WARMSTONE
ADVISORS

OFFERING MEMORANDUM

11252 Chapman Ave

Development Site · Garden Grove, California

PROPERTY FACTS

PROPERTY ADDRESS	11252 Chapman Avenue, Garden Grove, California
PROPERTY TYPE	Development Site
LOT SIZE	1.04 acres
APN	090-274-11
ZONING	R-1, City of Garden Grove
EXISTING IMPROVEMENTS	Single-family residence, offered as-is, tear-down
ENTITLEMENT STATUS	PUD pathway, staff-confirmed, documented in writing
SALE TYPE	As-Is
WATER	Municipal Water & Sewer
STATUS	Pending

11252 CHAPMAN AVE

Opportunity Overview

11252 Chapman Avenue is a 1.04-acre infill site in the City of Garden Grove, one of the few remaining large-lot opportunities in North Orange County positioned for multi-unit residential development.

The site holds a documented, staff-confirmed entitlement pathway. City planning staff confirmed through formal consultation that a Planned Unit Development would support up to 11 dwelling units, with State Density Bonus optionality extending to 22 units subject to affordable housing obligations. This planning record materially de-risks the entitlement process.

This asset combines clear planning certainty with favorable physical fundamentals in a supply-constrained infill market. Located on Chapman Avenue between Euclid Avenue and 9th Street, the property provides direct vehicular access and full

municipal water and sewer service.

The site offers scale, location and infrastructure suited to structured development or generational use.

Warmstone Commercial

The commercial practice of Warmstone Advisors, serving medical, office, industrial, and hospitality assets across California. Warmstone Commercial extends the firm's standard of counsel to acquisition, disposition, and repositioning, for owners, investors, and institutions whose decisions are measured in decades.

Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

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