



Reimagine
ENDLESS
POSSIBILITIES

reimagine
GARDEN GROVE



Reimagine the Endless Possibilities in
GARDEN GROVE

In 2013, the City of Garden Grove started a movement to reimagine itself as a community with an unmistakable sense of place. Today, it continues to recreate itself with new projects, developments, and programs that are not only unique, innovative, and imaginative, but capture a hometown feeling like no other.

**STEEL
CRAFT**

GARDEN GROVE, CA
EST. 2019

SteelCraft Garden Grove opens next month on a 20,000 square-foot site adjacent to Garden Grove City Hall. The outdoor urban eatery is comprised of 22 repurposed shipping containers, beneath an

agricultural-inspired open-air roof structure. The craft food and drink gathering space houses 10 unique small businesses. An organic vegetable and herb garden will provide ingredients for the collection of chefs.

In addition to the excitement surrounding OC favorites Beachwood Brewing, Honey & Butter, and Barrio (a new concept by the Pueblo team) opening at SteelCraft Garden Grove, former Anaheim Ducks player and hockey Hall-of-Famer Teemu Selänne is opening a new gourmet burger and hot dog concept called, Teemu Selänne Presents: The Penalty Box.

Completing the SteelCraft Garden Grove lineup is Dark Horse Coffee Roasters, The Chick 'N Shack, The Nest, Renegade Taco, Off Duty Wine Bar, and Cauldron Ice Cream.

SteelCraft Garden Grove is located at 12900 Euclid Street, Garden Grove.

Follow steelcraftlb.com and #steelcraftgg for updates.



*"Breathtaking" best describes the newly-opened **Nova Kitchen and Bar**, alongside the Hyatt Regency Orange County, offering an upscale Asian-fusion dining experience that engages the five senses and explores the elements of wood, fire, earth, metal, and water. novaoc.com*

As visitor numbers to the Grove District-Anaheim Resort and Disney Resort grow year after year, Garden Grove focuses on raising the visitor experience, as evidenced by one-of-a-kind hotels, such as the Great Wolf Lodge Southern California waterpark resort.

Last year, the City revealed the names of two new luxury hotels, Le Meridien by Marriott and Kimpton Hotel, as part of a high-end development for the largest and most ambitious Grove District resort project to date. Plans call for a total of 769 rooms, 39,000 square feet of meeting space, and 36,000 square feet of retail and commercial use, equaling a nearly \$400 million investment for the City.

grovedistrictanaheimresort.com



HOME2SUITES BY HILTON GARDEN GROVE KIA

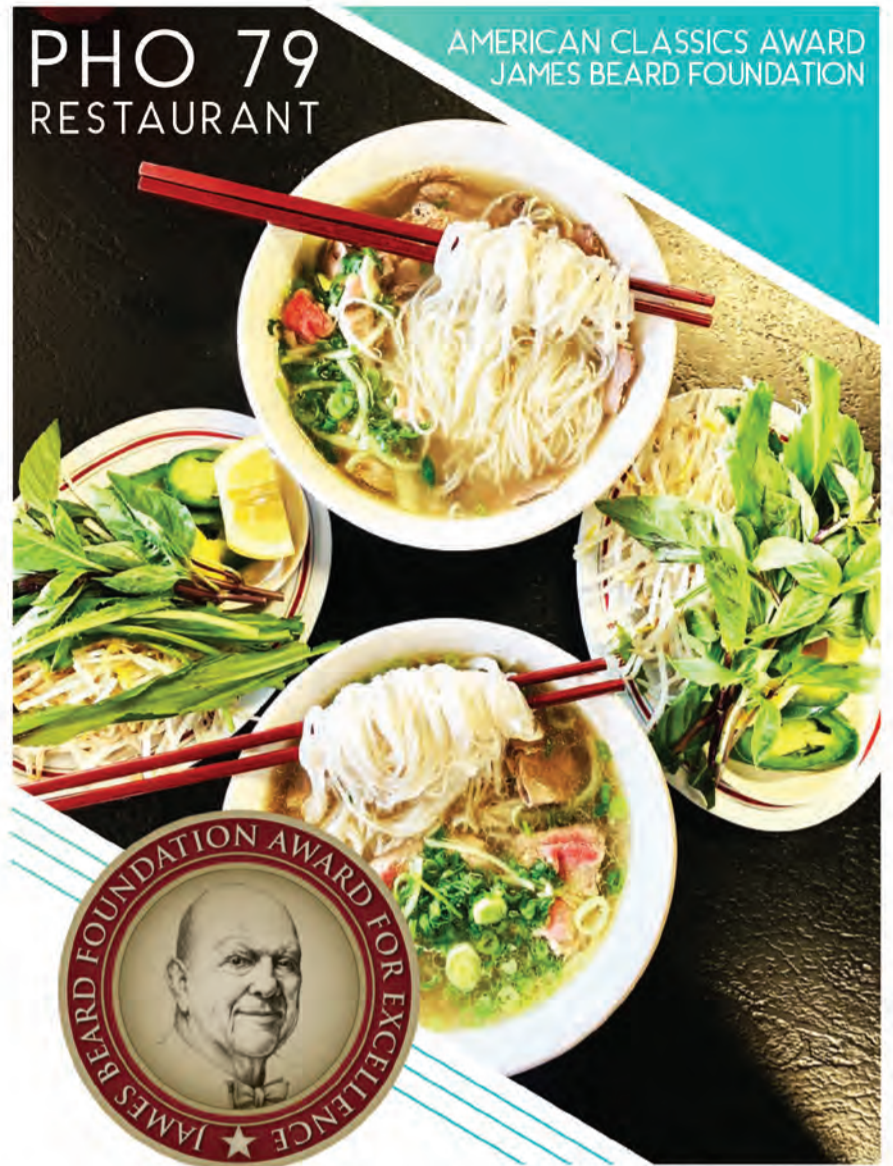
Along Garden Grove's most traveled thoroughfare, Harbor Boulevard, a 5-story, 124-room Home2Suites by Hilton breaks ground by becoming the first new hotel development south of the Garden Grove (SR-22) Freeway. The area, slated for future expansion of the booming Grove District-Anaheim Resort to the north, holds enormous promise as the OC Streetcar comes to town with a multimodal station within walking distance. Already, a modern new Garden Grove Kia has set up shop just footsteps away from the stylish extended-stay hotel, scheduled for a 2021 opening. 13650 Harbor Boulevard

ENVISION WILLOWICK

Speaking of the OC Streetcar, plans continue for a future streetcar stop at what Garden Grove Mayor Steve Jones referred to as the "greatest economic development windfall for Garden Grove and Santa Ana" during his 2019 State of the City address. Redevelopment of the 102-acre Willowick golf course site, owned by the City of Garden Grove and located off Santa Ana's stretch of Harbor Boulevard, recently completed its RFP submission period, with a master developer to be determined later this fall. ggcity.org/willowick

COTTAGE INDUSTRIES

Back in the downtown civic center, birthplace of Reimagine Garden Grove and home to unique, colorful, oversized Adirondack chairs, art displays, and open streets events, Anaheim Packing House creator Shaheen Sadeghi's vision to capture the neighborhood's cool factor continues moving forward. Twelve parcels, including Craftsman homes, are being transformed into art galleries, breweries, yoga studios, eateries, makerspace, and more, celebrating local culture, artisans, and community.



Garden Grove holds bragging rights to some of the best international cuisine in Southern California. That distinction now expands nationally, as a local Vietnamese favorite, Pho 79 restaurant, receives the prestigious American Classics Award by the James Beard Foundation. Pho 79 is one of only five restaurants in the nation to be honored for their timeless appeal and quality of food that reflect the character of the community. pho79.com

Adding to an already impressive list of accolades, Garlic & Chives restaurant earned inclusion in the inaugural 2019 Michelin Guide California as one of Orange County's select Bib Gourmand establishments. Named for its exceptionally high-quality food and moderate pricing, Michelin inspectors describe this Mall of Fortune gem as "incredibly fresh and vibrant Vietnamese food, which makes this an Orange County standout."



MEET ON BEACH | GARDEN GROVE



Seven cities, 1.5 miles of open streets, and Garden Grove at the mid-point! On Sunday, November 17, 2019, Garden Grove will participate in the free Meet on Beach event, to help celebrate Beach Boulevard's revitalization efforts.

From La Habra, to Huntington Beach, SR-39 will be transformed into a more walkable and bikeable active street for a day with plenty of fun along the way. meetonbeach.com

GARDEN GROVE TOURISM PROMOTION CORPORATION



One of Garden Grove's most active, generous, and humble community supporters is the Garden Grove Tourism Promotion Corporation. The GGTPC plays an important role as the marketing arm for the Grove District-Anaheim Resort, the City's largest source of tax revenue. Every year, the GGTPC, led by their president and Embassy Suites General Manager, Jim Durslag, awards \$100,000 in sponsorships to very-deserving local charitable organizations. The GGTPC has also been a consistent sponsor of the annual Garden Grove Strawberry Festival, and the Garden Grove Chamber of Commerce.

22 & BEACH FRONTIER REAL ESTATE INVESTMENTS

Successful collaboration and partnerships are often-seen components of Reimagine programs and developments. One example is the 22 & BEACH mixed-use project shared by the Cities of Garden Grove and Stanton. The project, part of a larger 22-acre development, brings new life and a renewed sense of community to a forgotten 10-acre site just north of the Garden Grove Freeway. Panda Express, In-N-Out Burger, Raising Cane's, Chase Bank, Planet Fitness, and Rodeo 39 Public Market featuring restaurants, retail, a brewery, bar, coffee shop, arcade, and outdoor space, are some of the businesses customers can look forward to and reimagers can take pride in next year.

At the center of Reimagine Garden Grove, like most City efforts, is community. Enriching the quality-of-life for this vibrantly-diverse, spirited, and hometown-proud population of nearly 180,000 involves selfless giving and compassion from valued City partners.

BRACKEN'S KITCHEN

Bracken's Kitchen, led by world-class chef Bill Bracken, offers a unique form of philanthropy to feed the hungry. Partnering with businesses, charities, volunteers, and donors, Bracken's provides high-quality, nutritious meals through food recovery, a community feeding program, and culinary training. Bracken's served over 140,000 meals in 2018, and is on track to double that number this year.



CHRIST CATHEDRAL

The Roman Catholic Diocese of Orange, the Christ Cathedral, is the spiritual home to more than 1.3 million Catholics living in Orange County. The Christ Cathedral recently celebrated its magnificent \$77 million transformation from the former Crystal Cathedral, with a history-making dedication. The 120-foot-tall, 11,000 glass-paned structure soars high above the Garden Grove landscape as one of the city's most recognized landmarks known around the world. www.rcbo.org

CHRIST CATHEDRAL FACTS

- Restoration experts painstakingly cleaned and sealed each of the cathedral's 11,000 panes of glass.
- Stone and marble used throughout the interior were brought from Verona, Italy.
- Holy relics (remains of religious figures canonized as saints) placed in the Christ Cathedral altar include those of St. Pope John Paul II, St. Junípero Serra, and St. Andrew Dũng-Lạc, a 19th century Vietnamese Catholic priest who was killed for his spiritual beliefs.



To find out more about the City of Garden Grove, visit ggcity.org or [youtube.com/GardenGroveTV3](https://www.youtube.com/GardenGroveTV3)
 For investment opportunities, contact the Office of Economic Development at (714) 741-5130 or visit ggcity.org/econdev



The re-launched Buy in Garden Grove shop local program, known as BiGG, offers a smarter webpage with more shopper discounts, handy GIS locator map, and seasonal promotions and giveaways. Businesses can sign up for free.

BiGG's new Vehicle Rebate Program rewards local Garden Grove car buyers with a \$500 rebate when a new vehicle is purchased from: Garden Grove Kia, Garden Grove Nissan, Russell Westbrook Hyundai of Garden Grove, Simpson Chevrolet of Garden Grove, Toyota Place, or Volkswagen of Garden Grove.

ggcity.org/big



GARDEN GROVE



Photo provided by Architects Orange's AO Restaurant Studio

Garden Grove Entertainment Complex Planned

Plans were revealed for Starlight Cinemas West Grove, a 4.85-acre entertainment complex in West Garden Grove, CA. The development will encompass a 29,081-square-foot movie theater, part of an expansion and renovation of the original 11,000-square-foot 1974-era 4 Star Movie Theater, into a 10-screen, 650-seat complex.

Also planned are 7,700 square feet of restaurants, including a Jack in the Box and other casual dining options, in addition to an automated car wash, pedestrian walkways and parking.

The initial phase of work encompasses renovation of an antiquated four-screen building into a state-of-the-art, three stadium-style auditoriums featuring luxe motorized recliners and updated Dolby sound system, as well as a renovated lobby. Phase two will consist of redeveloping an adjacent bowling alley, converting and dividing the existing shell structure into restaurant space, and adding seven more auditoriums.

The project developer is Daniel Akaragian of Cinemas Management, Inc. and it was designed by Architects Orange's AO Restaurant Studio.

For more information please contact: Joe Miller, CBRE, (949) 725-8665, joe.miller@cbre.com.

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Ground has broken on the new Westgrove Center project.

Located at 12111 Valley View st. just south of Chapman Ave. in Garden Grove. The approximate 5 acre site will include a Fast 5 Express Carwash, a Jack in the Box restaurant (phase 1), a 10 screen Starlight Cinema complex, and about 7000sq ft of food uses. (Phase2)

The cinema will feature state of the art Dolby ATMOS digital sound and laser digital projection in its largest auditorium. Motorized recliner seats will also be featured in the new complex (starlightcinemas.com).

The existing 4 Star cinemas on the site will remain open during the remodel. Phase 1 is expected to open by January 2020.

"We are proud to be building this unique project in the great city of Garden Grove"

For more information please contact

Joe Miller, CBRE | 949.725.8665 | joe.miller@cbre.com



THE PROMENADE

IS PROUD TO BE A PART OF THE CITY OF GARDEN GROVE

A DEVELOPMENT OF



HUGHES INVESTMENTS

WWW.HUGHESINV.COM





Melia Homes is the Homebuilder to Watch in Orange County

Strategic and visionary, Melia Homes is a proven leader in the competitive new home industry and market throughout Southern California — especially here in popular Orange County. This accomplished and trusted local home builder and developer has tremendous market expertise and consistently profitable results that create a reputation for excellence and achievement. Through decisive and strong leadership, talented teamwork, strong vision and precise implementation, Melia Homes is creating an unsurpassed new home standard in Orange County real estate. With very precise execution of its core economic objectives, Melia Homes is a recognized choice amongst discerning homebuying consumers as well as their chosen financial partners. Their desirable communities are rapidly selling out in record time. Recently, their new gated enclave of Chateau Estates in Garden Grove, CA sold out at a record pace of only three months — impressive by any standards. Attractively priced starting in the mid \$900,000s, Chateau Estates created a palatable demand with new homes presented at an incredible value for expansive living in the heart of Orange County, CA.

On the heels of this notable and documented success, Melia Homes is introducing another new home community in Garden Grove, CA called Bria. These sophisticated 2-3 story, 2-3 bedroom townhomes will appeal to a wide range of homebuyers including first-time buyers, buyers with growing families, or empty nesters looking to downsize without sacrificing the sophistication and luxury they've grown accustomed to. The anticipated Grand Opening of Bria is in early 2020. Another new Orange County community being built and developed by Melia Homes is Via Amor in Fullerton, CA. Via Amor will be an enclave of only 31 new residences that will offer luxury and the best of new construction in a thriving area chosen for its exceptional school district. Via Amor is sure to sell out very quickly due to dynamic floor plans, features, and perfect price point. Stay tuned for more information about the grand openings of these new Orange County communities by Melia Homes. Other new communities currently being developed and built by Melia Homes include Jasmine at Loma Vista in Yorba Linda, Laurel Cove in the San Diego area and Vista Bella in the Inland Empire. Melia Homes is a locally



owned and operated Southern California based company based out of Irvine building the homes of tomorrow, today.

Since 2009, Melia Homes has offered over two decades research-driven home design, quality construction, and personalized customer care for homebuyers and stability and profitability for investors and partners alike. One of Melia Home's other tremendous and consistent strengths in the housing market is their proprietary, user friendly homebuying process and experience for consumers. Their commitment to creating an exceptional homebuying experience includes a close-knit team of professionals ready to assist every step of the way. Melia Homes is one of the most profitable and successful builders in Orange County and Southern California with the vision, management, and talent to continue to be one of the most successful builders in this area. For more information about this innovative home builder go to <https://meliahomes.com>.



NOW SELLING

Laurel Cove
Encinitas
From the Mid \$1 Millions

Vista Bella
Murrieta
From the Mid \$300,000s

OPENING 2020

Bria
Garden Grove

Via Amor
Fullerton

One Seven Eight
Gardena



[MeliaHomes.com](https://Meliahomes.com)

BRE#01881347



The CENTRE Sets the Stage for Modern Living in Garden Grove

Top Southern California homebuilder, Far West Industries, Inc. is introducing an innovative townhome community in downtown Garden Grove.

The CENTRE promises the perfect work-live lifestyle for young professionals. Just 16 townhomes comprise the community offering a private, intimate neighborhood setting. Far West is proud to be part of the exciting new downtown re-imagining which will be home to a new generation of modern businesses and entertainment venues like the new Steelcraft outdoor urban eatery around the corner.



The Townhomes comprise of two- and three-story plans with up to two bedrooms, plus variations of a flexible room with up to 2.5 baths and 2-car garages up to 1,846 sq.ft.. Two work-live townhomes feature ultra-expansive work space of 2,918 sq.ft. each with ample environments to apply your own design creativity and unique vision.

Cutting-edge designed townhomes and a prime Garden Grove location creates the perfect lifestyle scenario for busy professionals.

Modern style coupled with state-of-the-art advances in smart tech home systems will include, a WiFi thermostat, an automated Smart Deadbolt, WiFi controlled light switches, a Ring Pro wireless doorbell system, and an automated garage door opener all controlled by a simple app that can be accessed from your cell phone.

For over 40 years, Far West Industries, Inc. has been earning the trust of homebuyers, always taking it to the next level for today and tomorrow.

For more information visit FarWestIndustries.com and TheCENTREGardengrove.com.



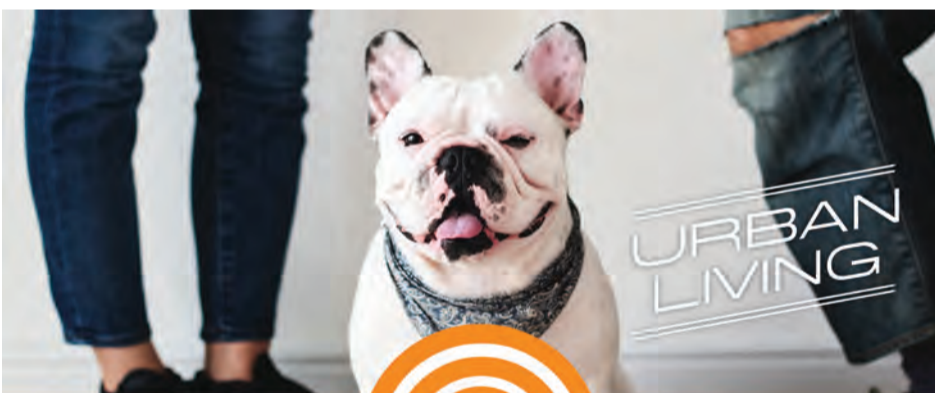
Be a Part of the Grove District – Anaheim Resort

Five Ways the Grove District – Anaheim Resort is Helping Hoteliers

1. Multi-million dollar annual investment in marketing programs and infrastructure enhancements to attract overnight visitors and extend length of stay.
2. Ideal location, adjacent to Disneyland and the Anaheim Convention Center, and just minutes to beaches, Angels Stadium, Honda Center, and hundreds of OC attractions.
3. Collaborative hotel association with “partnership” mentality.
4. Supportive community with minimal barriers to hotel development and enhancement.
5. Incredible site opportunities available now!



Developer Contact:
Greg Blodgett, City of Garden Grove
(714) 741-5124 or greg1@ggcity.org
www.grovedistrict.com



DOWNTOWN GARDEN GROVE IS HAPPENING
BE IN *THE CENTRE* OF IT ALL!

14 NEW TOWNHOMES | 2 WORK-LIVE



TheCENTREGardenGrove.com

Building Better Lives



Due to a policy of continued enhancement or necessitated changes in the construction process, Far West Industries reserves the right to change price, design and specifications without prior notice or obligation. All square footages are approximate only. The floorplans, home elevations and colors, landscaping and site plans are an artist's depiction. Size, number and location of windows, front entries and doors may vary per plan and/or elevation. Views vary per homesite location. All imagery is representational and does not depict specific building views, orientation, mass or future amenity details. Models or photos do not reflect racial preference. DRE# 01635749



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Tustin, CA 92780
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Website: www.aimassetpropmgmt.com

We provide exceptional, innovative and practiced property management services to achieve financials goals via budget preparation/fiscal control. We have a proven track record of addressing tenant needs with expediency, sensitivity and professionalism. We oversee property upgrades/renovations, design maintenance/preservation programs, and our attention to detail assures increasing property value. We offer Commercial, Mobilehome Park, and also offer customized management service. Please contact us for further details.

Quality management; **AIM...Asset Improvement Management**