

# **\$13,650,000 - 12341 Lewis Street, Garden Grove**

MLS® #OC25077191

---

**\$13,650,000**

5 Bedroom, 5.00 Bathroom,  
Residential Income on 2 Acres

N/A, Garden Grove,

Garden Walk is a one of a kind 36-unit multifamily investment opportunity located in Garden Grove, CA. Located on the border of Anaheim, Garden Grove, and Orange, Garden Walk is uniquely placed in-close proximity of Orange County's top destinations and major employment hubs including Disneyland, the Anaheim Convention Center, Angel Stadium, the Honda Center, The Outlets at Orange, and UCI Medical Center, all of which are situated within 2 miles of the property. Furthermore, Garden Walk's proximity to the Anaheim Regional Transportation Intermodal Center (ARTIC) and the 5, 57, and 22 Interchange provides residents with convenient access throughout Southern California. Garden Walk offers an attractive mix of one and two-bedroom units, of which 28 feature single-story construction and 8 feature two-story townhome construction. This diverse mix of floor plans helps Garden Walk appeal to a broad renter pool. The property, built in 1963 on a spacious 2.42-acre parcel offers a new owner the unique opportunity to take advantage of existing open and amenity space to add units via new construction and/or as accessory dwelling units (ADU), substantially increasing cashflow. Garden Walk features desirable amenities including gated access, a swimming pool with a spacious pool-side pavilion, two on-site laundry facilities, and ample carport and surface parking spaces. Additionally, each unit at the property features a spacious private patio, an in-demand



amenity for rental units. In summary, Garden Walk’s fantastic location offers residents access to a variety of employment, transportation, and retail amenities, all of which will attract a diverse renter pool. With substantial upside and strong rental metrics, Garden Walk represents an attractive opportunity for a new owner seeking well located units.

Built in 1963

**Essential Information**

MLS® #	OC25077191
Price	\$13,650,000
Bedrooms	5
Bathrooms	5.00
Acres	2.42
Year Built	1963
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Tyler Leeson
Listing Office	Marcus & Millichap RE Invest

**Community Information**

Address	12341 Lewis Street
Area	699 - Not Defined
Subdivision	N/A
City	Garden Grove
County	Orange
Zip Code	92840

**Amenities**

Parking Spaces	72
Has Pool	Yes
Pool	Community

**Exterior**

Lot Description	Street Level
-----------------	--------------

## Interior

# of Stories	2
Stories	Two

## Additional Information

Date Listed	April 8th, 2025
Days on Market	77
Zoning	R3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 9th, 2025 at 5:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.