

FOR SALE

8452 KATELLA AVE, STANTON, CA92680

± 6020 SF THREE-UNIT COMMERCIAL BUILDING

Asking price: **\$2,499,000**





EXCLUSIVELY LISTED BY:

NHU WHITE

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Broker: Frontier Realty Inc

DRE# : 02073454



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INVESTMENT HIGHLIGHTS

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

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.

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.



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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
VACANT	2ND FLOOR					\$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

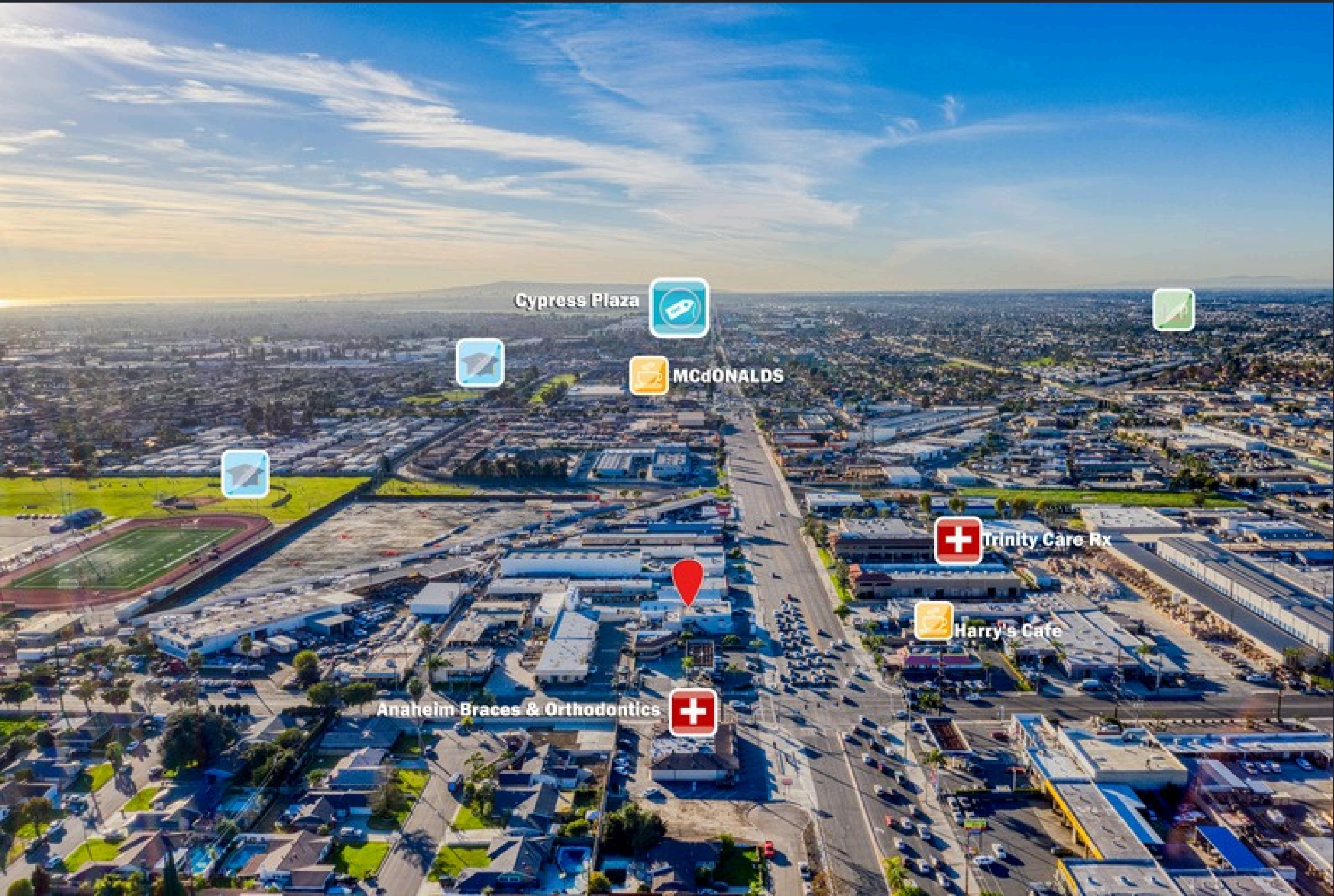


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PROPERTY PHOTOS

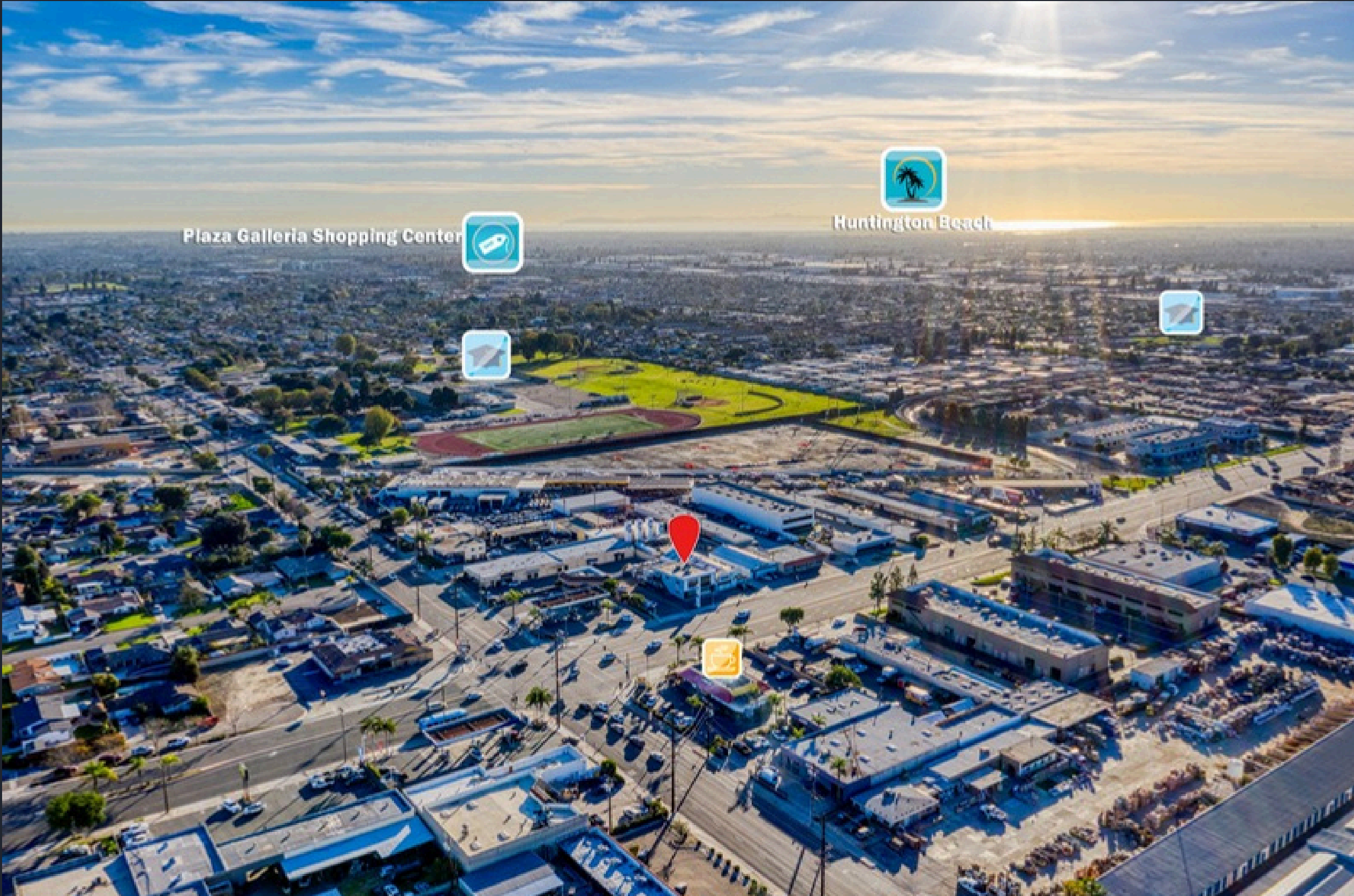


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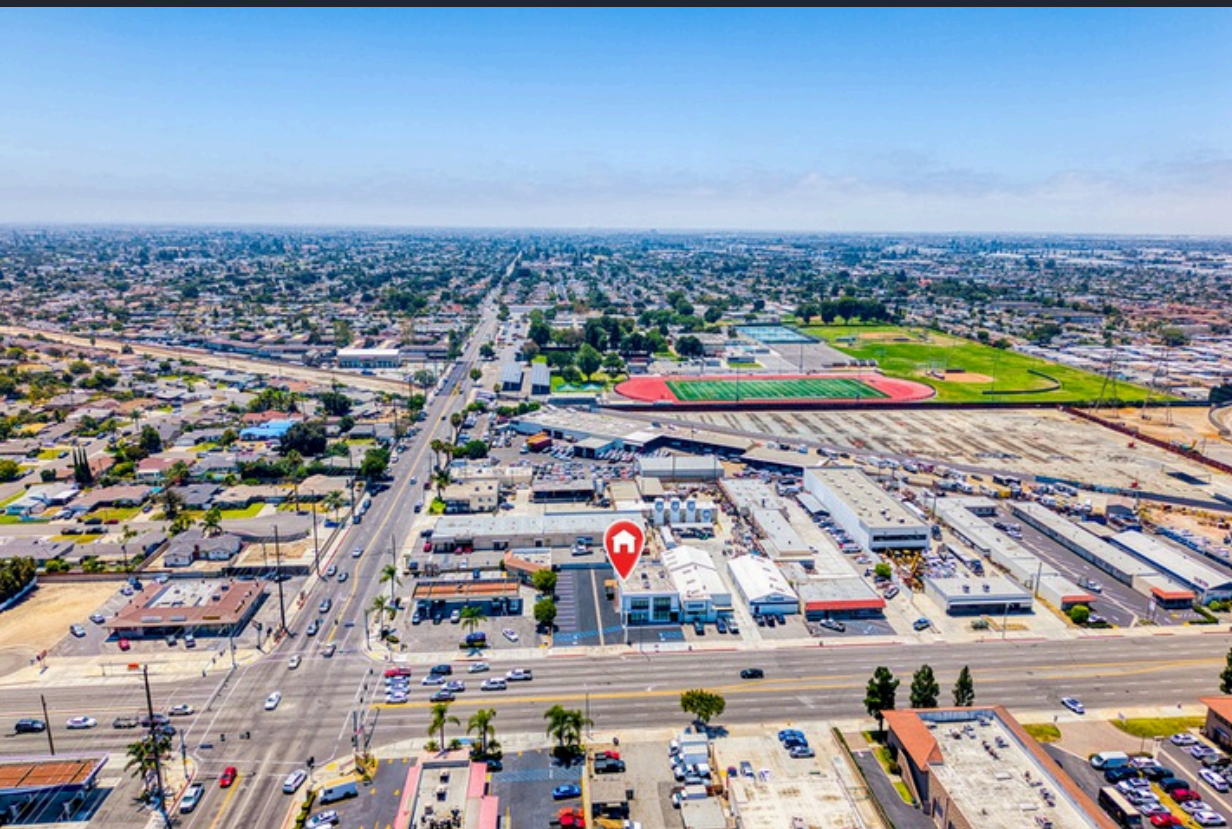


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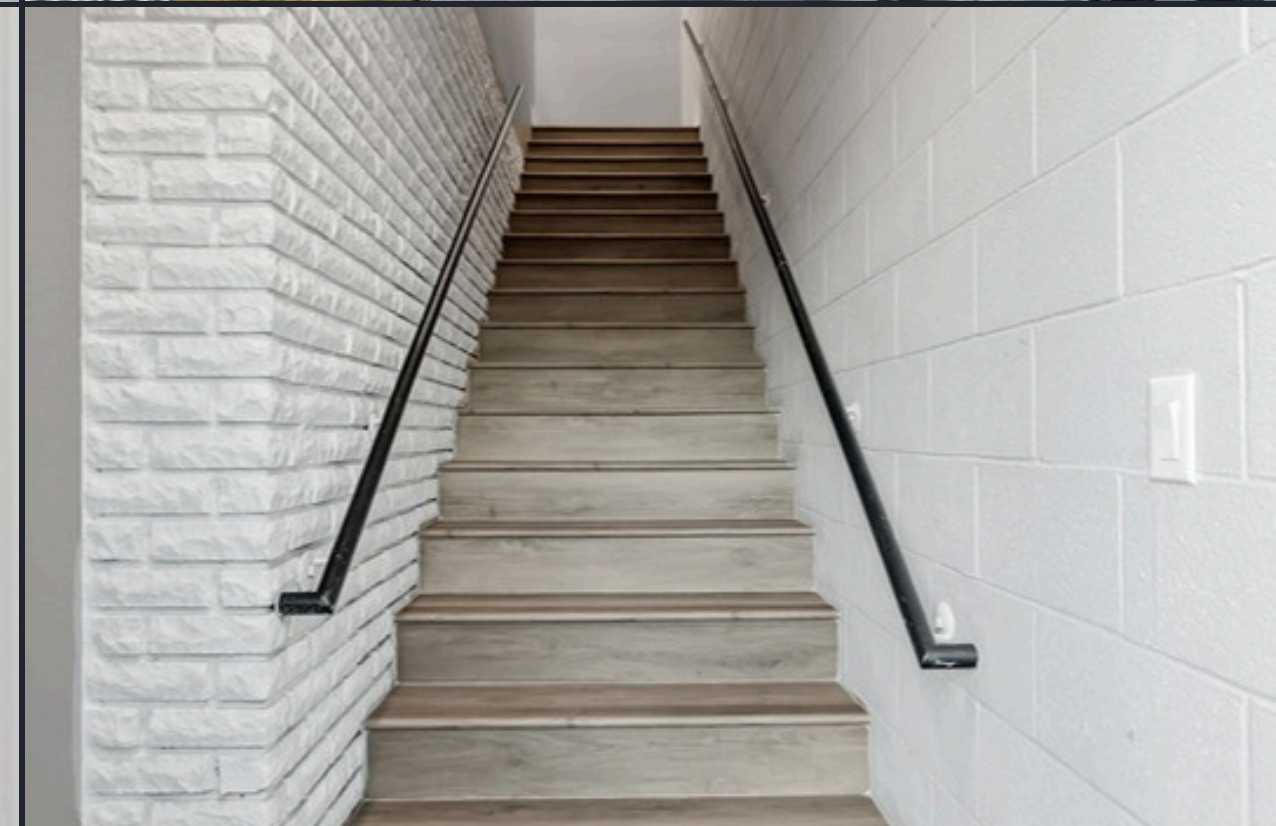
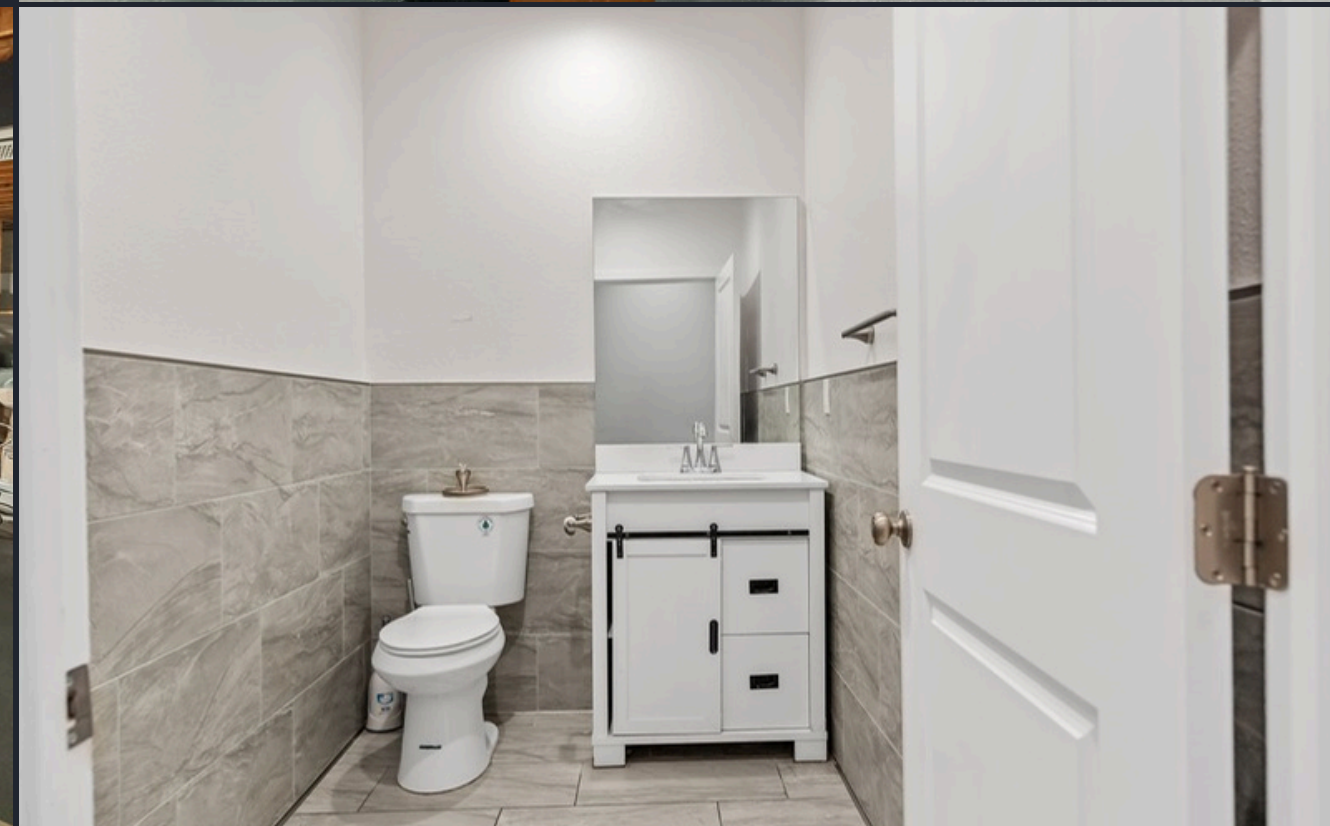
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STANTON OVERVIEW

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.

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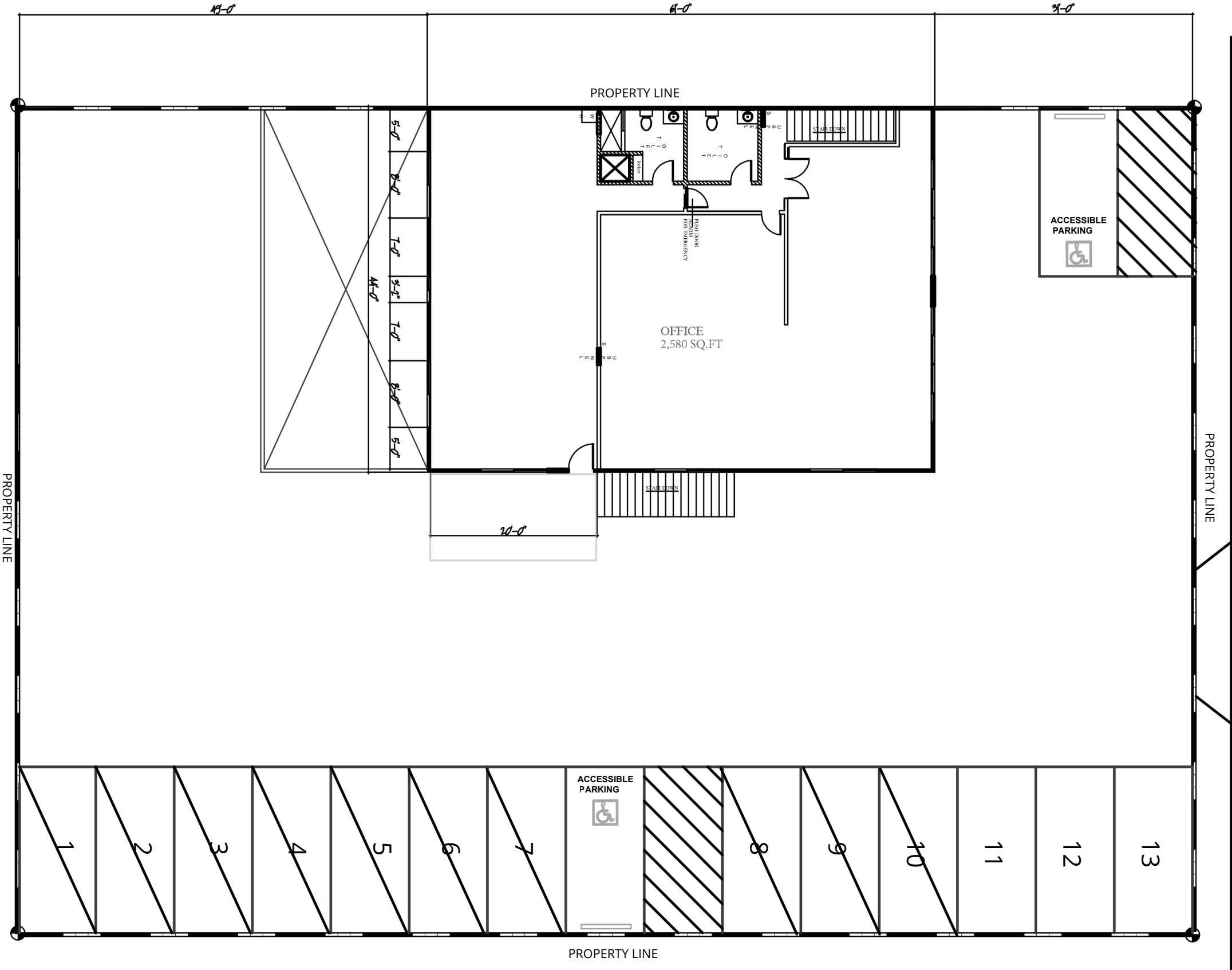
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FLOOR PLAN

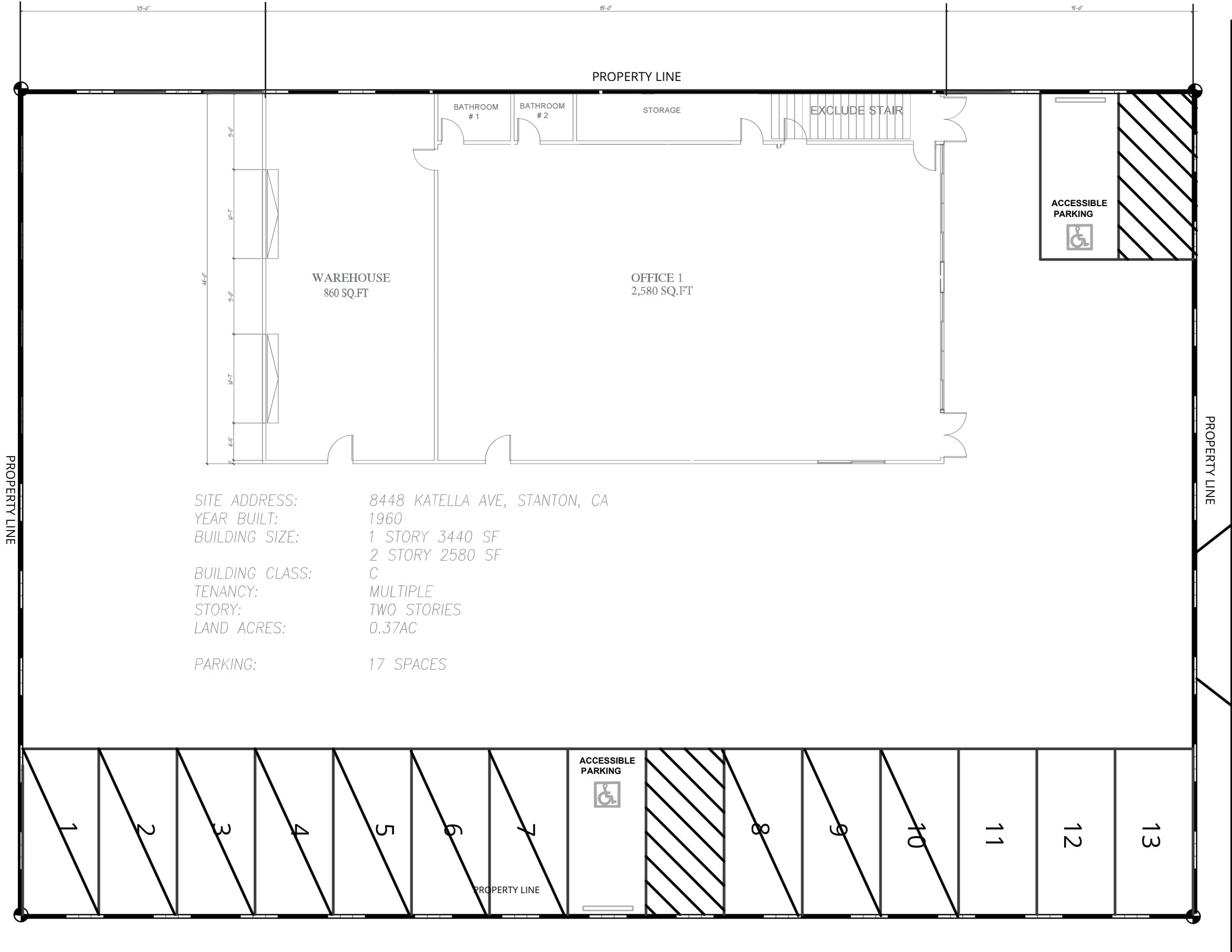


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