

BUILDING LEASE OR LONG-TERM GROUND LEASE

10401 BEACH BLVD, STANTON, CA 90680

*For
Lease*

**2.4 Ac/
105,570 SF**

7-ELEVEN®

Beach Blvd (+66,064 CPD)

Cerritos Ave (+15,074 CPD)

**Polo
CAMPERO**

KORUS
REAL ESTATE

MARK HONG
CAL DRE: 01067529

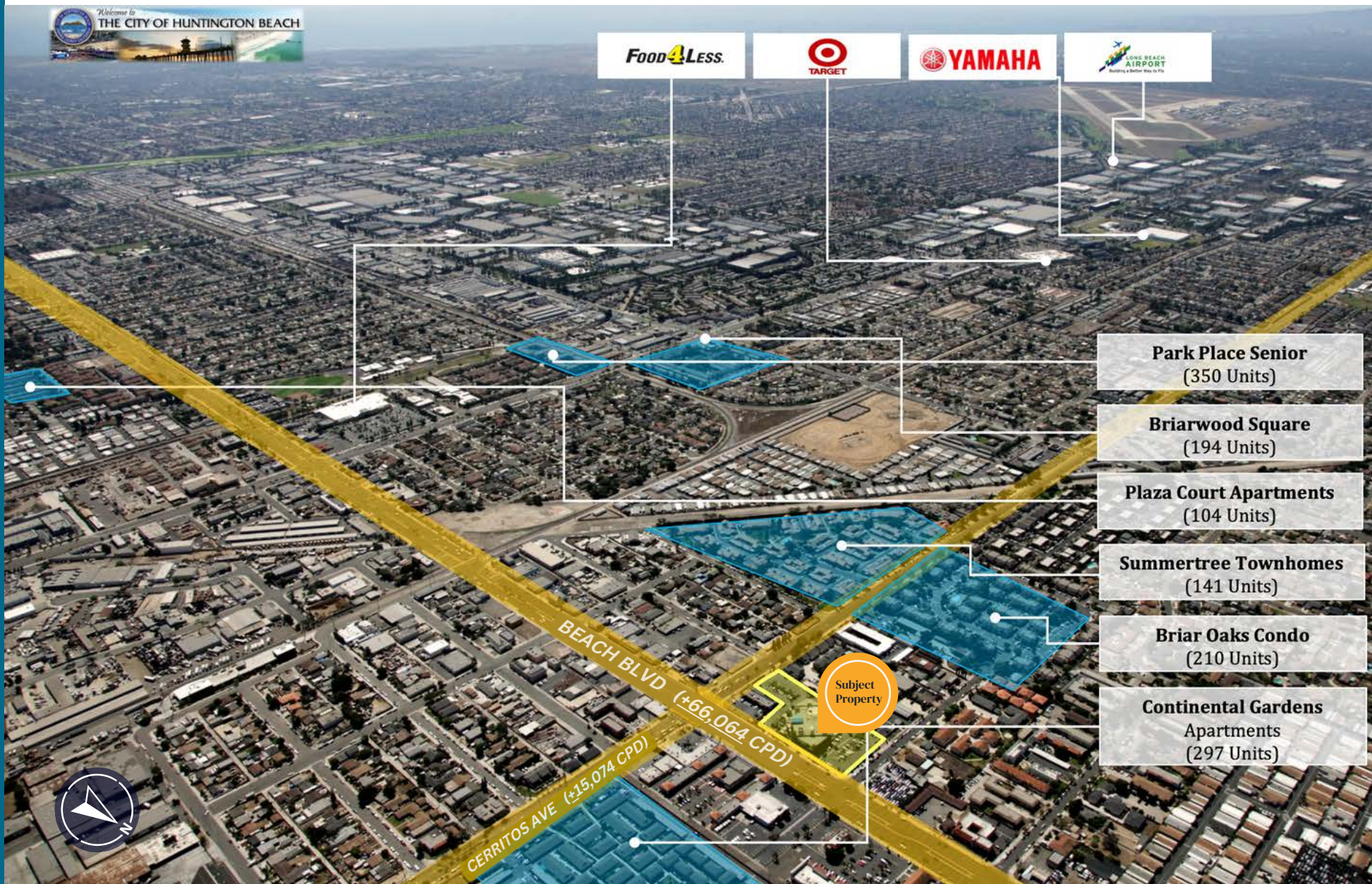
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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PROPERTY SUMMARY



ADDRESS

10401 Beach Blvd
Stanton, CA 906



APNS

079-241-11, -47, -48, -49



AVAILABILITY

±40,242 Sq. Ft.



LEASE RATE

\$1.50 + NNN



GROUND LEASE RATE

\$0.60 + NNN



LAND SIZE

±105,570 Sq. Ft.
(2.4 Acres)



YEAR BUILT

1988



ZONING

GC (General Commercial
Zoning)

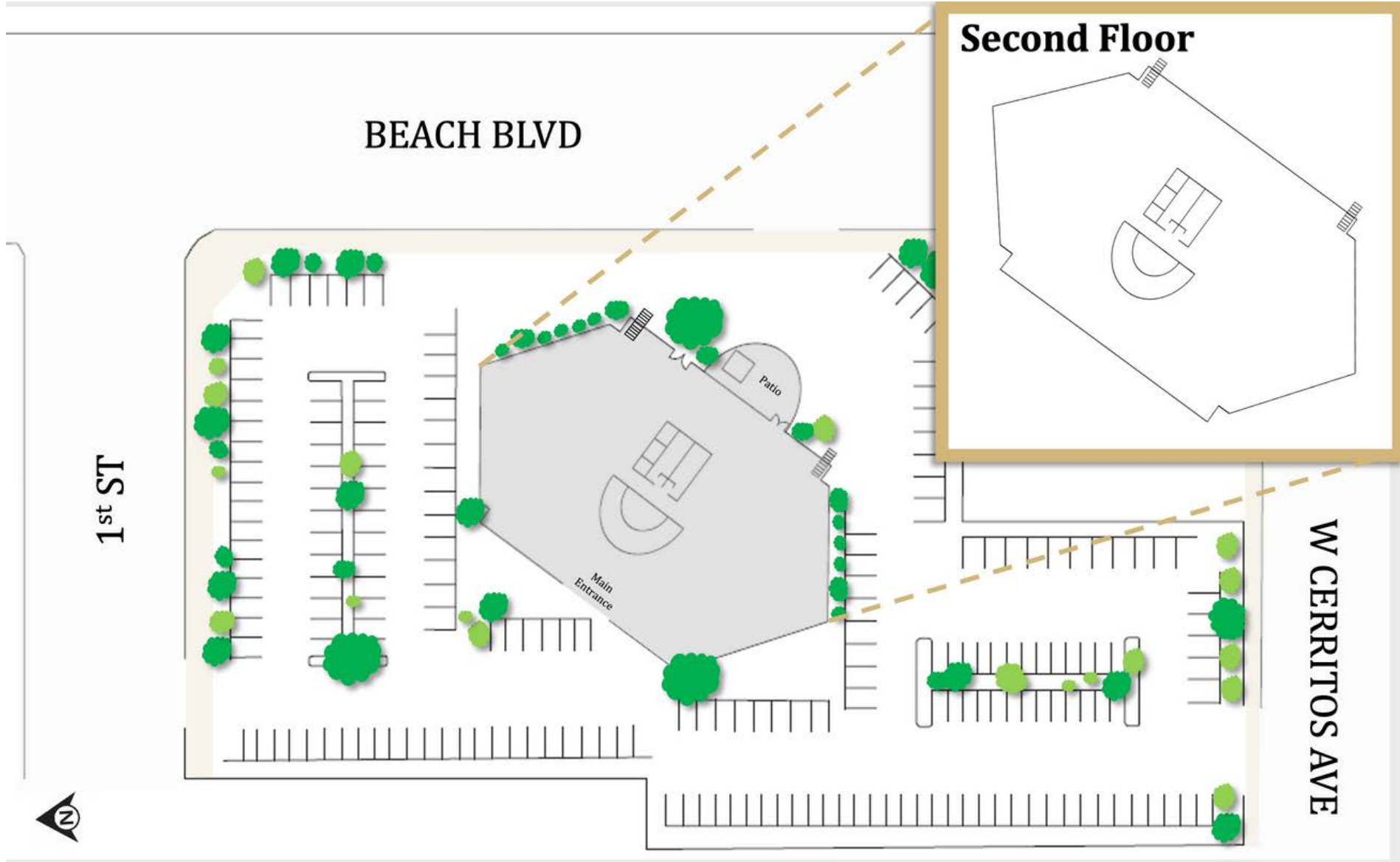


PARKING

208 Spaces
(5.2 per 1,000 Sq. Ft.)



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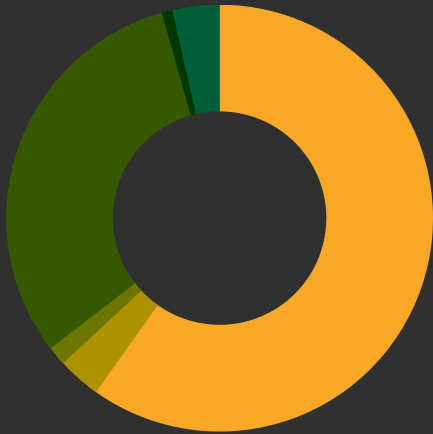
PROPERTY HIGHLIGHTS

1. Long-term ground lease possible.
2. Ideal for commercial or mix-use redevelopment.
3. All Tenants are Month-To-Month
4. Centrally located on Beach Blvd, close to Knott's Berry Farm and Disneyland.
5. Convenient access to 91, 5, and 22 Freeways.
6. Access from 3 streets (Beach Blvd., Cerritos Ave., and First St.)
7. $\pm 697,672$ population within a five-mile radius.
8. Please do not disturb current tenants.

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STANTON, CA 90680

Race & Ethnicity

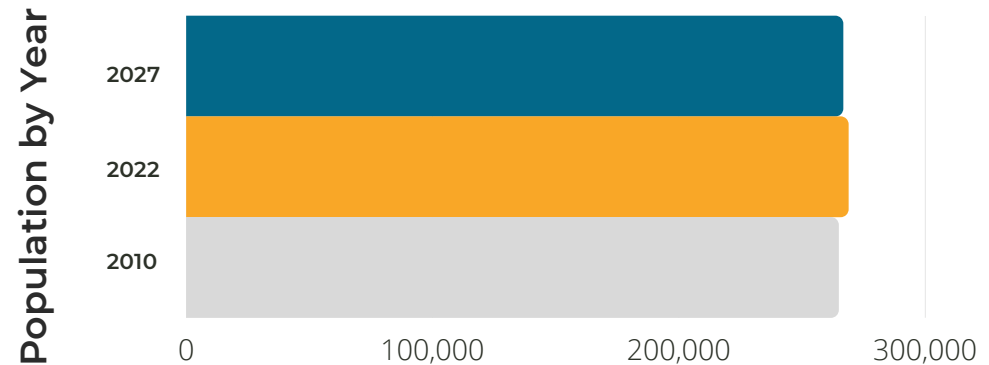


- White - 59.83%
- Black / African American - 3.27%
- American Indian - 1.45%
- Asian - 31.08%
- Native Hawaiian/
Other Pacific Islander - 0.81%
- Other Race - 3.56%

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DEMOGRAPHICS

3-Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	37,148	268,833	697,672
2027 Population	36,877	266,678	692,315
2010 Population	36,453	264,860	685,310



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	10,454	78,716	202,524
2027 Households	10,373	78,069	200,855
2010 Households	10,279	77,656	199,587