

FOR SALE

8452 KATELLA AVE, STANTON, CA92680

± 6020 SF THREE-UNIT COMMERCIAL BUILDING

Asking price: \$2,650,000



EXCLUSIVELY LISTED BY:



NHU WHITE

Phone : (949) 216 - 0888

Website : www.nhuwhite.com

Email : realtor@nhuwhite.com

DRE# : 02100195

Broker: Frontier Realty Inc

DRE# : 02073454



NHU WHITE

(949) 216 - 0888

Realtor@nhuwhite.com

DRE#02073454/02100195



INVESTMENT HIGHLIGHTS

PRIME TWO-STORY COMMERCIAL BUILDING IN STANTON (6,020 SF | 3 UNITS | 2/3 OCCUPIED)

Well-located, two-story commercial asset offering a versatile layout suitable for office, showroom/retail, or light warehouse uses.

THREE SEPARATELY ACCESSIBLE UNITS (2 UPSTAIRS / 1 DOWNSTAIRS)

Flexible multi-tenant configuration with independent access—ideal for an owner-user seeking supplemental income or an investor targeting diversified tenancy.

IN-PLACE INCOME WITH VALUE-ADD UPSIDE (2 OF 3 UNITS OCCUPIED)

Immediate cash flow from existing tenancy with additional upside through leasing the remaining unit and optimizing the tenant mix.

MOVE-IN READY UPGRADES THROUGHOUT

Upgraded LVP flooring upstairs, new recessed lighting, and upgraded dual-pane storefront glass deliver a clean, modern presentation.

RENOVATED RESTROOMS

Two remodeled upstairs bathrooms plus one additional downstairs bathroom support multi-tenant functionality and everyday operations.

ELECTRICAL & BUILDING IMPROVEMENTS

Two new electrical subpanels and new upstairs windows enhance efficiency, usability, and long-term durability.

RECENT MAJOR CAPITAL ITEMS

HVAC approximately 3 years old and roof approximately 3 years old—reducing near-term replacement risk for ownership.

PARKING AND SITE SIZE

Situated on a 0.37-acre lot with 17 on-site parking spaces, supporting employee and customer needs.

HIGH-VISIBILITY CORRIDOR WITH STRONG TRAFFIC COUNTS

Located along a high-exposure corridor with approximately 30,000–45,000 vehicles per day and excellent signage presence for maximum visibility.



NHU WHITE

(949) 216 - 0888

Realtor@nhuwhite.com

DRE#02073454/02100195





INVESTMENT SUMMARY

ADDRESS	8452 KATELLA AVE, STANTON, CA 92860
BUILDING SIZE	6,020 SF
BUILDING CLASS	C
PARCEL SIZE	0.37 ACRE
ZONING	Industrial General Zone
APN	13111213
YEAR BUILT	1960
PARKING	17
NUMBER OF UNITS	3
TRAFFIC COUNTS	30,000-45,000 Vehicles/Day

LEASE SUMMARY

TENANT	UNIT	COMMENCEMENT	EXPIRATION DATE	ANNUAL INCREASES	MONTHLY +NNN	PRO FORMA
REFRIGERATION & AIR CONDITIONING DISTRIBUTION	1ST FLOOR	06/01/2022	06/30/2027	3%	\$6,365.40	\$6,555
PRIVATE SECURITY COMPANY	2ND FLOOR	10/15/2022	10/14/2027	3%	\$2,731.82	\$2,813
VACANT	2ND FLOOR					5,000
						\$15,868

FINANCIAL OVERVIEW

PROPERTY TAX	\$21,563.48
INSURANCE	\$5,448.00
PARKING LOT MAINTENANCE	\$1,200.00
ESTIMATED GROSS INCOME	\$172,416.00
PROTENTIAL CAP RATE	5.44%

** Tentants pay utilities



NHU WHITE
(949) 216 - 0888
Realtor@nhuwhite.com
DRE#02073454/02100195



No warranty or representation is made to the accuracy of the foregoing information.

PROPERTY PHOTOS



NHU WHITE

(949) 216 - 0888

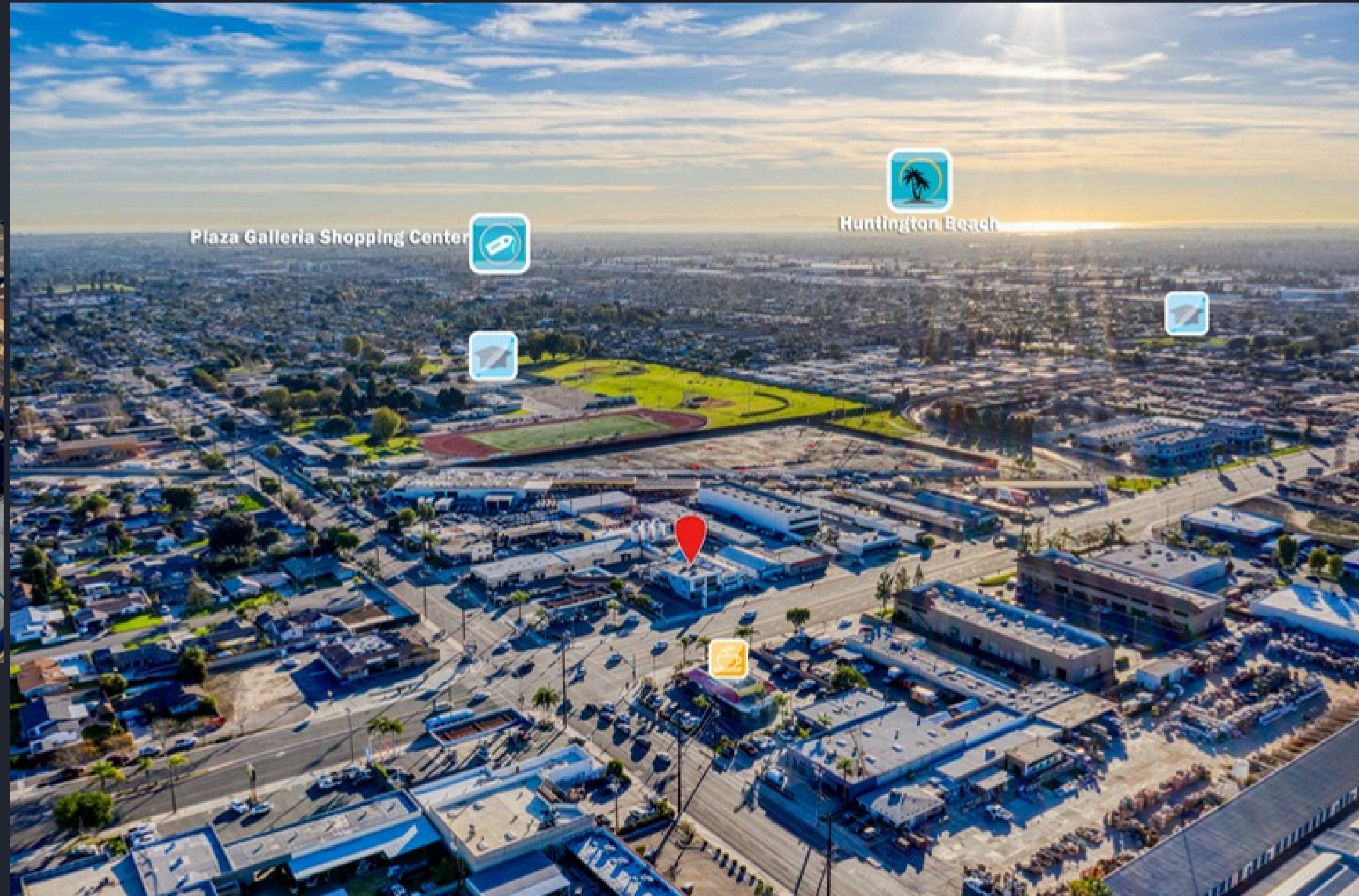
Realtor@nhuwhite.com

DRE#02073454/02100195

No warranty or representation is made to the accuracy of the foregoing information.



PROPERTY PHOTOS



NHU WHITE
(949) 216 - 0888
Realtor@nhuwhite.com
DRE#02073454/02100195



No warranty or representation is made to the accuracy of the foregoing information.

PROPERTY PHOTOS



NHU WHITE
(949) 216 - 0888
Realtor@nhuwhite.com
DRE#02073454/02100195

nw
NHU WHITE
REALTY
Balance your needs with your dreams

FRONTIER REALTY
Focus, Fast & Familiar

No warranty or representation is made to the accuracy of the foregoing information.

PROPERTY PHOTOS



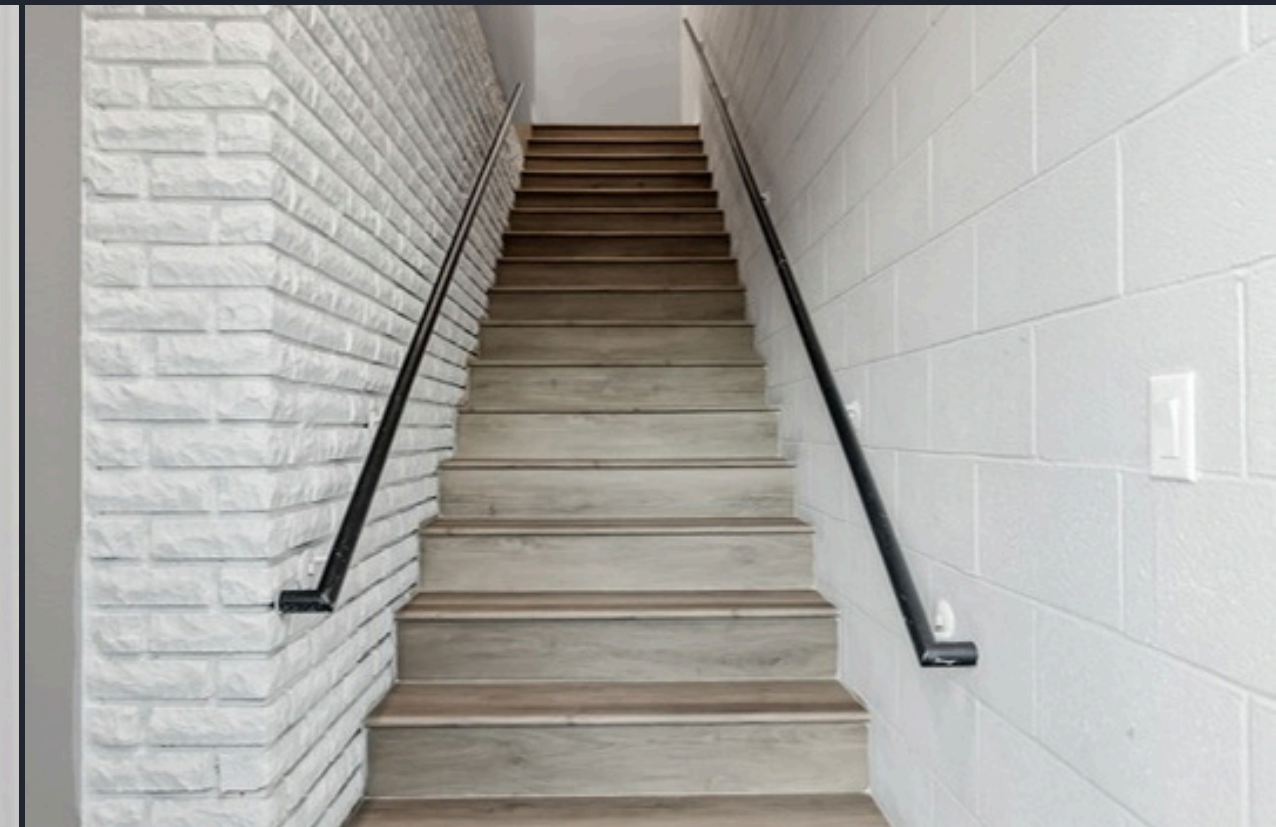
NHU WHITE
(949) 216 - 0888
Realtor@nhuwhite.com
DRE#02073454/02100195

nw
NHU WHITE
REALTY
Balance your needs with your dreams

FRONTIER REALTY
Focus, Fast & Familiar

No warranty or representation is made to the accuracy of the foregoing information.

PROPERTY PHOTOS



NHU WHITE
(949) 216 - 0888
Realtor@nhuwhite.com
DRE#02073454/02100195

nhu
NHU WHITE
REALTY
Balance your needs with your dreams

FRONTIER REALTY
Focus, Fast & Familiar

No warranty or representation is made to the accuracy of the foregoing information.



STANTON OVERVIEW

As of mid-2025, Stanton, CA offers a compelling infill investment environment supported by a dense residential base, central Orange County positioning, and limited new commercial supply. Located near key transportation corridors -including the 22, 405, and 5 freeways - Stanton provides efficient access to major employment hubs and regional retail destinations throughout North and Central Orange County and into Southeast Los Angeles County. This accessibility, combined with steady local consumer demand, continues to support neighborhood-serving retail, service, and light commercial uses across the city.

Stanton's commercial landscape is characterized by established street-front corridors and neighborhood centers that benefit from daily-needs traffic and a strong mix of service-oriented tenancy. Leasing demand has remained most consistent for necessity-based and experiential categories such as quick-service and fast-casual food, personal services, medical/dental, fitness, and automotive-related uses, along with small-format operators seeking convenient parking and high visibility. With new development constrained by land scarcity and built-out surroundings, well-located infill properties are positioned to capture stable occupancy and incremental rent growth as tenants compete for functional space.

From an investor perspective, Stanton continues to appeal to buyers seeking durable cash flow and value-add potential in a supply-constrained submarket. Properties that offer strong frontage, flexible floor plates, clear signage, and proximity to rooftops and major arterials tend to outperform. Looking ahead, ongoing demand for neighborhood convenience retail and service uses - paired with the city's central location and limited pipeline - should support continued leasing activity and long-term fundamentals for commercial assets in Stanton.

NHU WHITE

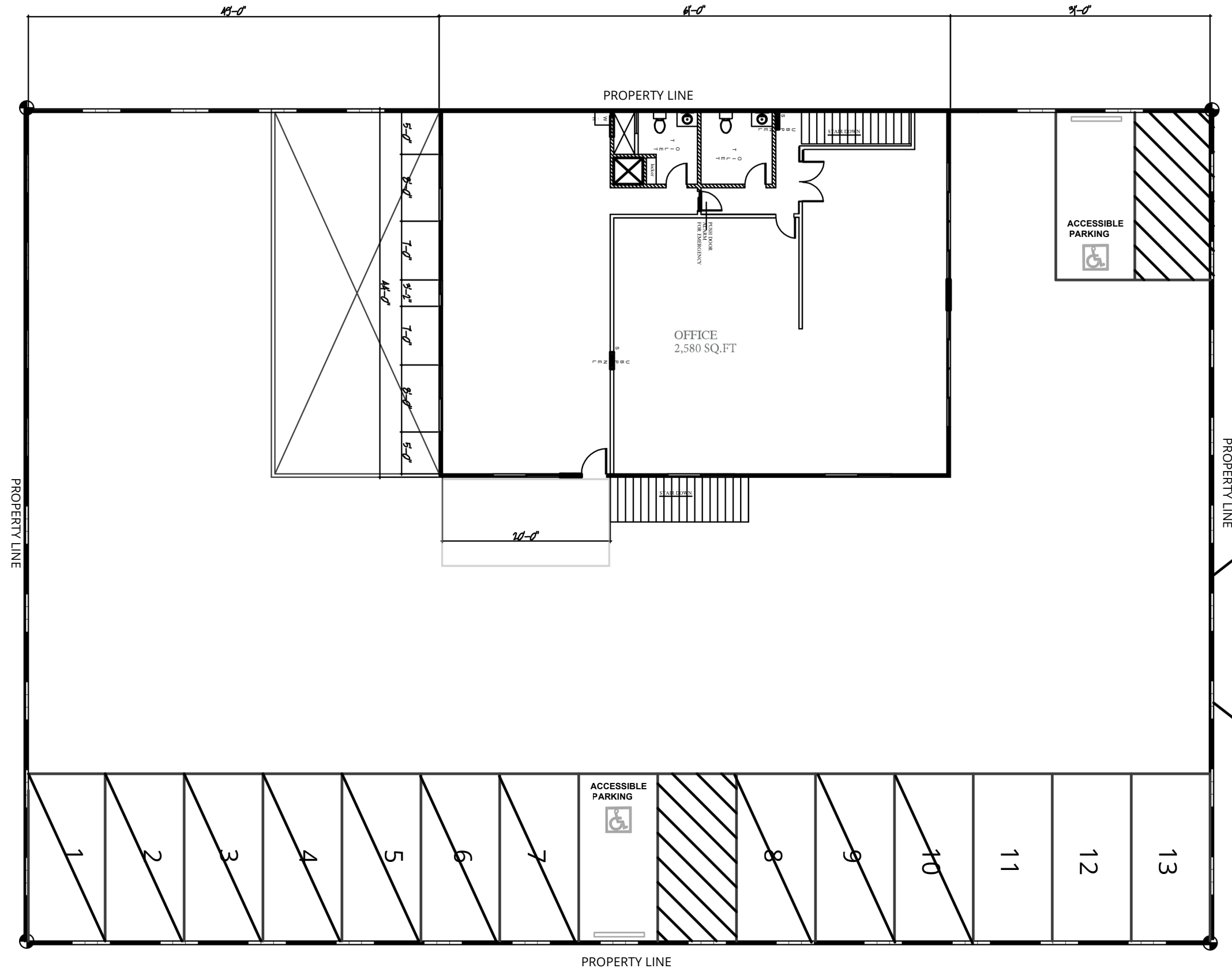
(949) 216 - 0888

Realtor@nhuwhite.com

DRE#02073454/02100195



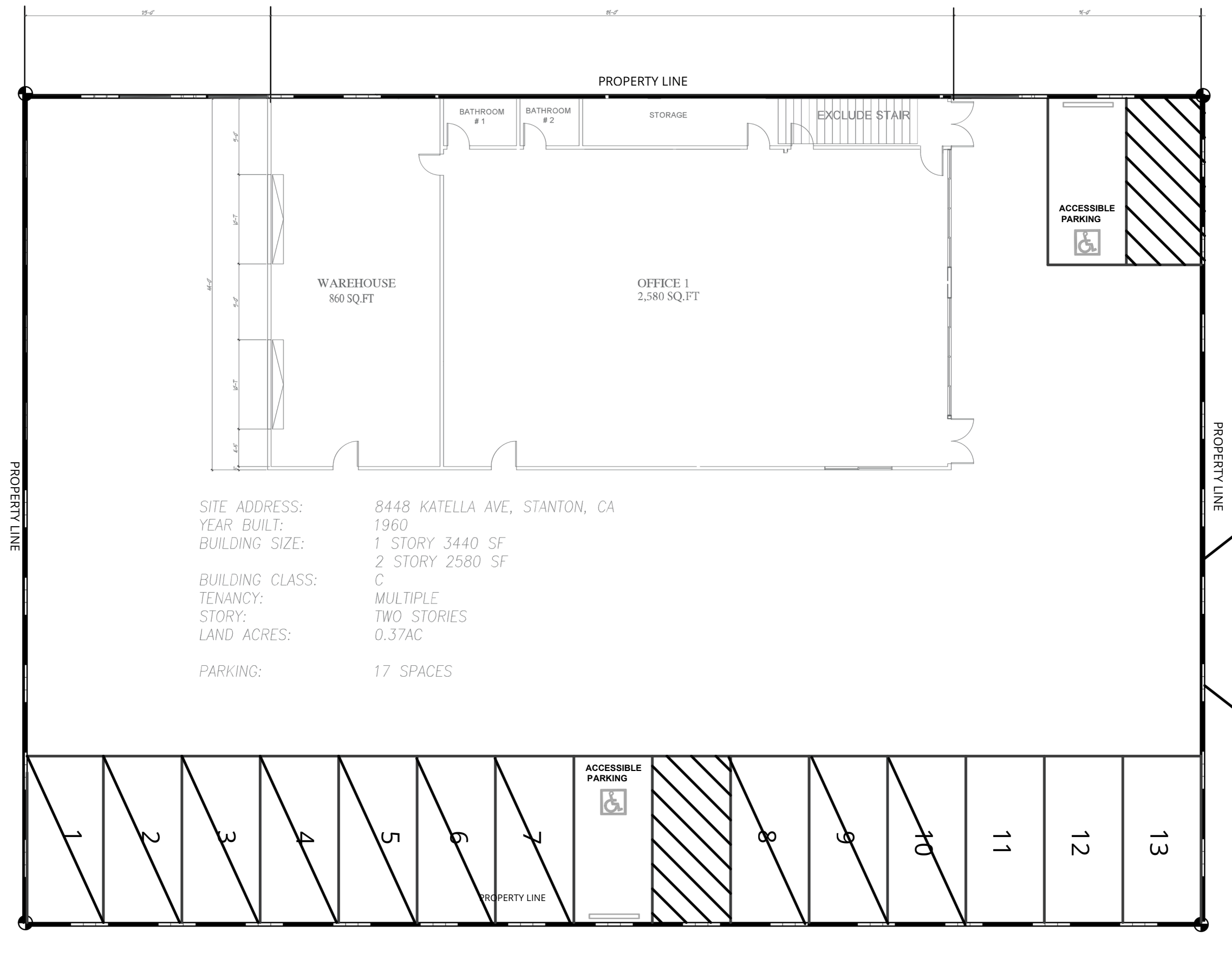
FLOOR PLAN



NHU WHITE
 (949) 216 - 0888
 Realtor@nhuwhite.com
 DRE#02073454/02100195



FLOOR PLAN



SITE ADDRESS: 8448 KATELLA AVE, STANTON, CA
 YEAR BUILT: 1960
 BUILDING SIZE: 1 STORY 3440 SF
 2 STORY 2580 SF
 BUILDING CLASS: C
 TENANCY: MULTIPLE
 STORY: TWO STORIES
 LAND ACRES: 0.37AC
 PARKING: 17 SPACES

NHU WHITE
 (949) 216 - 0888
 Realtor@nhuwhite.com
 DRE#02073454/02100195



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Nhu White Realty and should not be made available to any other person or entity without the written consent of Nhu White Realty. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Nhu White Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Nhu White Realty has not verified, and will not verify, any of the information contained herein, nor has Nhu White Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Nhu White Realty is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this offering memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Nhu White Realty, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Nhu White Realty, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.