

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 has commenced 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

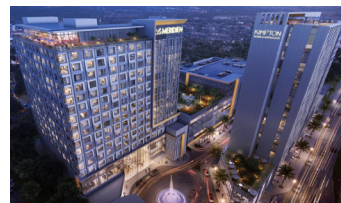
LAB Holdings will be repurposing early 1900's Craftsman homes into commercial businesses and eateries throughout the mixed-use residential neighborhood east of Garden Grove City Hall.

SteelCraft Garden Grove

SteelCraft Garden Grove, an outdoor, urban eatery built primarily out of recycled metal shipping containers is scheduled to open in late 2019. 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 to begin in the first half of 2021 with completion in 2024.



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

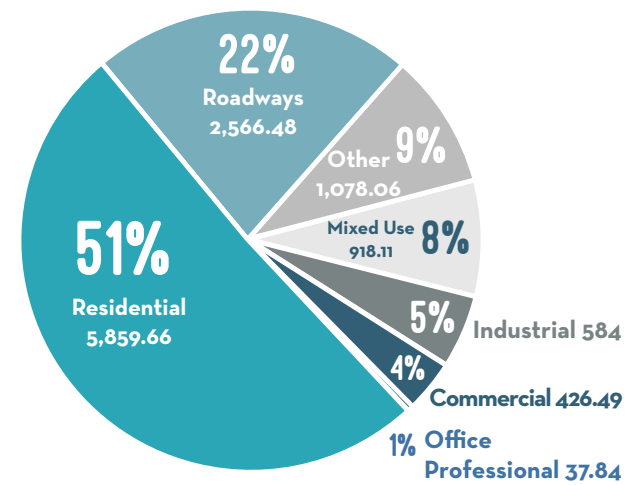
The Office of Economic Development's mission is to strengthen and grow the city's economic base. The division works to increase the city's tax base, create and retain local jobs, develop new markets within the city, and build local and regional relationships to aid in the advancement of the division's 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.

Visit ggcity.org/econdev for more information.

COMMERCIAL, INDUSTRIAL & OFFICE SPACE

LAND USE DISTRIBUTION (in acres)



Office Space	
AVERAGE VACANCY RATE:	2.20%
AVERAGE ASKING FSG LEASE RATE PER SF (OC):	\$2.75
AVERAGE ASKING LEASE RATE (GG):	\$1.98
Garden Grove Industrial Space	
MEDIAN SALES PRICE PER SF:	\$203.57
AVERAGE ASKING LEASE RATE:	\$0.79

Source: Voith Real Estate Services OC1Q19

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
- OCFA Station #81
- Police Department
- Garden Grove Regional Library



COMMUNITY PROFILE 2019



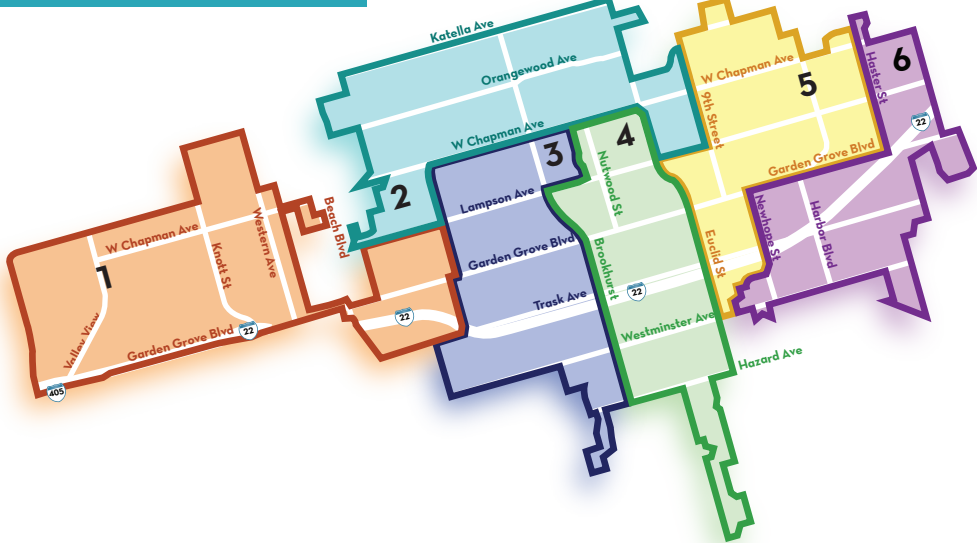
CITY OF GARDEN GROVE

2019 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.

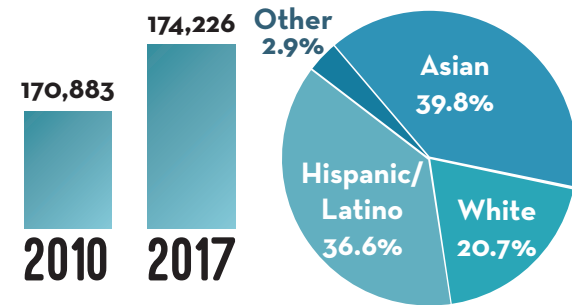
Garden Grove is the fifth largest city in Orange County and is conveniently located less than one mile from the Disneyland Resort, 12 miles from local beaches, and 30 miles from Downtown Los Angeles. Incorporated June 18, 1956, the city was founded in 1874 by Dr. Alonzo Cook.

DISTRICT MAP



DISTRICT	COUNCIL MEMBERS
MAYOR	Steven R. Jones
DISTRICT 1	George S. Brietigam III, Council Member
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, Mayor Pro Tem
DISTRICT 6	Kim Bernice Nguyen, Council Member

POPULATION & ETHNICITY



Source: US Census Bureau

INCOME & HOUSING

PER CAPITA INCOME	TOTAL HOUSING UNITS
\$23,273	48,758
MEDIAN HOUSEHOLD INCOME	MEDIAN HOUSEHOLD VALUE
\$62,675	\$476,300

CITY SERVICES

POLICE DEPARTMENT



The Garden Grove Police Department is an internationally-accredited law enforcement agency. The department is currently undergoing its largest recruitment of officers and personnel. 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.

ORANGE COUNTY FIRE AUTHORITY

Beginning August 16, 2019, the Orange County Fire Authority (OCFA) will provide fire and emergency medical services to the City of Garden Grove.

Visit ocfa.org for more details.



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 20 parks, the Gem Theatre, the Festival Amphitheater, a sports and recreation center, picnic facilities, pools, sports fields, and a dog park. 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.
Delta by Marriott	(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
 (47) Preschool & Elementary Schools
 (10) Intermediate Schools
 (8) High Schools
 (2) Special Education
 (2) Elementary Dual Language Immersion Academies
 (1) Adult Education
 (1) Career Technical 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.

All seven of GGUSD's comprehensive high schools earned a spot on the U.S. News and World Report's elite rankings of America's Best High Schools in 2019.

Visit ggusd.us/news for more details.



73.8% HIGH SCHOOL GRADUATE OR HIGHER

20.8% BACHELOR'S DEGREE OR HIGHER

Source: US Census Bureau



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.)