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for  
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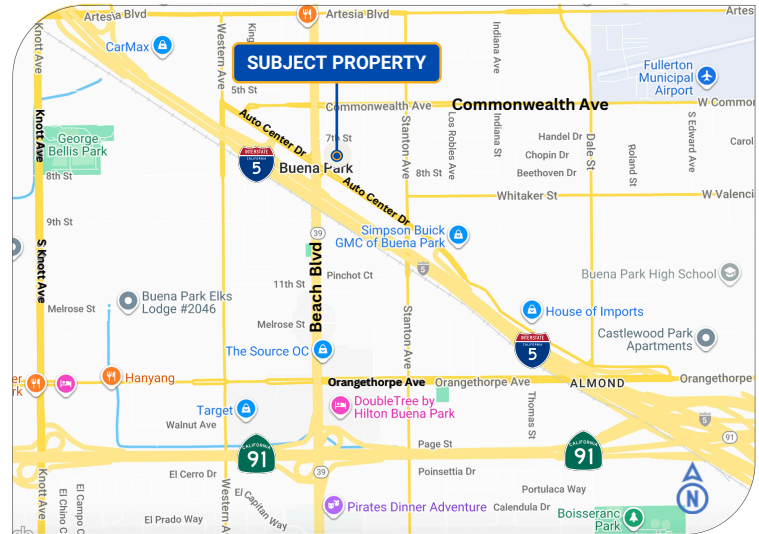
# Beach Blvd / Auto Center Drive

6346 Beach Blvd., Buena Park, CA 90621 - 1,483 SF



## PROPERTY HIGHLIGHTS

- Prime Buena Park location – next to the I-5 Freeway
- High traffic counts  $\pm 57,661$  AADT on Beach Blvd &  $\pm 57,600$  AADT on Auto Center Dr. Heavy day / night traffic
- Excellent visibility & easy access from major arterials
- ACSP Zoning - a wide variety of retail, service, and showroom permitted
- Strong demographics with high household incomes
- Surrounded by major auto dealerships (Toyota, Honda, Tesla, BMW, CarMax), shopping, dining & entertainment destinations
- City Hall, Police Station, Community Center & Park  $\pm 2$  minutes away
- Busy retail corridor with strong daytime and evening traffic



## RENTAL DETAILS

Available Size:  $\pm 1,483$  SF NNN: **\$0.60 PSF/Mo**

## ASKING RATE

Rate **\$2.30 PSF/Month**

FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

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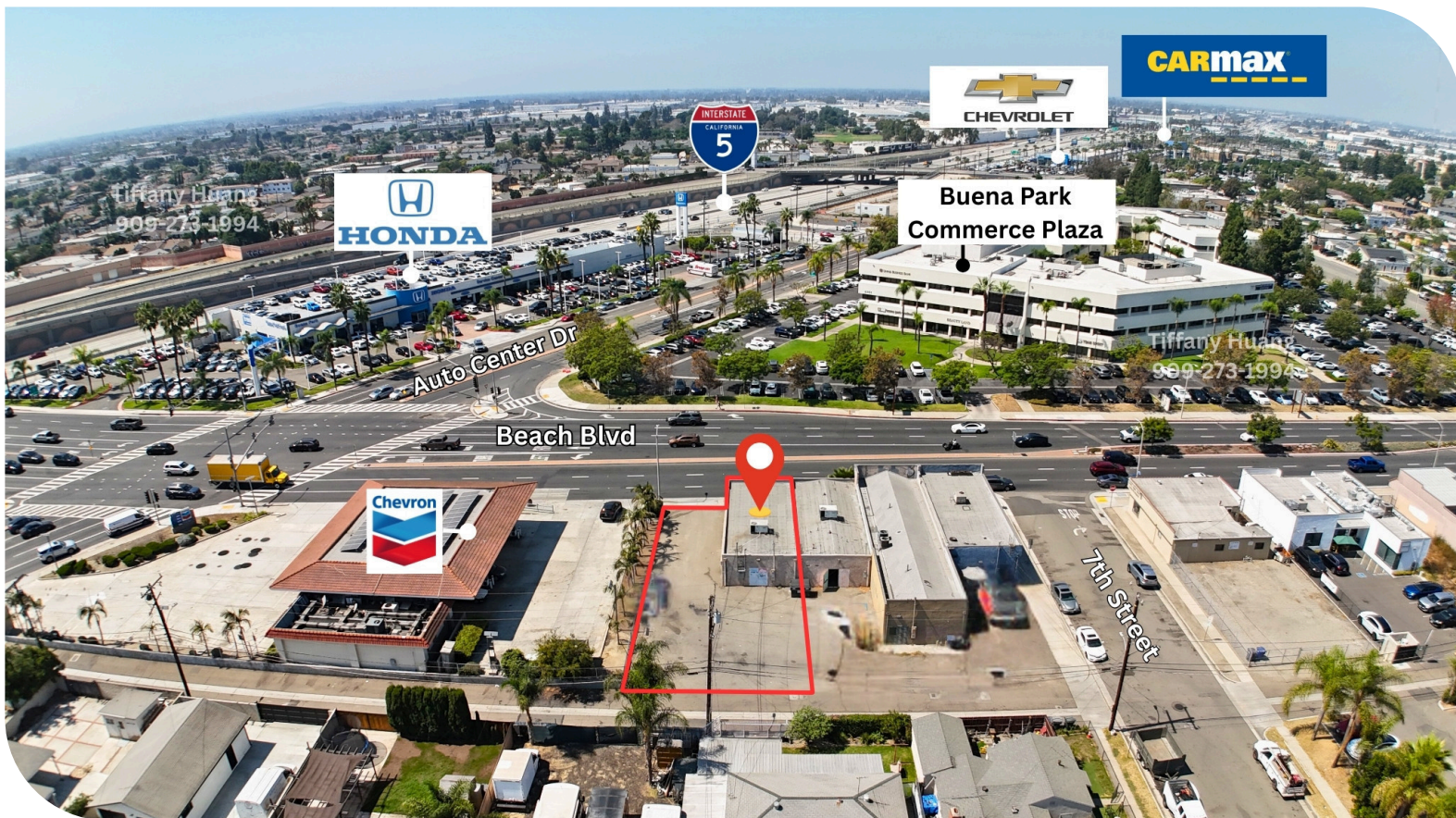
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### 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	30,742	202,939	619,467
Household Income	\$92,785	\$114,879	\$111,261
Daytime Population	15,086	81,366	250,788

Source: Esri

### TRAFFIC COUNTS

Beach Blvd: **± 57,661 AADT** (Source: Caltrans)

Auto Center Drive: **± 57,600 AADT** (Source: Caltrans)

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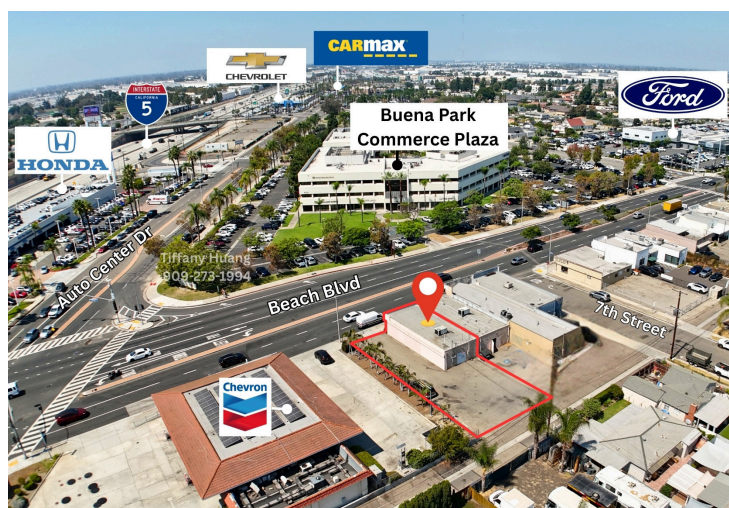




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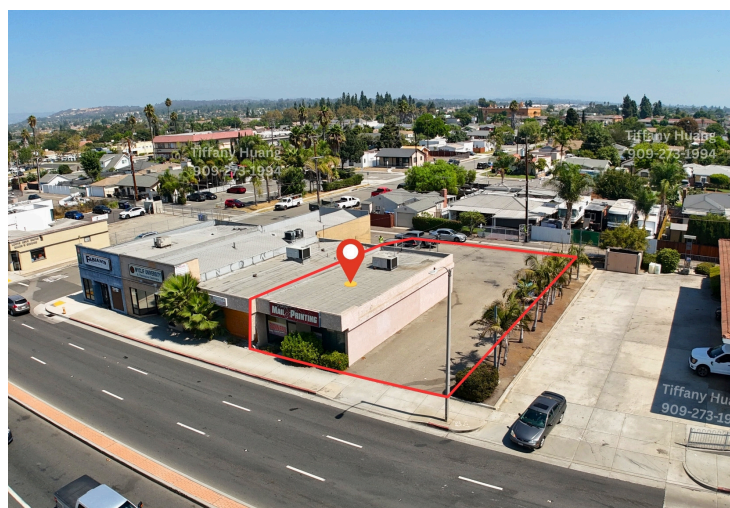
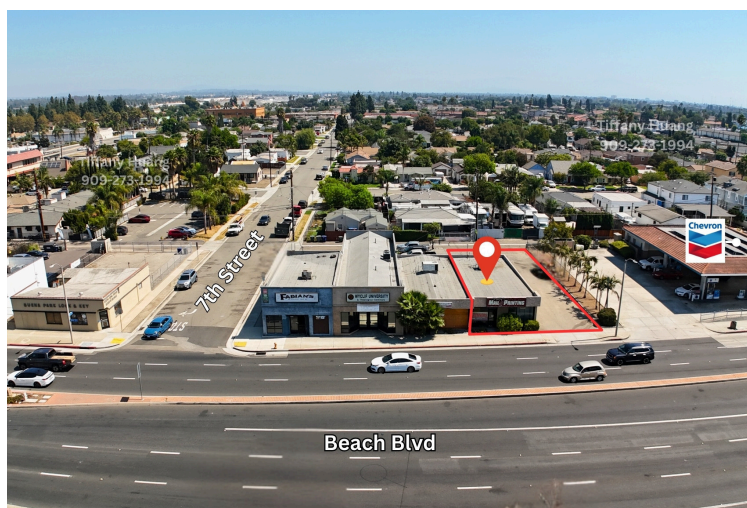




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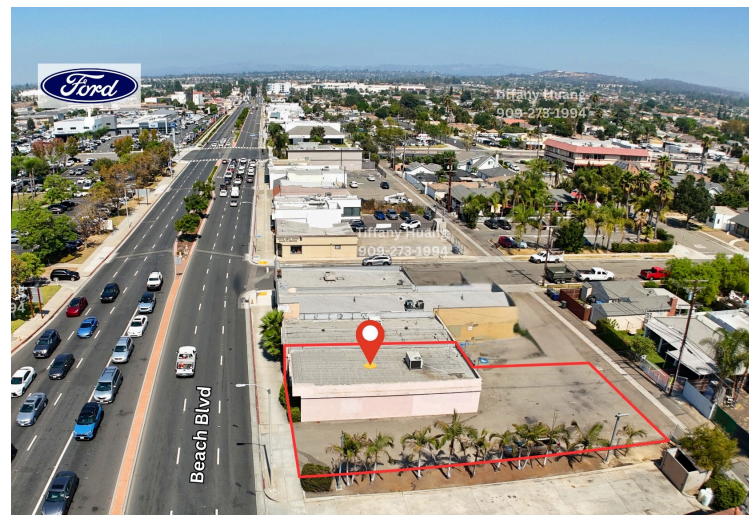




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