

12022 Knott St

GARDEN GROVE, CA

For Lease

DRIVE-THRU RESTAURANT

*DO NOT DISTURB TENANT

RI

12022 Knott St

GARDEN GROVE | CALIFORNIA

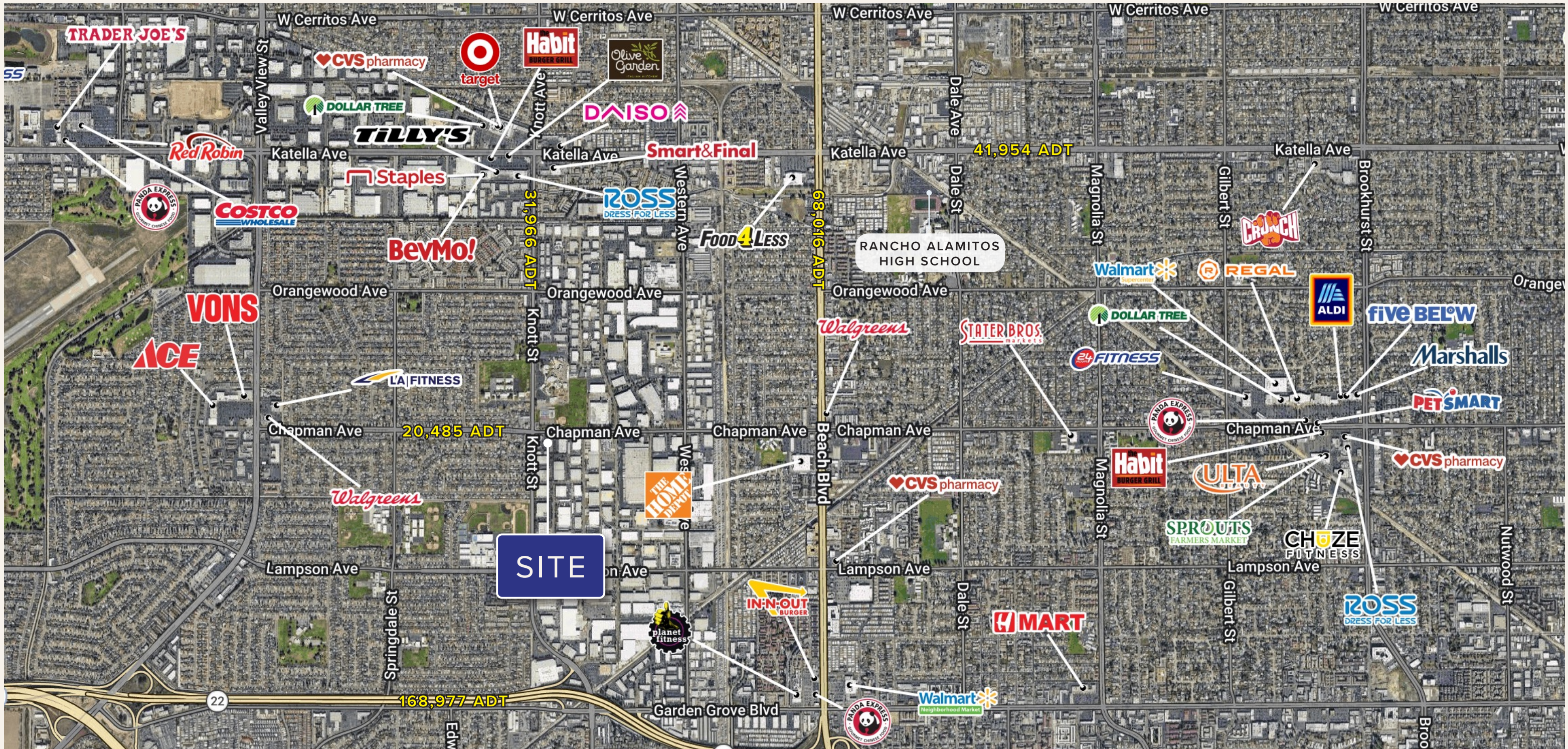
Garden Grove is one of Orange County's most vibrant and culturally rich cities, home to roughly 172,000 residents with a predominantly Asian and Hispanic demographic that has shaped one of Southern California's most celebrated food scenes. The city anchors Little Saigon — the largest Vietnamese community in the country — alongside a thriving OC Koreatown corridor, Michelin-recognized restaurants, and a dense retail landscape that draws visitors from across the region.

PROPERTY HIGHLIGHTS

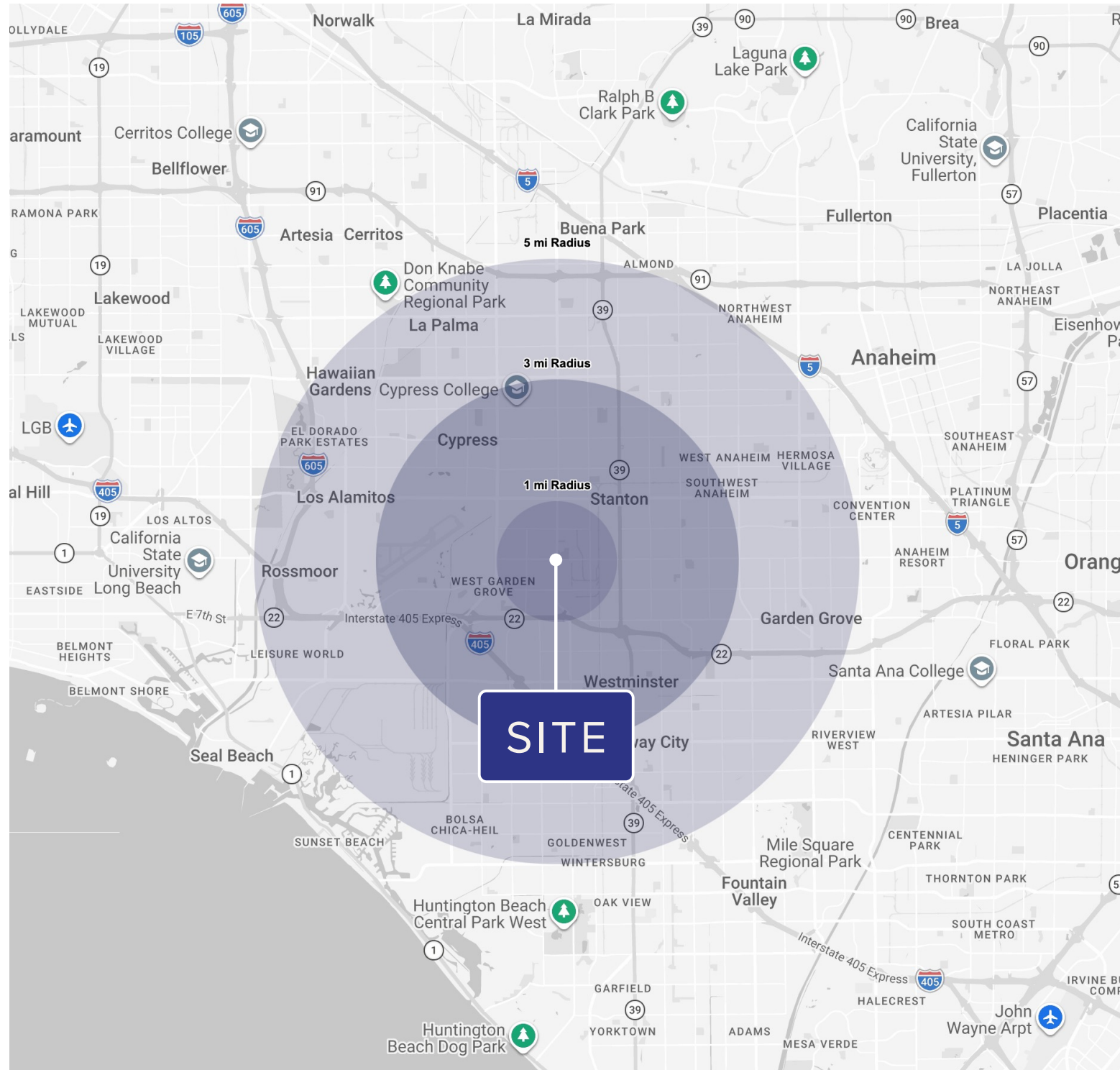
- ~**2,600 SF** restaurant building with existing drive thru
- Access from **Knott St (31,966 ADT)** and **Chapman Ave (20,485 ADT)**
- **Onsite parking** available
- Close proximity to daily traffic drivers including **Garden Grove Unified School District** offices



Trade Area Aerial



Area Demographics



GARDEN GROVE *California*

Population

| | |
|-------------------|---------|
| Population – 1 mi | 17,385 |
| Population – 3 mi | 231,490 |
| Population – 5 mi | 625,714 |

Median Household Income

| | |
|--|-----------|
| Estimated Median Household Income – 1 mi | \$125,561 |
| Estimated Median Household Income – 3 mi | \$102,085 |
| Estimated Median Household Income – 5 mi | \$104,691 |

Median Age

| | |
|-------------------|------|
| Median Age – 1 mi | 41.6 |
| Median Age – 3 mi | 39.9 |
| Median Age – 5 mi | 40.3 |

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