

## BUSINESS DEVELOPMENT



### The Grove District Anaheim Resort

Comprised of ten modern hotels, with more than 3,623 hotel rooms and over 171,600 square feet of event space, the Grove District Anaheim Resort offers a variety of room sizes and rates to meet every tourist and business traveler's needs.



### Home2 Suites by Hilton

The BN Group plans to build a limited service 5-story hotel, featuring 124 rooms, and 100 parking spaces on Harbor Boulevard, south of the 22 Freeway.



### Brookhurst Place: Phase 1

Kam Sang Company is about to commence leasing activities for 180 rental apartment units. Phase 2 will offer 300 for-sale condominium units, and 120 price-restricted affordable housing units. Phase 3 will consist of 200,000 square-feet of commercial and retail space, 200 additional residential units, and a 120-key hotel.

### Cottage Industries

LAB Holdings will be repurposing early 1900's Craftsman homes into commercial businesses and eateries throughout the mixed-use residential neighborhood east of Garden Grove City Hall.

### SteelCraft Garden Grove

SteelCraft Garden Grove, an outdoor, urban eatery built primarily out of recycled metal shipping containers is scheduled to open in late 2018. The current tenant lineup are: Beachwood Brewing Co., Dark Horse Coffee Roasters, Renegade Taco, The Chick 'N Shack, The Nest, Honey & Butter, Penalty Box, and Cauldron Ice Cream.

### SITE C: Le Meridian Hotel and Kimpton Hotel

The development occupies a 4.3-acre site and is considered the City's largest development project to date. Construction is anticipated for the second half of 2018, with completion in 2021.



Paris-borne Le Meridien will bring nearly 400 rooms, two restaurants, 30,000 square-feet of meeting space, and a rooftop bar to guests of the resort.

The Garden Grove Kimpton hotel will offer 200 rooms, 10,000 square-feet of meeting space, two restaurants, and a rooftop pool, lounge and bar.

## OFFICE OF ECONOMIC DEVELOPMENT

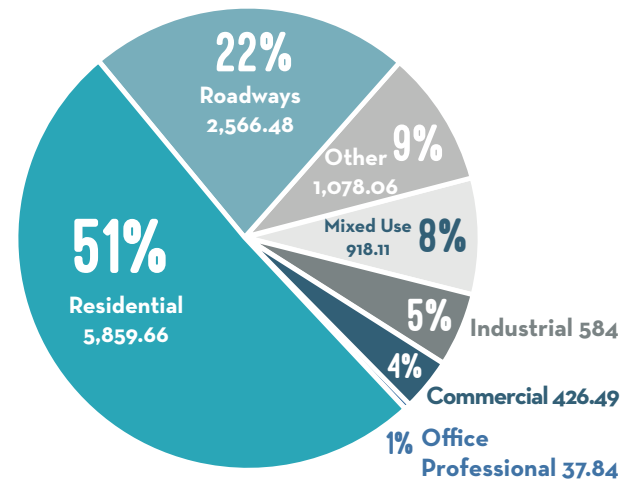
The Office of Economic Development's mission is to strengthen and grow the city's economic base. The division works to increase the city's tax base, create and retain local jobs, develop new markets within the city, and build local and regional relationships to aid in the advancement of the division's mission. The division was established to facilitate and promote business development services available to local and new businesses, with ongoing support for one-on-one assistance.

The duties of the division extends a "concierge level support" by making available a central point of contact for businesses seeking access to City services. The division's success depends not only on business-oriented programs, but also on complementary efforts to provide affordable housing, education, and workforce training.

For more information, visit [www.garden-grove.org/econdev](http://www.garden-grove.org/econdev).

## COMMERCIAL, INDUSTRIAL & OFFICE SPACE

### LAND USE DISTRIBUTION (in acres)



Office Space	
AVERAGE ASKING TRIPLE NET LEASE RATE (OC):	\$1.25
AVERAGE ASKING RENT PER SF (OC):	\$2.63
AVERAGE ASKING LEASE RATE (GG):	\$1.87
Garden Grove Industrial Space	
MEDIAN SALES PRICE PER SF:	\$178.27
AVERAGE ASKING LEASE RATE:	\$0.77

Source: Voit Real Estate Services OC4Q17

**GARDEN GROVE CITY HALL**  
11222 Acacia Parkway

**MUNICIPAL SERVICE CENTER  
PUBLIC WORKS**  
13802 Newhope Street

**ANIMAL CARE SERVICES**  
13802 Newhope Street

### CIVIC CENTER COMPLEX

- Community Meeting Center
- Courtyard Center
- H. Louis Lake Senior Center
- Fire Department
- Police Department
- Garden Grove Regional Library



# COMMUNITY PROFILE 2018



CITY OF GARDEN GROVE

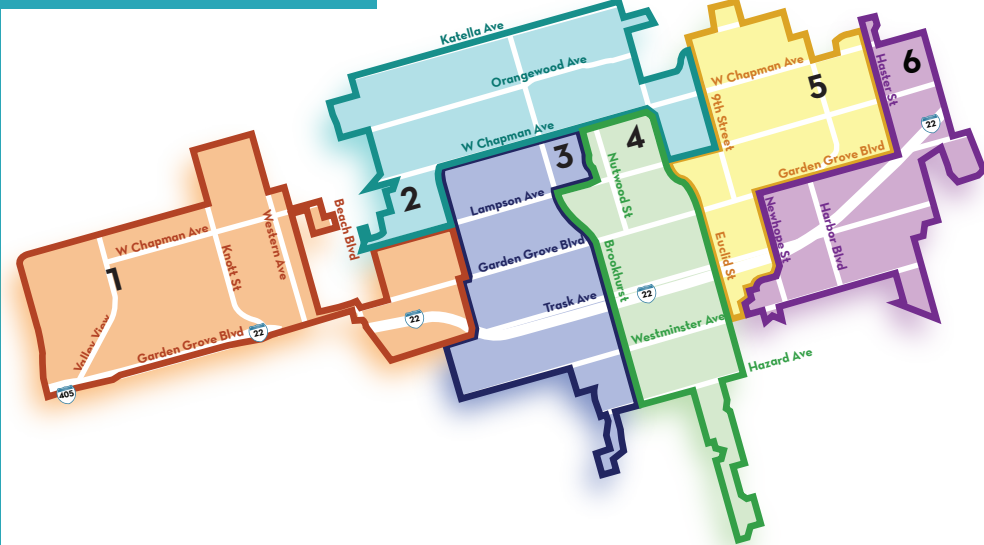


# 2018 GARDEN GROVE COMMUNITY PROFILE

Centrally located in Orange County, California, the city of Garden Grove (17.8 square miles) is home to over 170,000 residents and is a friendly, spirited, and balanced community rich in diversity—a city with a view to the future.

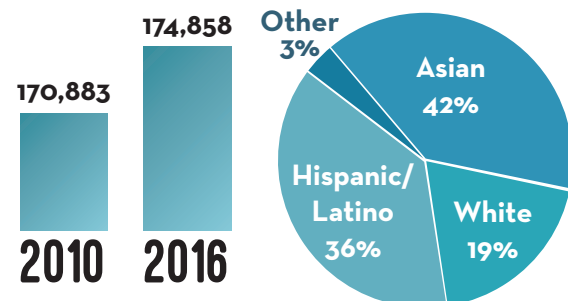
Garden Grove is the fifth largest city in Orange County and is conveniently located less than one mile from the Disneyland Resort, 12 miles from local beaches, and 30 miles from Downtown Los Angeles. Incorporated June 18, 1956, the city was founded in 1874 by Dr. Alonzo Cook.

## DISTRICT MAP



DISTRICT	COUNCIL MEMBERS
MAYOR	Steven R. Jones
DISTRICT 1	Kris Beard, Mayor Pro Tem
DISTRICT 2	John R. O'Neill, Council Member
DISTRICT 3	Thu-Ha Nguyen, Council Member
DISTRICT 4	Patrick Phat Bui, Council Member
DISTRICT 5	Stephanie Klopfenstein, Council Member
DISTRICT 6	Kim Bernice Nguyen, Council Member

## POPULATION & ETHNICITY



Source: US Census Bureau

## INCOME & HOUSING

PER CAPITA INCOME	TOTAL HOUSING UNITS
\$22,035	48,856
MEDIAN HOUSEHOLD INCOME	MEDIAN HOUSEHOLD VALUE
\$60,522	\$445,700



# CITY SERVICES

## POLICE DEPARTMENT



The Garden Grove Police Department is an internationally-accredited law enforcement agency. The department has grown from 27 officers in 1956 to over 160 sworn members today. The mission of the Garden Grove Police Department, through Community Policing, is to improve the quality of life in the city and provide a sense of safety and security to the community.

## FIRE DEPARTMENT

The Garden Grove Fire Department was established in 1926 to provide services designed to minimize loss of life and property. Since its inception, the Fire Department has expanded its role of fire suppression to emergency medical services and technical rescues, which provide a higher level of protection for the citizens of Garden Grove.



## FACILITIES AND PARKS



The Community Services Department offers year-round programs that provide a full range of opportunities for life enrichment, self-improvement, personal growth, and artistic expression for all ages. Garden Grove has 21 parks, the Gem Theatre, the Festival Amphitheater, an indoor sports complex, picnic facilities, pools, sports fields, and golf course. The Community Meeting Center and the Courtyard Center may be rented for banquets and meetings. The H. Louis Lake Senior Center offers seniors 50 years and older a multitude of activities and services.

## BUSINESS LICENSE

A Business License Tax Certificate is required for anyone conducting business activity in the City of Garden Grove, even if the business is headquartered in another city. Business licenses for the City of Garden Grove are non-regulatory in nature and are for revenue purposes only. Business license taxes help fund the necessary operations and functions of the City, including public safety, and provide valuable data for statistical purposes on the number, type, and locations of businesses.

The City of Garden Grove's Business License office is also responsible for collecting Transient Occupancy Taxes from our hotels, administering six different regulatory permit processes for specific types of businesses, overseeing the Administrative Citation Appeal Hearing process, qualifying all Fireworks Stand Permit applications, along with business licensing the festivals and events held in Garden Grove.

For more information, call (714) 741-5074.

## GROVE DISTRICT ANAHEIM RESORT HOTELS

HOTEL NAME	PHONE	ROOMS	MEETING SPACE
Hyatt Regency Orange County	(714) 750-1234	653	65,000 sq. ft.
Great Wolf Lodge So. California	(714) 530-9635	603	21,357 sq. ft.
Wyndham Anaheim Garden Grove	(714) 867-5555	385	36,000 sq. ft.
Embassy Suites Hotel	(714) 539-3300	375	27,000 sq. ft.
Marriott Suites	(714) 750-1000	371	9,922 sq. ft.
Sheraton Hotel	(714) 703-8400	285	7,000 sq. ft.
Residence Inn by Marriott	(714) 591-4000	200	1,300 sq. ft.
Hampton Inn and Suites	(714) 703-8800	172	1,036 sq. ft.
Hilton Garden Inn	(714) 703-9100	169	1,287 sq. ft.
Homewood Suites	(714) 740-1800	166	1,576 sq. ft.
Candlewood Suites	(714) 539-4200	133	NONE
Holiday Inn Express	(714) 539-3535	71	1,053 sq. ft.
Days Inn	(714) 534-3000	40	365 sq. ft.

## EDUCATION

### GGUSD Schools

- (44) Elementary Schools
- (10) Intermediate Schools
- (7) High Schools
- (2) Special Education
- (2) Elementary Dual Language Immersion Academies
- (1) Continuation High School
- (1) Adult Education Center
- (1) State Preschool
- (1) Early Childhood Education

Source: ggusd.us

Garden Grove Unified School District (GGUSD) was named a 2018 California Exemplary District, a prestigious recognition awarded to only 22 school districts across the state by the California Department of Education.

For more details, visit [www.ggusd.us/news](http://www.ggusd.us/news).



74% HIGH SCHOOL GRADUATE OR HIGHER

19.8% BACHELOR'S DEGREE OR HIGHER

Source: US Census Bureau 2010 - 2014



## ACCESSIBILITY

**PORTS** 24 miles from the Port of Los Angeles and the Port of Long Beach

**RAIL** Southern Pacific, AMTRAK stations in neighboring cities of Fullerton, Santa Ana, and Anaheim; The OC Streetcar, projected for 2020

**AIR** Ten miles to Orange County (John Wayne) Airport, 30 miles to the Los Angeles International Airport (LAX), eight miles to Long Beach Airport

**BUS** Orange County Transit Authority and Metropolitan Transportation Authority

**FREEWAY** State Route 22 (Garden Grove Freeway), Interstate 5 (Santa Ana Freeway), Interstate 405 (San Diego Freeway), State Route 39 (Beach Blvd.)