

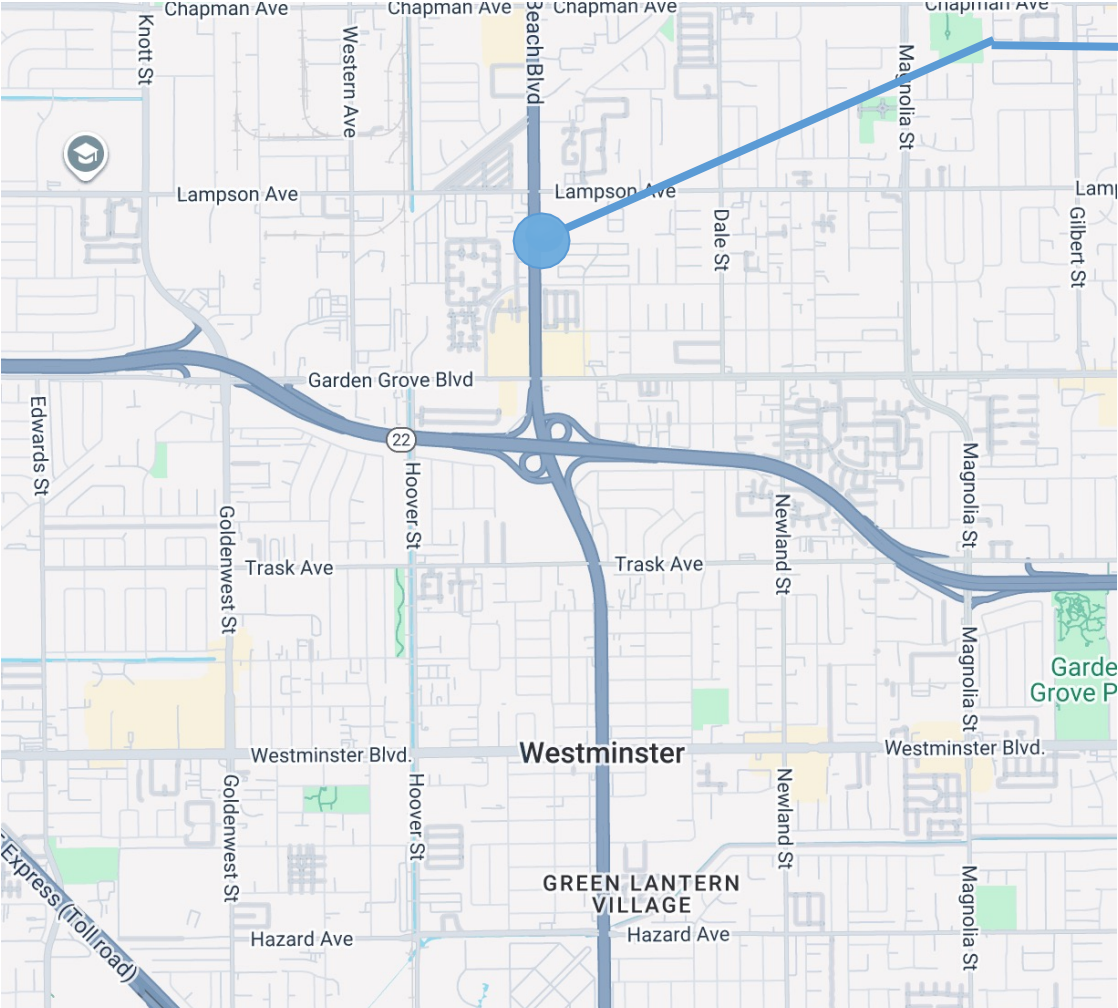
Free-Standing Building For Lease

12600 Beach Blvd
Stanton, CA 90680



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Property Highlights:

- Dense Orange County infill demographics with 31,053 in a 1-mile radius and 121,637 in a 2-mile radius
- Strong daytime population with 217,826 employees in a 3-mile radius
- Signage and frontage along Beach Blvd, one of OC's premier thoroughfares. Traffic counts of 86,875 ADT at the Beach and Lampson intersection
- Easy access to 22 freeway
- 2,838 SF available - prime for medical, service retail, and fitness uses

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	31,053	121,637	264,264
AHH Income	\$97,855	\$109,703	\$118,001



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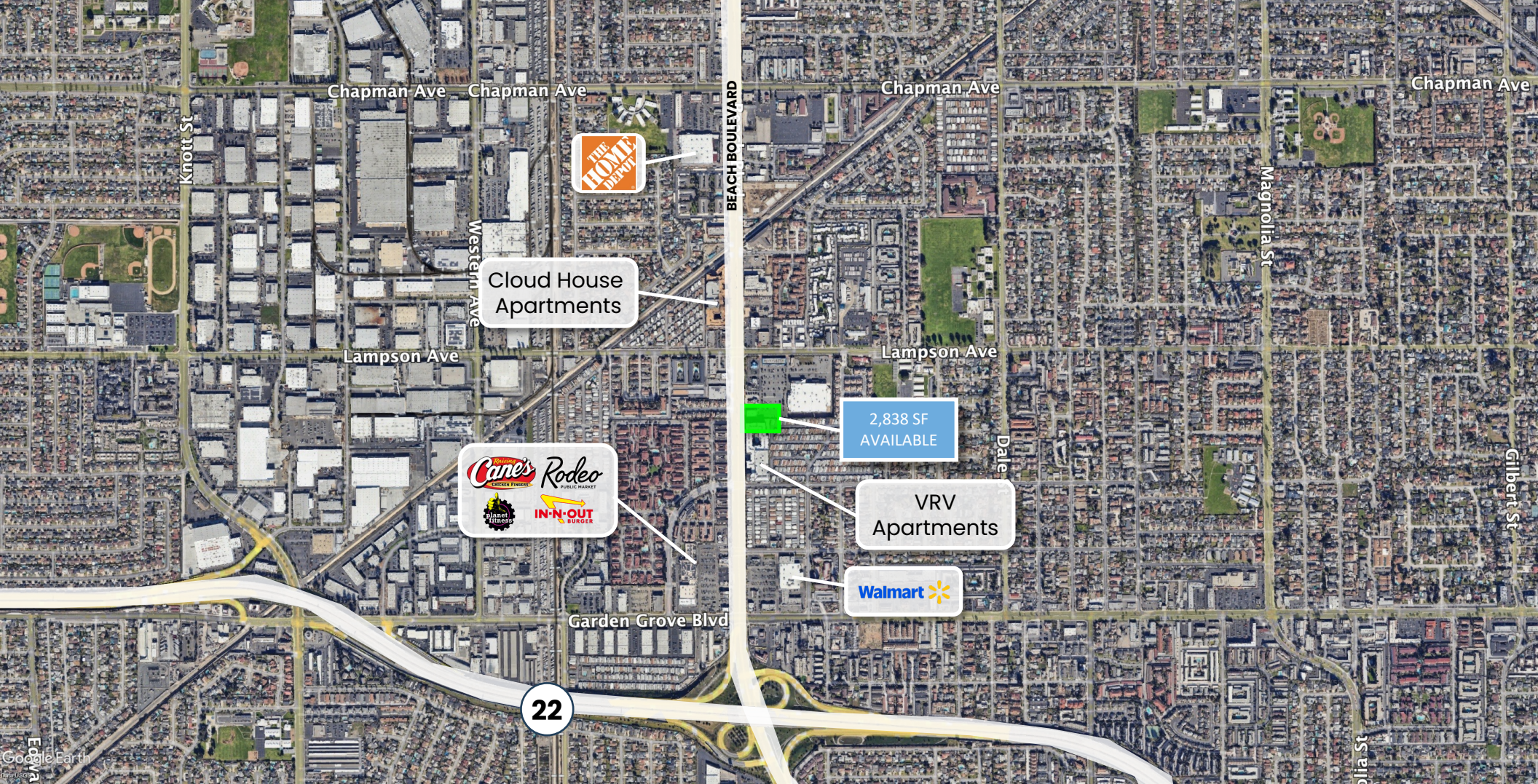
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