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**Garden Grove Office Building Sells for \$6.2 million**  
**The buyer plans to convert property to non-profit medical clinic**

GARDEN GROVE, Calif.—June 16, 2016—A 26,682-square-foot vacant office building was purchased for \$6.2 million. The buyer, Nhan Hoa Comprehensive Clinic, Inc., plans to expand their presence in Garden Grove and convert the building to a nonprofit medical clinic.

Marsha Vogt of Lee & Associates Orange, and Michael Lee of Lee & Associates Industry, represented the seller, Richard Ya Lee Trust. The Buyer was represented by Tri-Union Realty.

“This facility is a rare stand-alone office building in the area,” said Vogt. “Across the street from the buyer’s existing building is an above standard parking ratio of 6/1,000, this was a perfect match for what the buyer has in mind for the property.”

The building, which was built in 1994 and remodeled in 2005, is located at 7861 Garden Grove Blvd., Garden Grove.

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