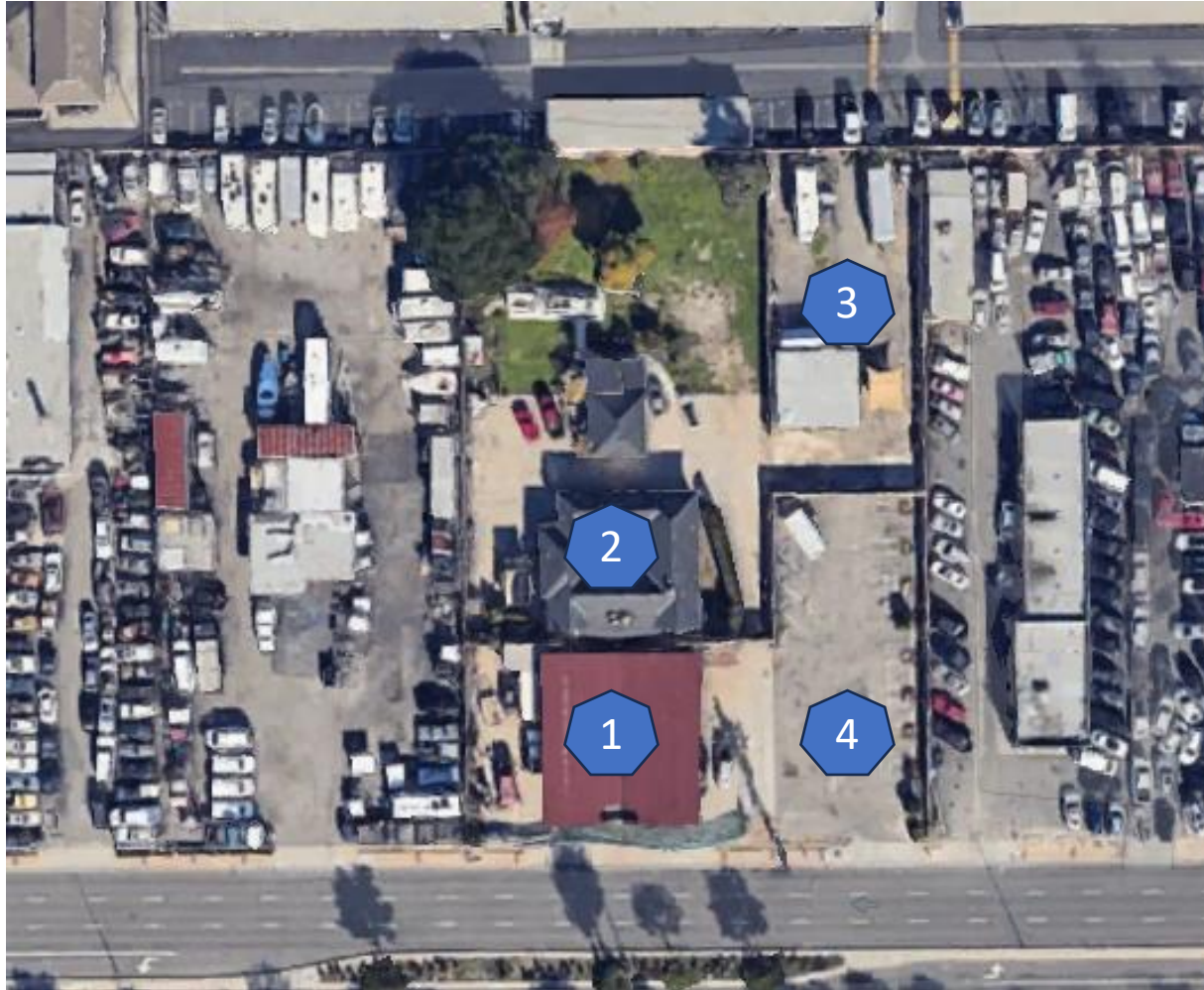
Purpose: Implements the General Plan's Residential/Commercial Mixed Use 3 designation, encouraging a blend of residential and commercial uses.

Density: Allows residential developments with a base density of 48 units per acre, suitable for higher-density projects.

Development Potential: Ideal for mixed-use projects with construction types like podium builds, wraps, or townhome projects.



EXISTING **CONDITION**



1 Auto Building

2 Residential

3 Fenced Lot

4 Parking Lot

RESIDENTIAL | ENTITLED 98-UNIT DEVELOPMENT



PRICE:	Undisclosed
ADDRESS:	9891 Garden Grove Blvd. (APN 133-363-07) 9901 Garden Grove Blvd. (APN 133-363-08)
Net BUILDING FLOOR AREA:	109,402 Square Feet
LOT SIZE:	1.34 AC Gross / 1.21 AC Net
PARKING:	120 Spaces
UNIT COUNT:	98-Units
AFFORDABLE:	10 Units of Affordable Housing

We are pleased to present the opportunity to acquire 9891 and 9901 Garden Grove Blvd., a fully entitled 98-unit apartment community.

The project is a 7-story building with five floors of Type IV residential over two levels of Type I at grade parking structure. The 98 units are comprised of 4 plans:

- (8) 1 Bedroom/1 Bath A1 units
- (57) 1 Bedroom/1 Bath A2 units
- (28) 2 Bedroom/2 Bath B1 units
- (5) 3 Bedroom/2 Bath C1 units

With 120 parking stalls and 12 bike spaces.

Environmental Phase 1 & II have already been completed



PERMITTED **COMMERCIAL USES**



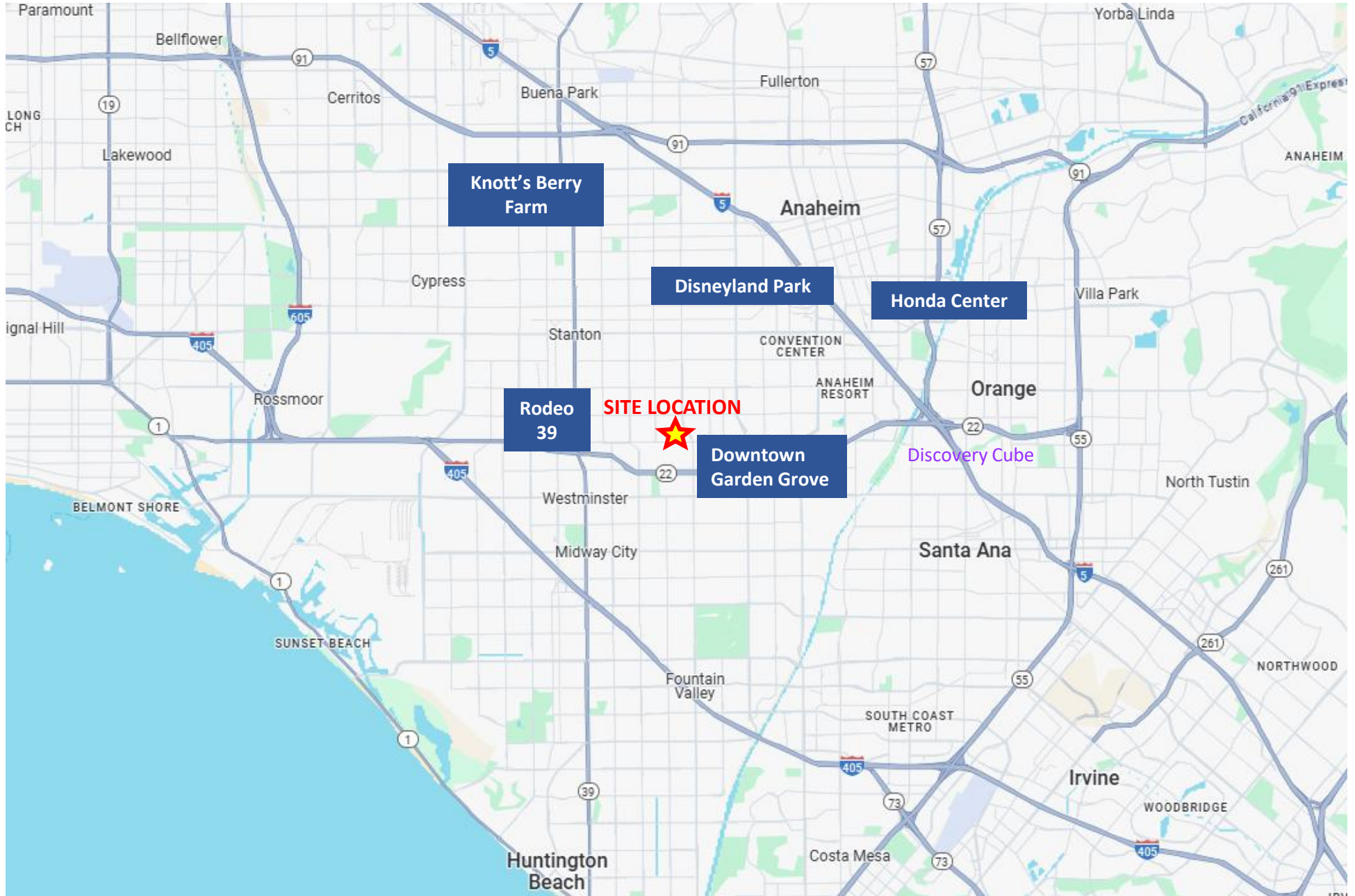
Permitted Commercial Uses*

- Community Care Facility/Skilled Nursing Facility
- Medical, Dental and Related Health Service Support Facilities
- Residential/Commercial Mixed-Use Development
- Banks
- Hotel, Motel/Extended-Stay Business Hotel
- Indoor Multi-Tenant Retail Shopping Center
- Pharmacy/Drug Store
- Professional Office
- Bowling Alley
- Cafes/Restaurants
- Retail
- Market/Grocery (large and small)
- Brew Pub
- Auto Sales
- Auto Parts
- Auto Repair – General
- Automatic Car Wash
- Service Station
- Self-Service or Coin-Operated Car Wash
- Day Care
- Adult Day Care
- Vet
- Drive-through Facility

Link for more details: [City of Garden Grove, CA Uses Permitted](#)

*Some uses may require a conditional use permit

SITE MAP



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