



FOR LEASE

BEACH PROFESSIONAL PLAZA

12362 BEACH BLVD | STANTON, CA 90680-3935

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM

CBM1.COM

CBM1

LEASING

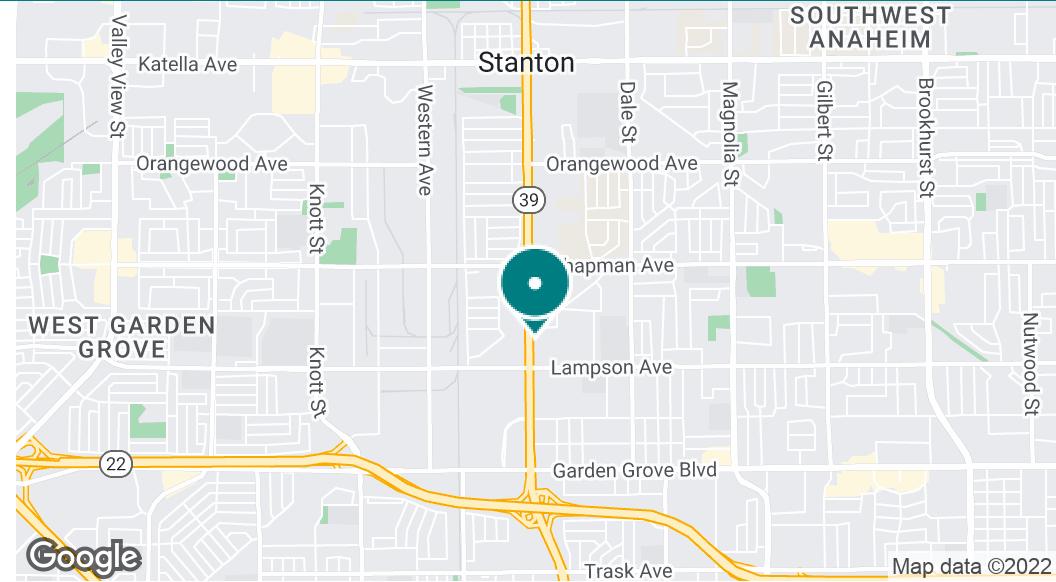
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN +/- \$0.43)
Building Size:	48,732 SF
Available SF:	961 - 2,036 SF
Lot Size:	1.8 Acres
Year Built:	1981
Zoning:	C2
Submarket:	Los Alamitos/Stanton
Traffic Count:	77,500

PROPERTY OVERVIEW

HIGH IMAGE PROFESSIONAL OFFICES AVAILABLE FOR LEASE -- IMMEDIATE OCCUPANCY. Class A office space in attractive, well-maintained building. Property features convenient access, with separate driveways connecting to Beach Boulevard, and sizable parking lot for tenants and visiting clientele.

PROPERTY HIGHLIGHTS

- HIGH IMAGE PROFESSIONAL OFFICES
- CONVENIENT ACCESS FROM BEACH
- BLVD WITH TWO SEPARATE DRIVEWAYS
- LARGE PARKING LOT FOR TENANTS + VISITING CLIENTS
- SITUATED ON ONE OF THE OC'S MOST
- HEAVILY-TRAFFICKED COMMERCIAL CORRIDORS

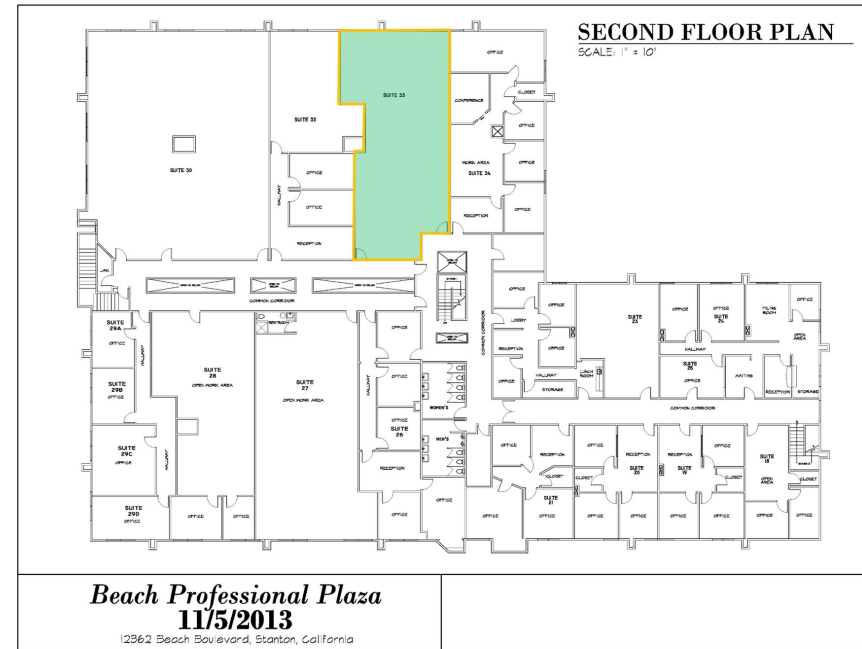
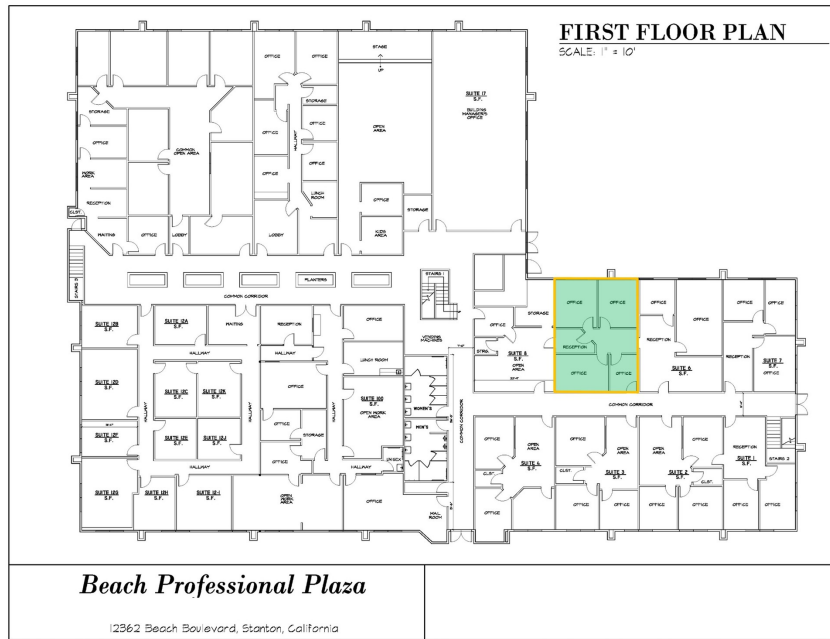
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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
2nd Floor-Suite 33	Available	2,036 SF	NNN +/--\$0.43	\$1.25 SF/month	2nd Floor Office Space	View Here
2nd Floor-Suite 28	Available	1,870 SF	NNN +/--\$0.43	\$1.25 SF/month	2nd Floor Office Space	-
1st Floor-5	Available	961 SF	NNN +/--\$0.43	\$1.25 SF/month	Professional Office Space with 3 Private Offices	View Here

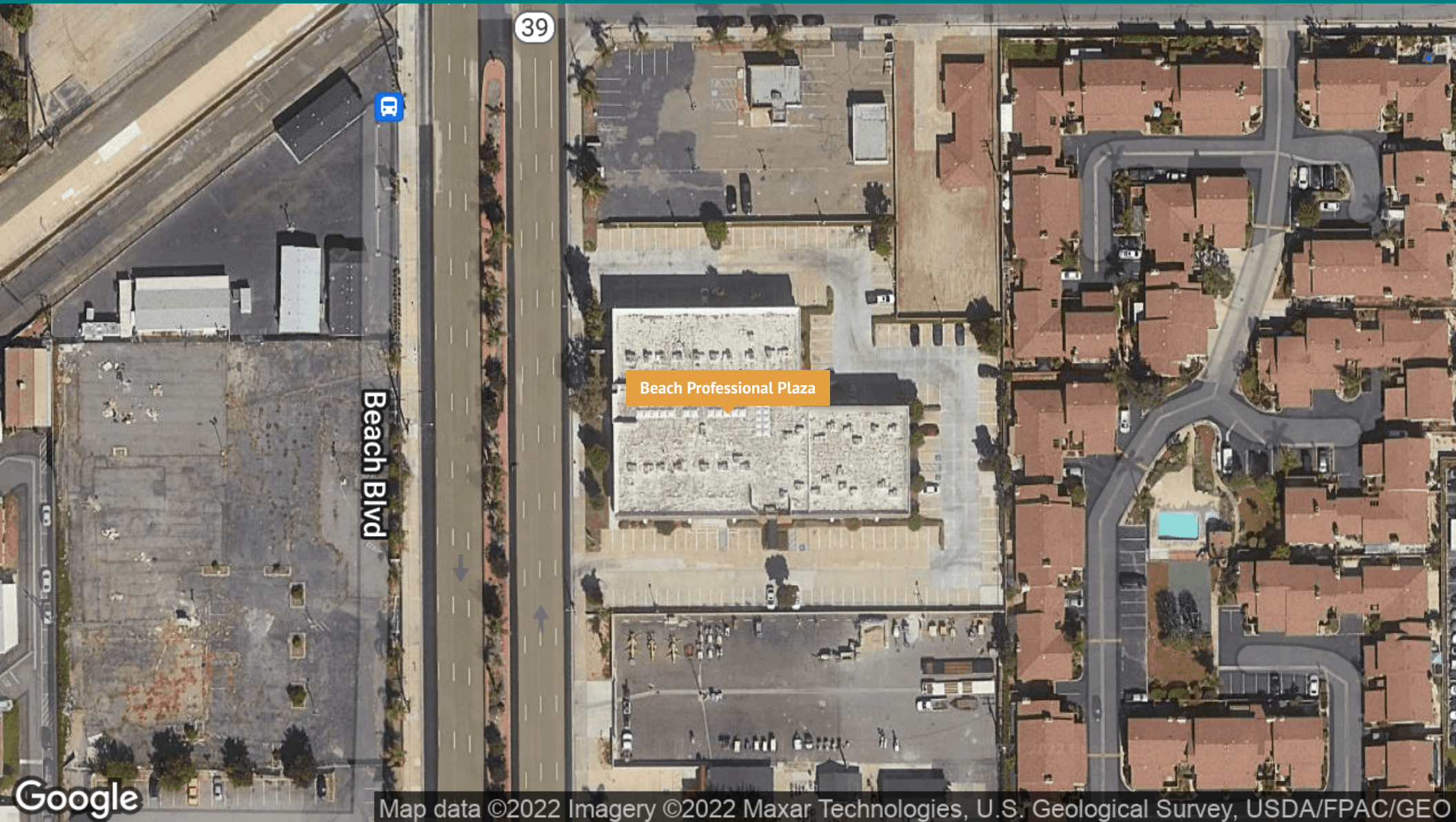
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AERIAL MAPS

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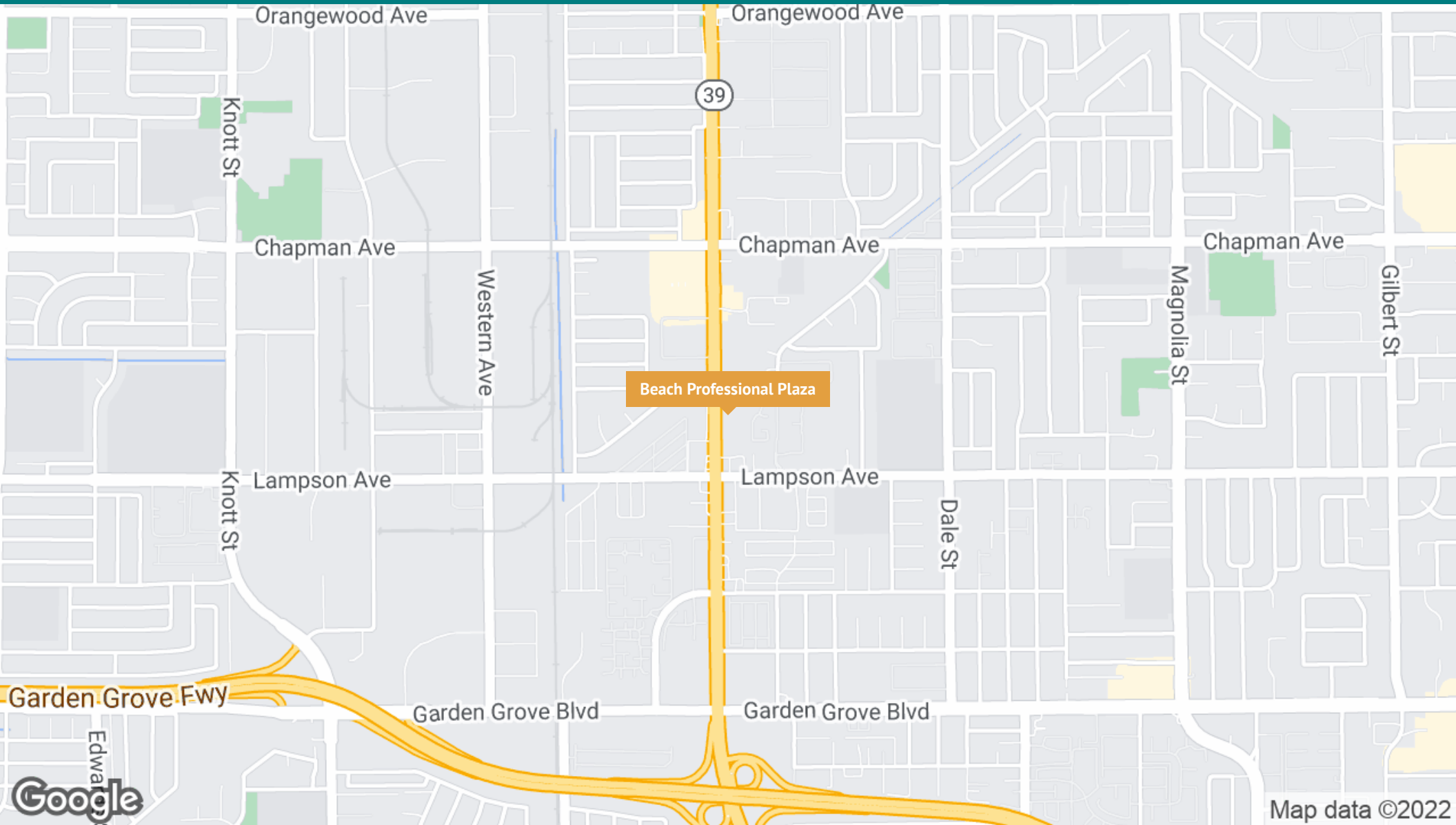
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LOCATION MAPS

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CALDRE #01924252
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REGIONAL MAP

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AARON GUIDO
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,035	260,147	652,097
Average age	34.0	35.7	35.9
Average age (Male)	33.7	34.8	35.0
Average age (Female)	34.3	36.7	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,902	77,055	195,579
# of persons per HH	3.4	3.4	3.3
Average HH income	\$65,280	\$69,868	\$75,409
Average house value	\$371,946	\$459,783	\$499,411

RACE	1 MILE	3 MILES	5 MILES
% White	42.4%	44.0%	46.9%
% Black	1.8%	1.7%	1.8%
% Asian	31.8%	33.9%	31.3%
% Hawaiian	0.3%	0.7%	0.6%
% American Indian	0.2%	0.5%	0.4%
% Other	20.7%	16.7%	16.4%

TRAFFIC COUNTS

Beach Blvd	77,500/day
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* Demographic data derived from 2020 ACS - US Census

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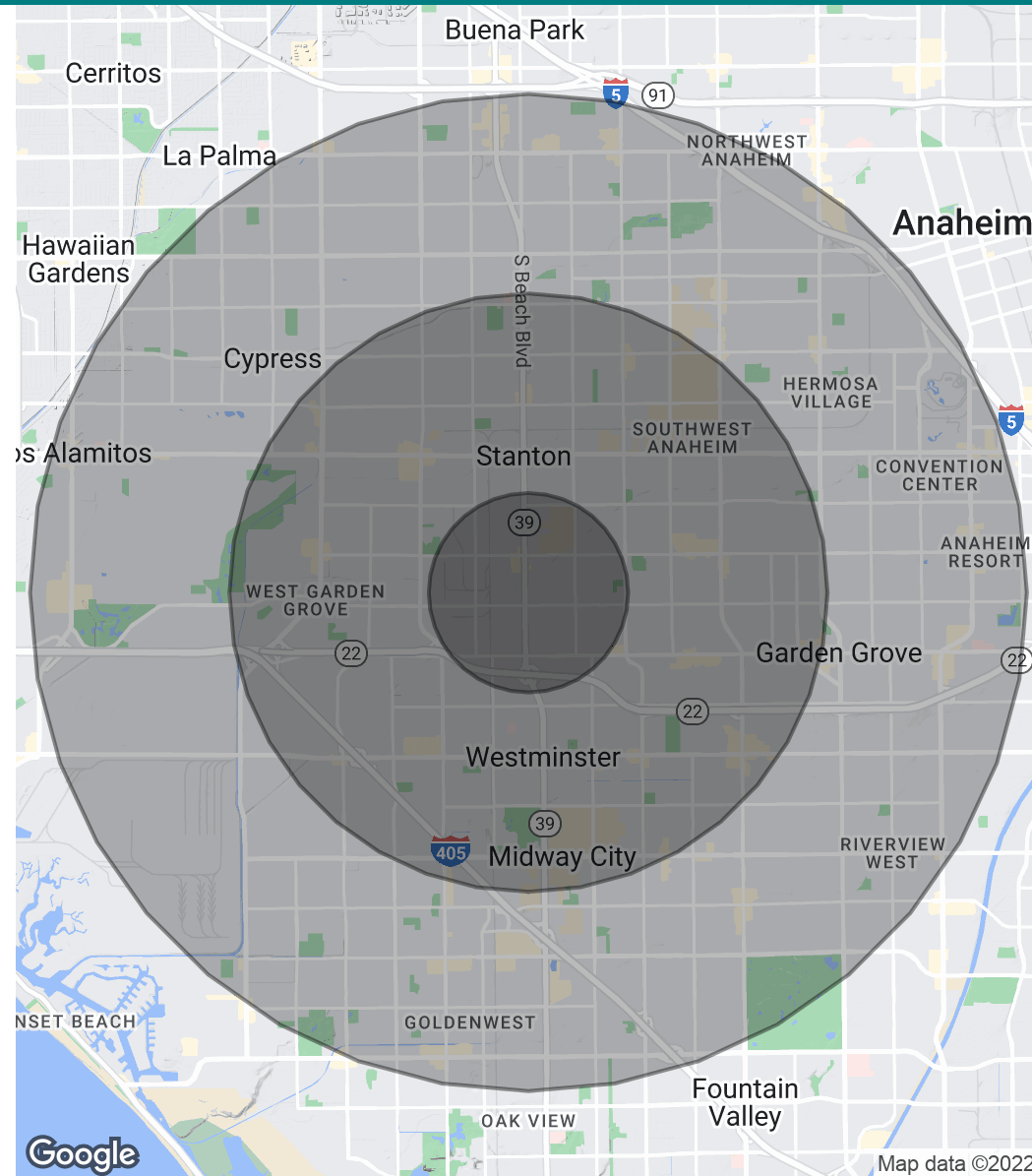
AARON@CBM1.COM

DANIEL BARRIGA

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PROPERTY DETAILS

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Lease Rate

\$1.25 SF/MONTH

LOCATION INFORMATION

Building Name	Beach Professional Plaza
Street Address	12362 Beach Blvd
City, State, Zip	Stanton, CA 90680-3935
County	Orange
Sub-market	Los Alamitos/Stanton
Side of the Street	East
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	48,732 SF
Building Class	A
Tenancy	Multiple
Number of Floors	2
Year Built	1981
Construction Status	Existing
Condition	Excellent

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C2
Lot Size	1.8 Acres
APN #	937-670-57
Traffic Count	77500
Traffic Count Street	Beach Blvd

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	4.0
Number of Parking Spaces	120

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	N/A
Central HVAC	Yes
Restrooms	Common - 1st and 2nd Floors
Landscaping	Professionally Services

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MEET THE TEAM

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AARON GUIDO

Senior Vice President

D: 714.769.6117 | **C:** 714.335.9887

Aaron@cbm1.com

CaLDRE #01924252



DANIEL BARRIGA

Senior Associate

D: 949.608.4886 | **C:** 714.394.5052

daniel@cbm1.com

CaLDRE #02031360

AARON GUIDO

CaLDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CaLDRE #02031360

949.608.4886

DANIEL@CBM1.COM