

NWC BEACH BLVD & CHAPMAN AVE

11961 BEACH BLVD, STANTON, CA 90680

2nd Generation Drive-Thru
Restaurant Available For Lease
IN THE HEART OF ORANGE COUNTY

Main & Main Intersection with
± 92,000 Cars Per Day

11961
BEACH BLVD

CHAPMAN AVE

BEACH BLVD

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± 92,000 VPD

CBRE



11961
BEACH BLVD

EXECUTIVE SUMMARY



Address:

11961 Beach Blvd
Stanton, CA 90680



Building Improvements:

Fast Food Drive-Thru
Restaurant



Building Area:

3,525 SF +
Drive-Thru



Site Area:

Recent Exterior and
Interior Upgrades



Site Area:

±24,940 SF



Exclusive Parking:

25 Surface Spaces

PROPERTY HIGHLIGHTS

- » **Rare Turnkey Drive-Thru:** Take advantage of this fully equipped, second-generation drive-thru restaurant, saving on costly build-out expenses.
- » **Unmatched Visibility:** Located at the highly trafficked, signalized intersection of Beach Blvd and Chapman Ave, with exposure to over 92,000 vehicles daily.
- » **Prime Location:** Positioned as the "Shadow Anchor" to a thriving retail center anchored by a new Starbucks Drive-Thru and O'Reilly Auto Parts. Immediately Adjacent to a Home Depot Power Center ensuring a steady flow of daily traffic.
- » **Exceptional Accessibility:** Featuring five convenient ingress/egress points and 10 exclusive surface parking spaces for seamless customer access along with a fully operational Drive-Thru component.
- » **Strong Branding Potential:** High-visibility signage opportunities on both Beach Blvd and Chapman Ave, plus Top placement on prominent monument signs on both Beach Blvd and Chapman Ave.
- » **Rapidly Growing Area:** Surrounded by new developments, including multifamily residential projects and established commercial hubs, Beach Blvd is one of the fastest growing corridors in Orange County.

PROPERTY OVERVIEW

BUILDING SPECIFICS:

- » Building area is 3,525 square feet with a Drive-Thru component that will be grandfathered by right to a new Tenant.
- » Features include concrete slab on grade, frame and masonry/stone trim exterior walls, fixed pane glass storefront windows, and a wood truss roof system.
- » Mechanical systems include a roof-mounted HVAC system and fire sprinkler system.
- » Interior build-out includes tile and vinyl composite floor finishes, painted and detailed exterior wall trim, and suspended drop-T ceiling systems.
- » Site improvements include asphalt paved parking with overhead lighting, a trash enclosure, street frontage landscaping, concrete walkways, and a drive-through with 25 marked parking spaces.

ACCESSIBILITY:

- » The subject property is located at the northwest signalized corner of Beach Boulevard and Chapman Avenue.
- » Beach Boulevard is a 132' right of way with asphalt paved traffic lanes, concrete curbs, gutters, and sidewalks.
- » Chapman Avenue is a 104' right of way with similar improvements.
- » The site is situated on a 24,940 square feet) and is square-shaped with 149' frontage on Beach Boulevard and 136' frontage on Chapman Avenue.

ZONING:

- » The subject zoning is C-G (General Commercial) which allows a wide range of retail, entertainment, business, professional, and commercial service uses.



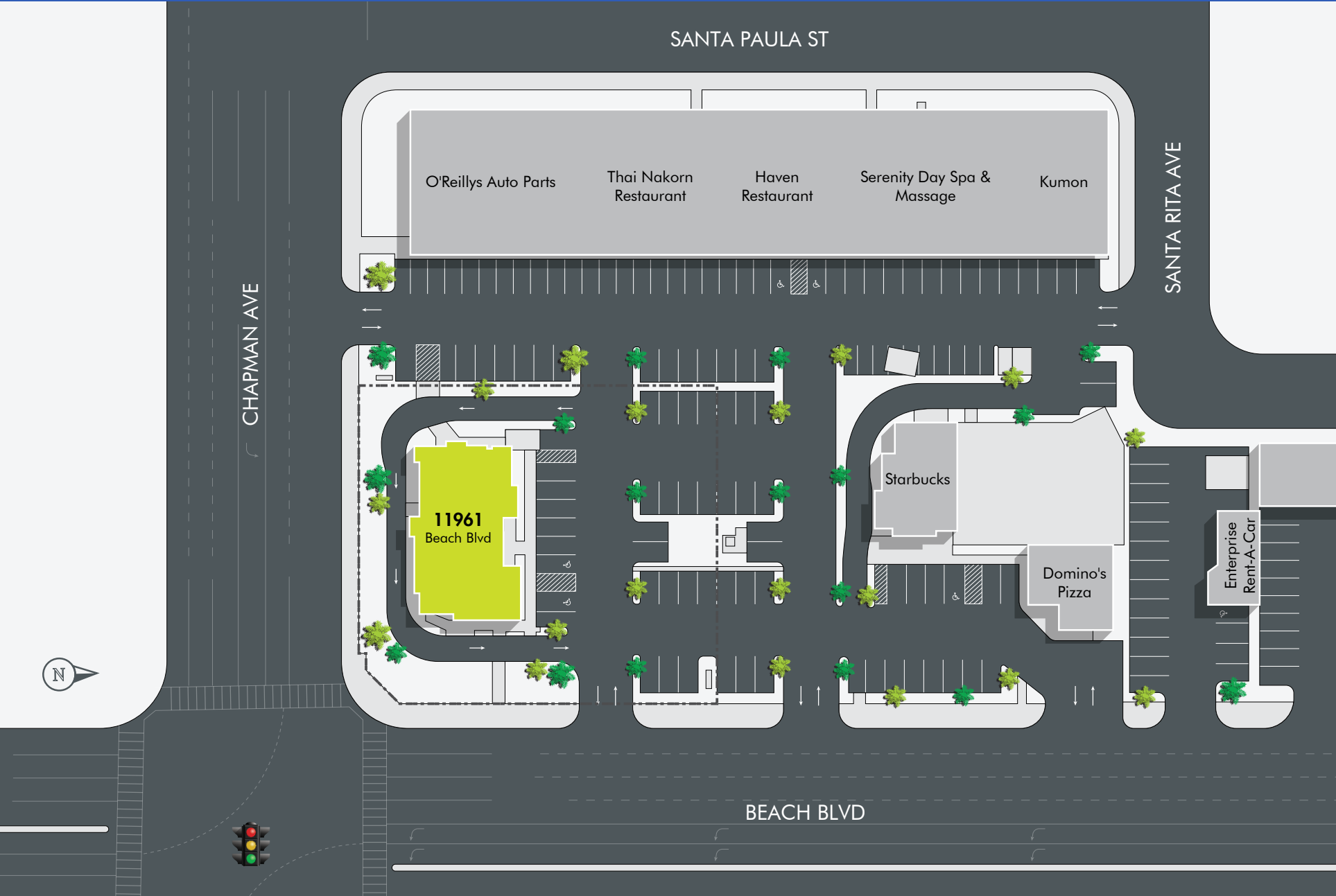
VIDEO BROCHURE



THE OFFERING

This highly coveted Drive-Thru restaurant is located at the hard corner of Beach Blvd and Chapman Ave, one of the most active intersections in Orange County. With over 92,000 vehicles passing daily, this property is the perfect spot for a high-performing restaurant, capitalizing on unparalleled visibility and traffic flow.

SITE PLAN



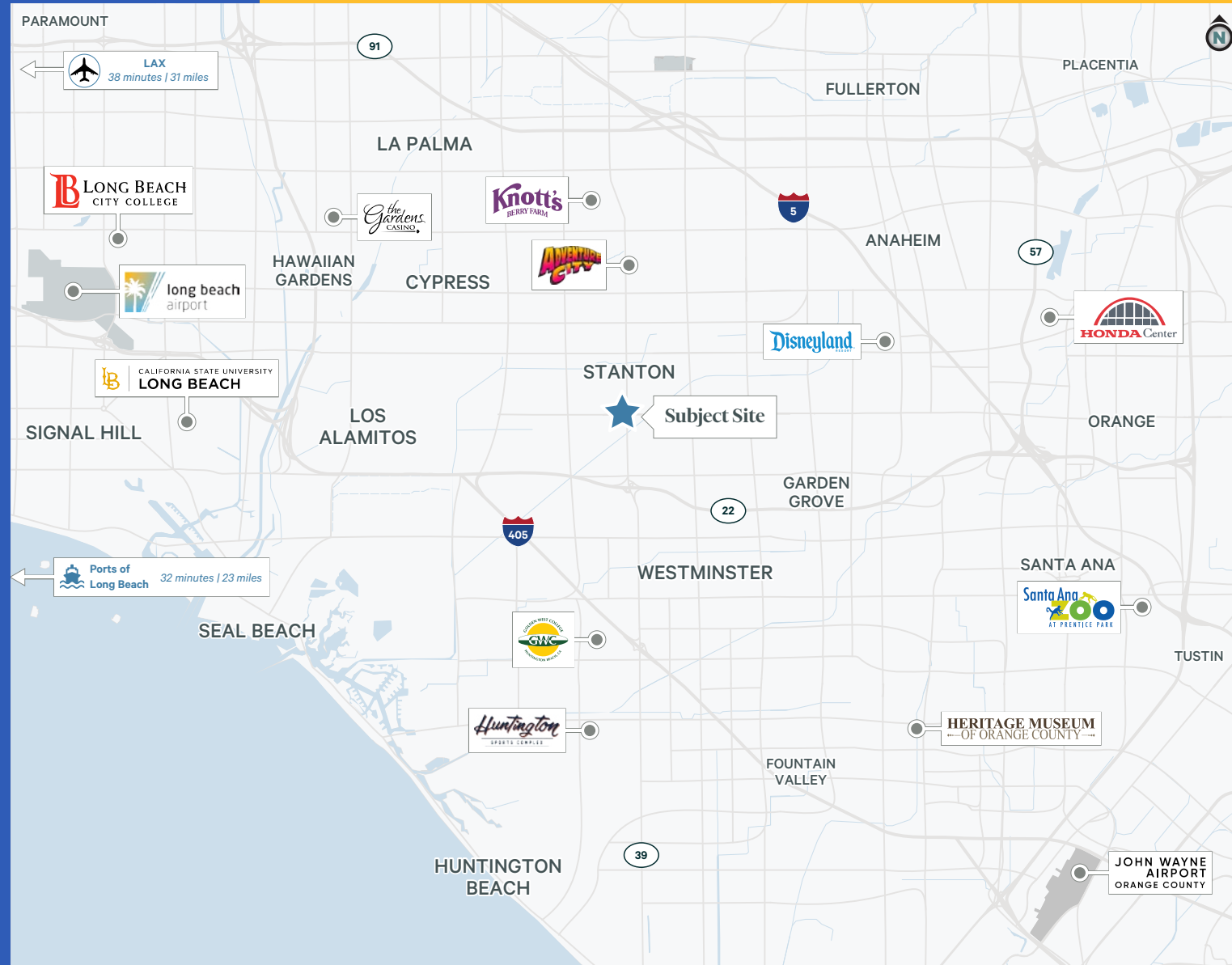
THE NEIGHBORHOOD

Discover the vibrant lifestyle in Stanton, California! Centrally located in Orange County, Stanton offers easy access to major highways, including SR-22, with an onramp just about a mile away. This prime location ensures convenience for both residents and businesses alike.

Stanton offers a variety of retail spaces, from small storefronts to larger shopping centers like Playa Galleria directly across the street and Plaza On The Boulevard less than a mile away. This diversity caters to various business needs. The city's growing population and diverse demographics create a wide range of market opportunities.

The community-oriented atmosphere, with various events and activities, fosters a loyal customer base, helping retail businesses thrive.

Experience the benefits of this incredible drive-thru location at the hard corner of a signalized intersection, offering maximum visibility and accessibility in a thriving community.



THE NEIGHBORHOOD

The property is strategically located on Beach Boulevard, a major thoroughfare in western Orange County that boasts the highest traffic volume in the region. Situated just under half a mile from the Garden Grove city limits and a mile from the Garden Grove (22) freeway—providing easy access to the San Diego (405) freeway—this location is ideal for retail businesses seeking high visibility and foot traffic.

Additionally, the property is just blocks away from new residential developments, including Cloud House with 321 luxury units, Bigsby Development featuring 79 luxury units, and the VRV, which consists of 300 luxury units. This influx of residents enhances the local customer base and increases demand for retail opportunities in the area.

Beach Boulevard has been developed as a “smart street,” enhancing traffic flow through increased lanes and optimized signalization. This further boosts demand for businesses that require good exposure to capture high levels of walk-in trade. Notable neighboring businesses include a Walgreens pharmacy to the east and a U.S. Bank branch to the southeast, complemented by additional retail stores and a McDonald’s nearby, making this property a prime destination for consumers.



RETAIL TRADE MAP

Knott St

39

Food4Less McDonald's

STANTON

Katella Ave

Orangewood Ave

Magnolia St

Chapman Ave

Lampson Ave

Garden Grove Blvd

11961
BEACH BLVD

THE HOME DEPOT
Pizza Hut
FIESTA

76 HOUSE

AutoZone

W

usbank

Crystal Restaurant

CVS
pharmacy

TRADER JOE'S

Rodeo Cane's
IN-N-OUT
PANDA EXPRESS

DEL TACO
Penny's
Starbucks
Walmart
Little Caesars

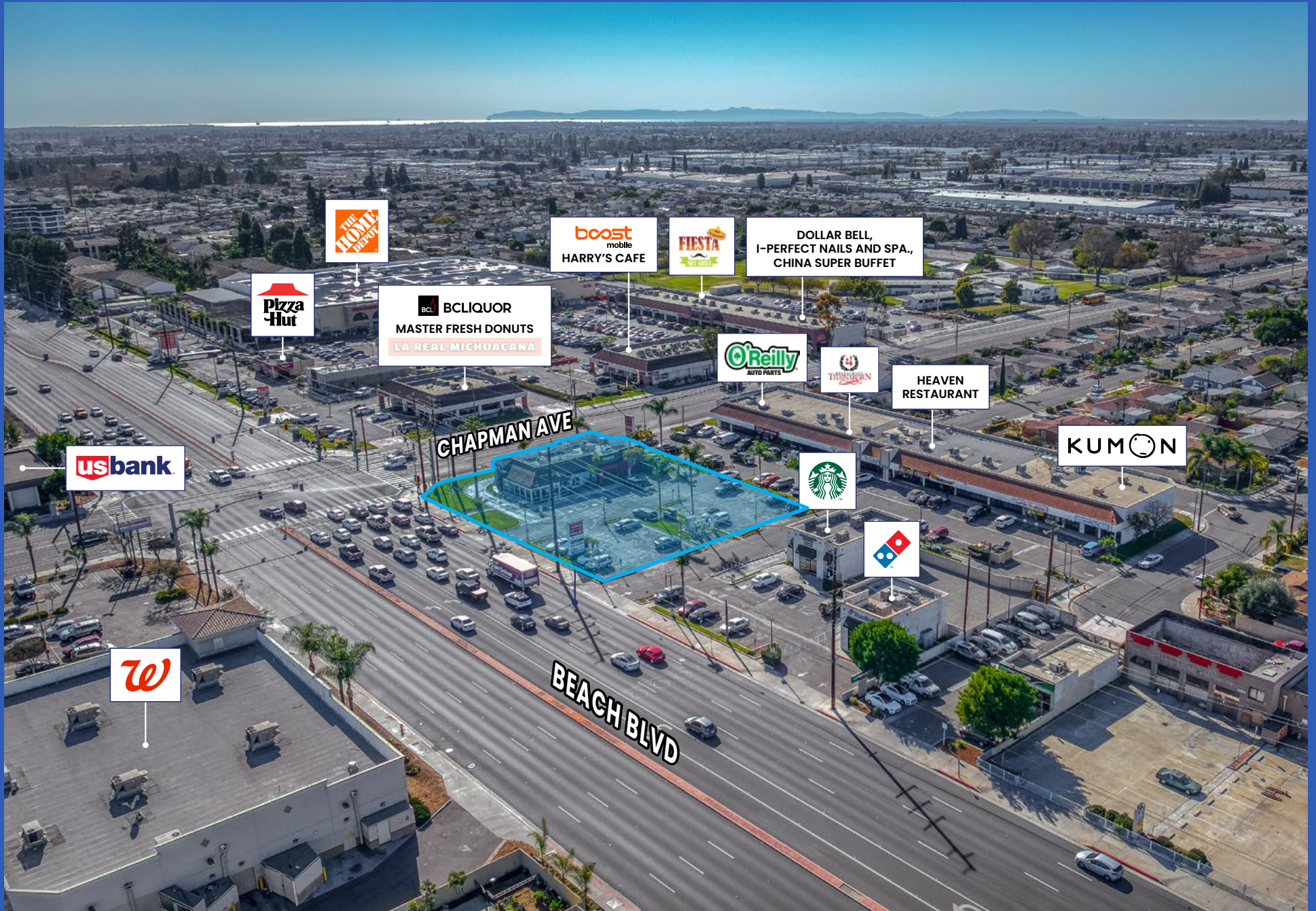
Target

Carl's Jr.

Walmart
COSTCO
BUSINESS CENTER

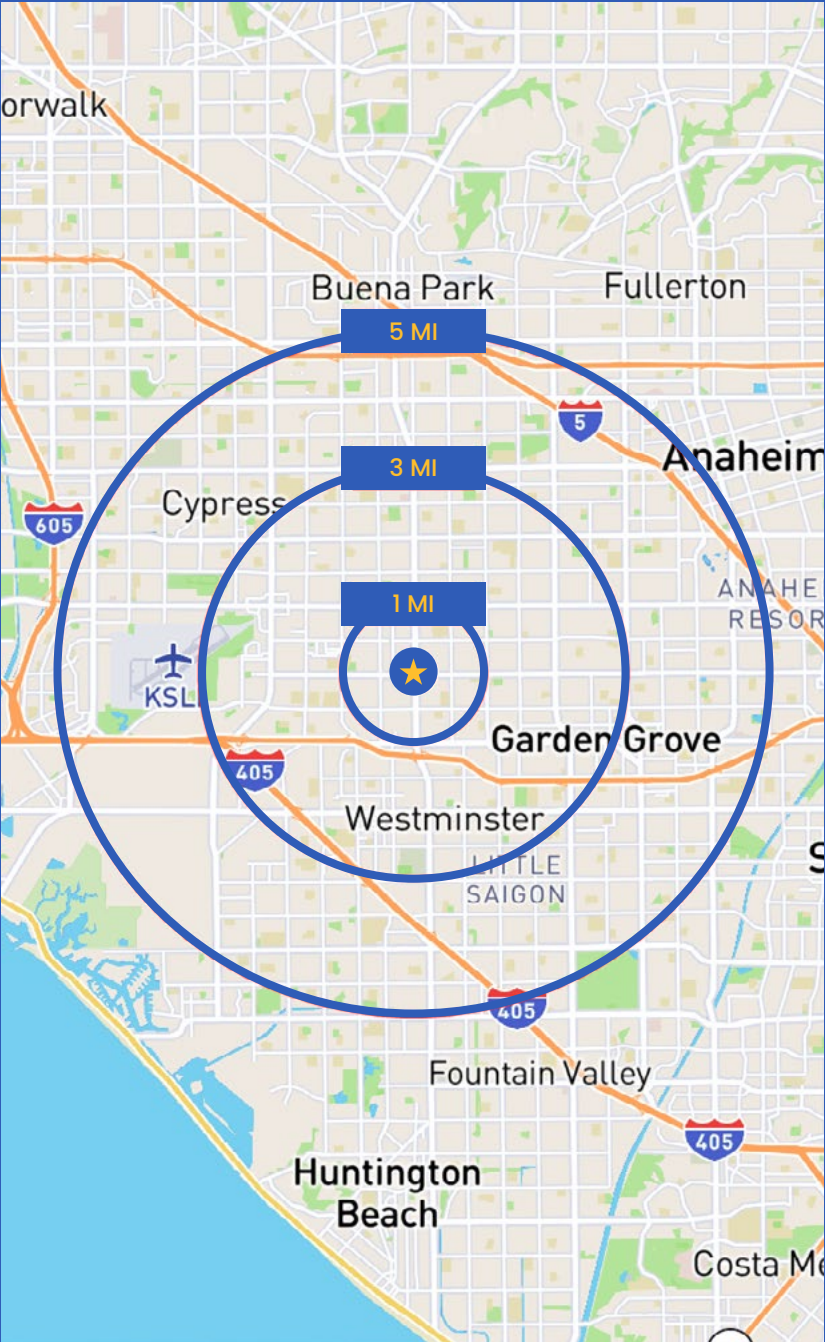
22

LOCAL AREA



DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Population						
2024 Population – Current Year Estimate	26,205		266,554		658,025	
2024 Median Age	41.00		40.00		39.80	
Place of Work						
2024 Employees	9,919		72,408		243,891	
Class of Worker						
White Collar	7,059	54.1%	73,913	57.1%	188,988	58.1%
Services	2,803	21.5%	26,418	20.4%	66,103	20.3%
Blue Collar	3,185	24.4%	29,227	22.6%	70,021	21.5%
Race and Ethnicity						
White	5,198	19.8%	64,683	24.3%	172,585	26.2%
Black or African American	368	1.4%	5,079	1.9%	13,867	2.1%
Asian	10,610	40.5%	101,902	38.2%	236,743	36.0%
American Indian or Alaska Native	290	1.1%	3,512	1.3%	8,423	1.3%
Pacific Islander	164	0.6%	1,560	0.6%	3,424	0.5%
Other Race	6,471	24.7%	57,457	21.6%	137,434	20.9%
Two or More Races	3,103	11.8%	32,362	12.1%	85,549	13.0%
Household Income						
2024 Average Household Income	\$103,798		\$115,078		\$124,329	



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*Rare Turnkey Drive-Thru Opportunity
on Beach Blvd's Busiest Corner*



THIS RARE OPPORTUNITY WON'T LAST LONG.

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CBRE

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