



11891

11891 BEACH BLVD
STANTON, CA 90680

FOR SALE: \$1,850,000

FOR LEASE:
2,130 SF AUTO SHOP
\$3.95 PSF + NNN \$0.50
MONTHLY

Brochure



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Property Summary



PROPERTY DESCRIPTION

Introducing a prime opportunity for Retail / Vehicle Related investors! This 2,100 SF building, constructed in 1953 and zoned CG, is situated in the sought-after Stanton area. With a strategic location and a versatile zoning designation, this property presents an ideal space for a wide range of retail or vehicle-related businesses. Don't miss the chance to acquire a property with endless potential for commercial success.

PROPERTY HIGHLIGHTS

- Net Lease
- 2,130 SF building
- Constructed in 1991
- Zoned CG
- Ideal for a variety of commercial ventures

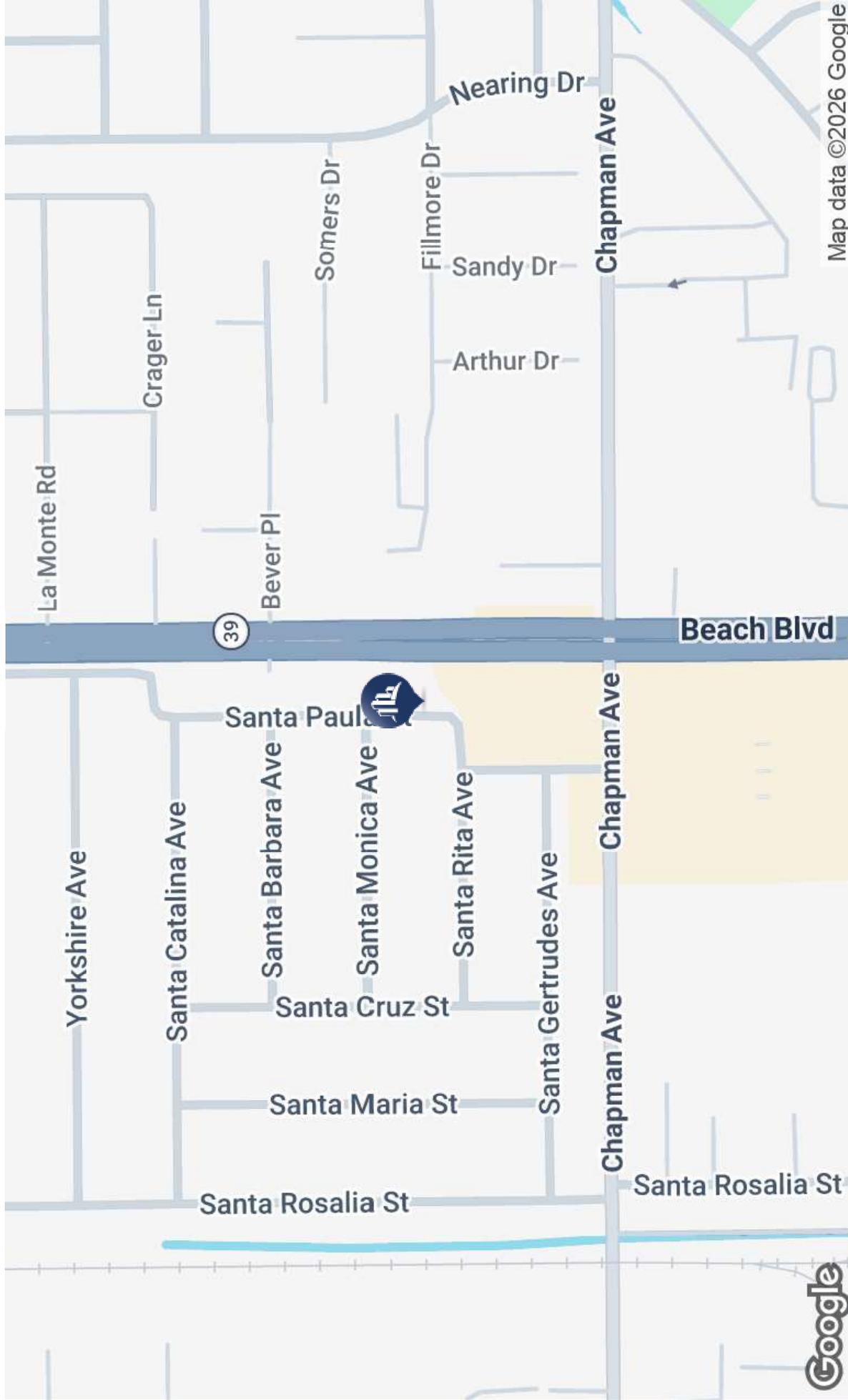
OFFERING SUMMARY

Sale Price: N/A
Lease Rate: \$4.00 SF/month (NNNN)
Number of Units: 1
Available SF: 2,130 SF
Lot Size: 7,344 SF
Building Size: 2,130 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE
Total Households 895 2,056 7,156
Total Population 3,591 7,828 24,953
Average HH Income \$101,392 \$101,032 \$100,627

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Location Map



Map data ©2026 Google

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Additional Photos



Additional Photos

Front of Building



Additional Photos

Front Office



Additional Photos

Front Office



Additional Photos

New Bathroom



Additional Photos

Upstairs Office



Additional Photos



Additional Photos



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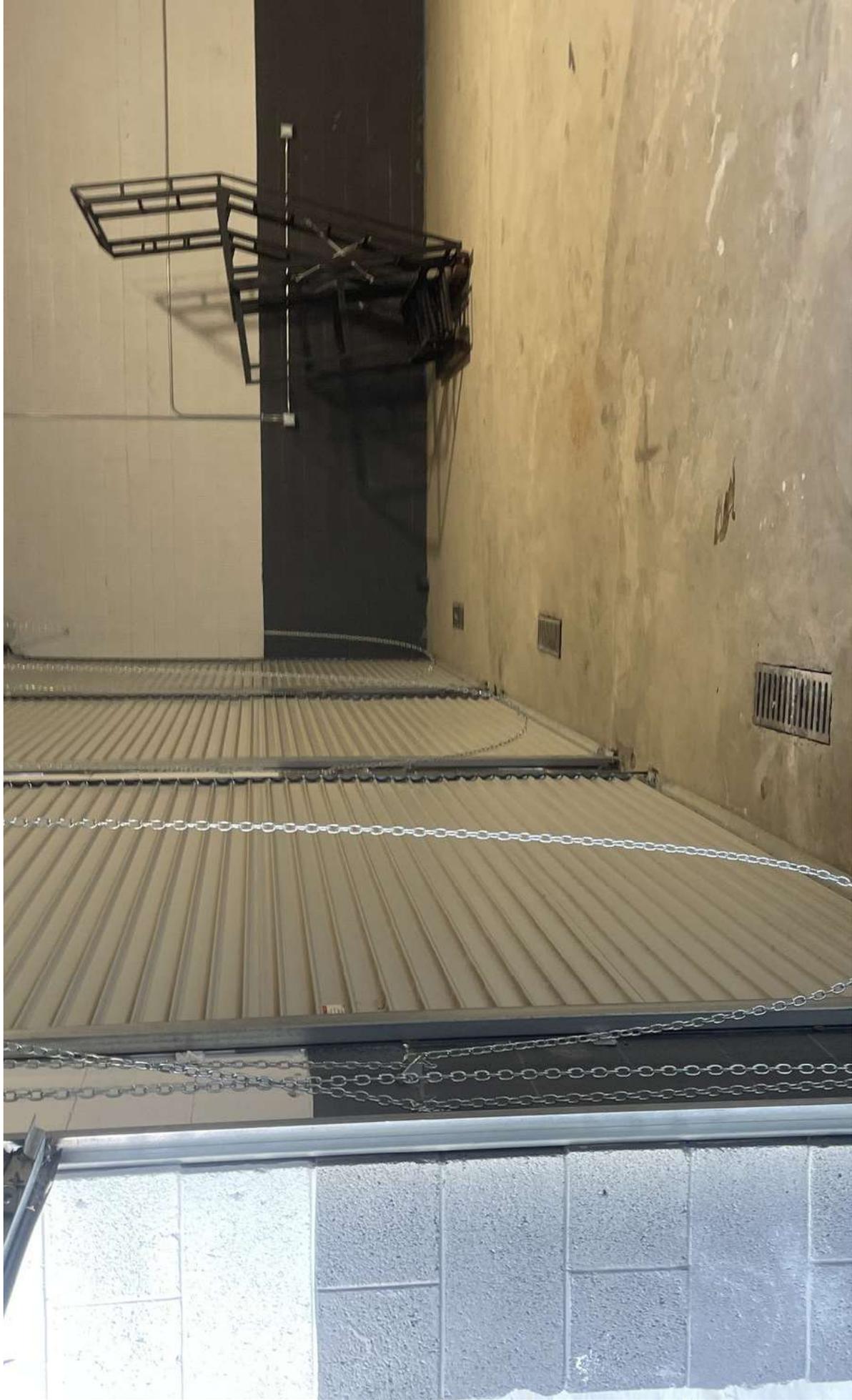
Additional Photos



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Additional Photos



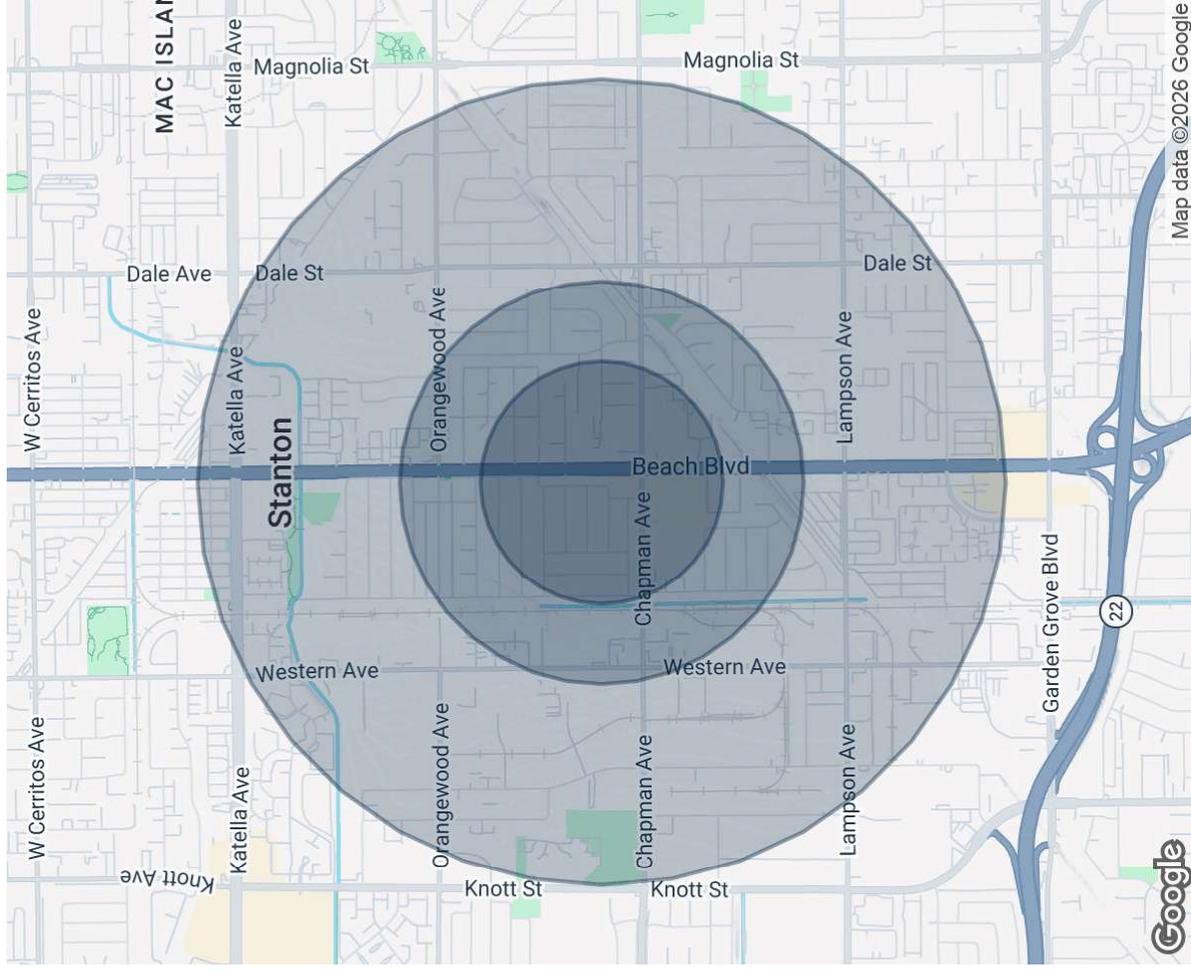
Demographics Map & Report



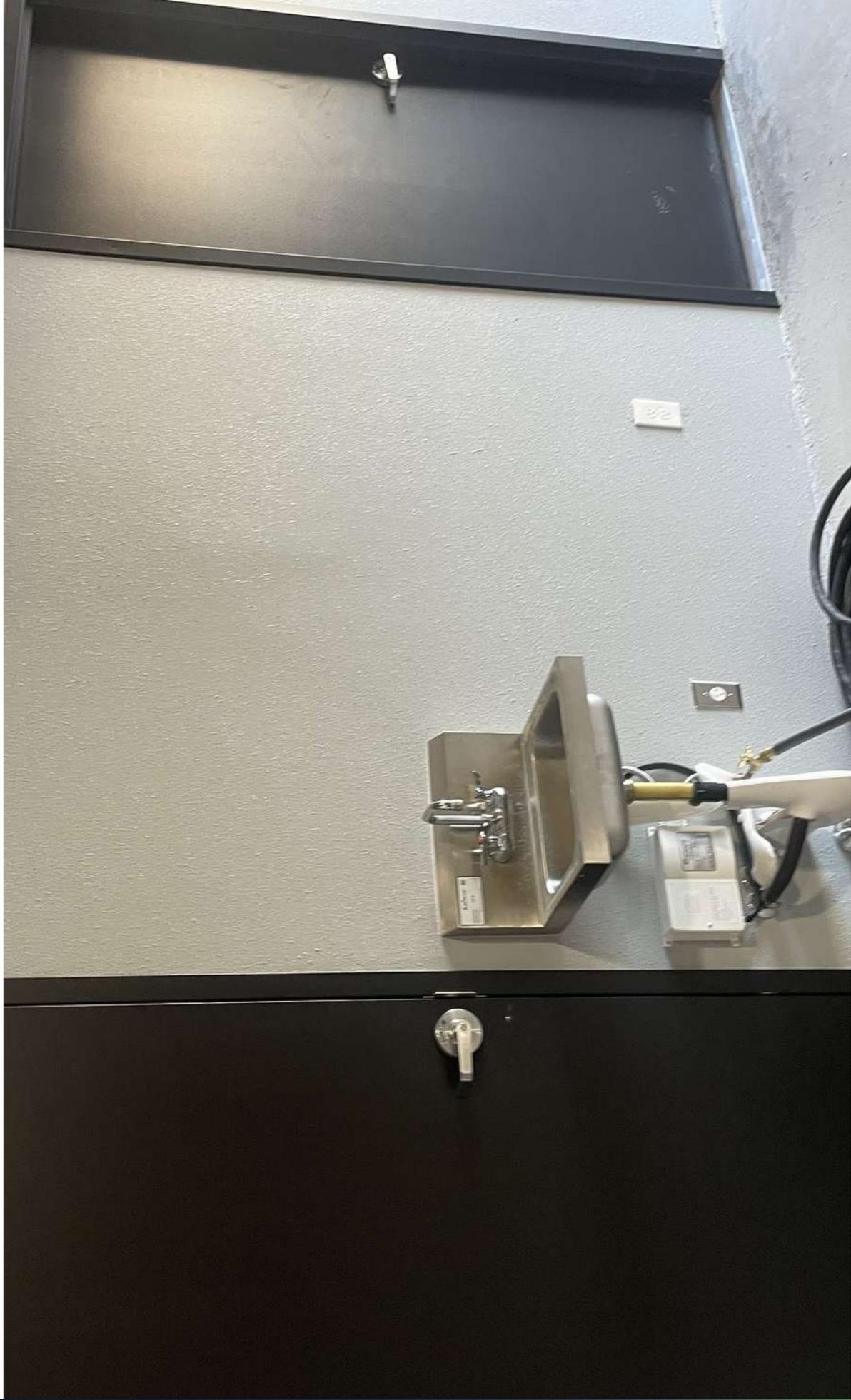
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,591	7,828	24,953
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	895	2,056	7,156
# of Persons per HH	4	3.8	3.5
Average HH Income	\$101,392	\$101,032	\$100,627
Average House Value	\$815,915	\$758,463	\$719,418

Demographics data derived from AlphaMap



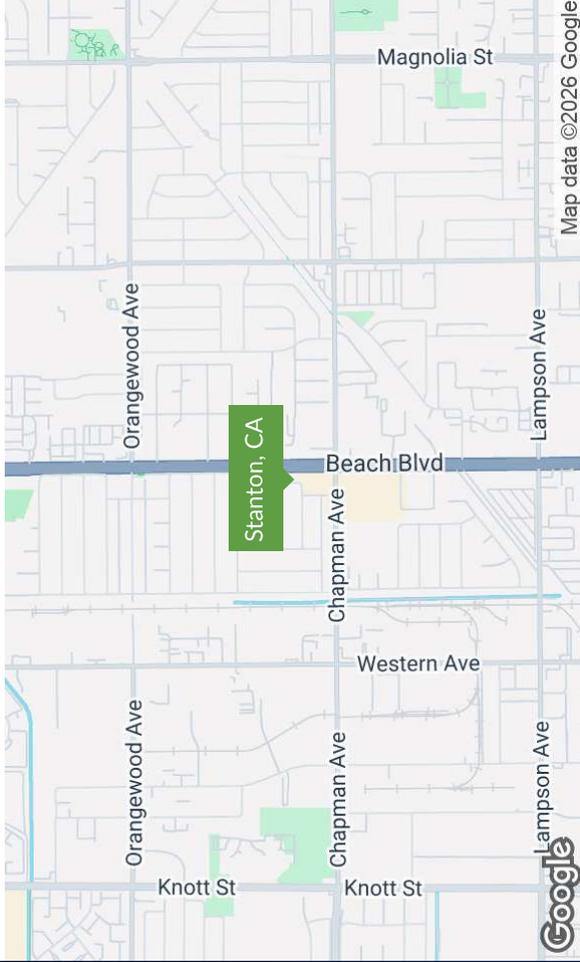
Additional Photos



Additional Photos



City Information



LOCATION DESCRIPTION

Nestled in the vibrant city of Stanton, this location offers a bustling retail and commercial environment. Just moments away, you'll find the bustling Beach Blvd, a renowned thoroughfare with a wide array of retail establishments, automotive services, and dining options. The area's strategic position provides convenient access to major thoroughfares, ensuring high visibility and easy accessibility for potential customers. Additionally, nearby attractions such as Stanton Central Park and Adventure City enhance the dynamic appeal of the surrounding area, making it an enticing prospect for retail and vehicle-related businesses seeking to thrive within a bustling community.

LOCATION DETAILS

County Orange



Property Description



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POWER DESCRIPTION

208V/ 200 AMPS