

FOR SALE

6262 BEACH BLVD

BUENA PARK, CA 90621

Prime Commercial Showroom / Retail Property

 **HIGH-TRAFFIC
BEACH BLVD**
Over 57,000 Vehicles
Per Day at Nearby
Intersections*



PREMIER LOCATION

High-visibility on
Beach Blvd in the heart
of Buena Park



STRONG TRAFFIC COUNTS

Up to 57,724 vehicles/day
at nearby intersections



STRONG DEMOGRAPHICS

42,804 employees
within 2 miles



AFFLUENT CONSUMERS

\$38,811 avg. household
spending within 2 miles

INVESTMENT HIGHLIGHTS

- ✓ 100% Leased to Two (2) Tenants on 2-Year Base Leases with Two (2), 2-Year Options
- ✓ Income-Producing Asset with Stable Cash Flow from Day One
- ✓ Fully Renovated Building – Over \$200,000+ in Capital Improvements
- ✓ High-Traffic Beach Blvd Exposure with Excellent Visibility
- ✓ Office Property Directly Across the Street
- ✓ 7 On-Site Parking Spaces (up to 10 spaces, buyer to verify) with Immediate Access to the 5 Freeway
- ✓ Flexible Future Use – Ideal for Retail, Showroom, Office, Medical, or Restaurant (Buyer to Verify)

PROPERTY SUMMARY

Address:	6262 Beach Blvd, Buena Park, CA 90621
APN:	277-031-02
Building Size:	±1,949 SF (Per Plans)
Land Size:	±7,400 SF (Per Plans)
Zoning / Use:	Commercial
Year Built:	Existing (Renovated)
Parking:	7 spaces (up to 10 spaces, buyer to verify)
Current Occupancy:	100% Leased
Property Type:	Commercial Building, Mail Order Show Room (Non-Auto)
Parcel Number:	277-031-02



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California Bridge Realty

DRE #02177987

INCOME NOW. FLEXIBILITY LATER.

A Fully Renovated Asset with Exceptional Future Upside.

PROPERTY AT A GLANCE

 Building Size	±1,949 SF (Per Plans)
 Land Size	±7,400 SF (Per Plans)
 Parking	7 Spaces (Incl. 1 ADA)
 Year Built	Existing (Renovated)
 Zoning	Commercial
 Occupancy	100% Leased

100% LEASED – 2 TENANTS

2-Year Base Lease + 2-Year Options

Tenant	Use	Size (Approx.)	Lease Term	Options
Tenant 1	Showroom	±1,000 SF	2 Years	Two (2) 2-Year Options
Tenant 2	Retail	±1,000 SF	2 Years	Two (2) 2-Year Options
TOTAL / AVERAGE		±2,000 SF	—	—



IMMEDIATE CASH FLOW
FROM DAY ONE

TRAFFIC COUNTS (NEARBY INTERSECTIONS)

 Beach Blvd N of 39	57,724 VPD
 Beach Blvd S of 39	54,233 VPD
 Beach Blvd NW of Auto Center Dr	57,600 VPD
 Auto Center Dr & Beach Blvd NW	57,661 VPD

Source: CoStar 2024/2025

STRONG DEMOGRAPHICS (WITHIN 2 MILES)



42,804

Daytime Employees



\$38,811

Avg. Household
Spending



4,357

Businesses

CONSUMER SPENDING (WITHIN 2 MILES)

 Total Specified Consumer Spending	\$935.2M
 Food & Alcohol	\$252.1M
 Transportation & Maintenance	\$254.4M
 Entertainment, Hobbies & Pets	\$125.4M
 Health Care	\$41.0M
 Household	\$148.0M
 Education & Daycare	\$64.1M

Source: CoStar 2025

PRIME LOCATION ON BEACH BLVD



High-Visibility • Easy Access to 5 Freeway & Auto Center Dr

MAJOR CAPITAL IMPROVEMENTS – OVER \$200,000 INVESTED

- ✓ New exterior façade renovation and repainting
- ✓ Architectural design and permit plans completed
- ✓ New trash enclosure with block wall, roofing, and metal gates
- ✓ Decorative exterior tile installation
- ✓ Parking lot slurry seal coating and restriping
- ✓ New roof replacement (late 2023)

- ✓ Electrical system completely upgraded and separated – new main service, sub-panels, and wiring
- ✓ Southern California Edison upgrades
- ✓ New concrete work and site improvements
- ✓ Stucco and drywall repairs
- ✓ New storefront glass installation



Restaurant / Café



Retail / Showroom



Office / Professional



Medical / Wellness



Service / Specialty Retail

(Buyer to Verify)



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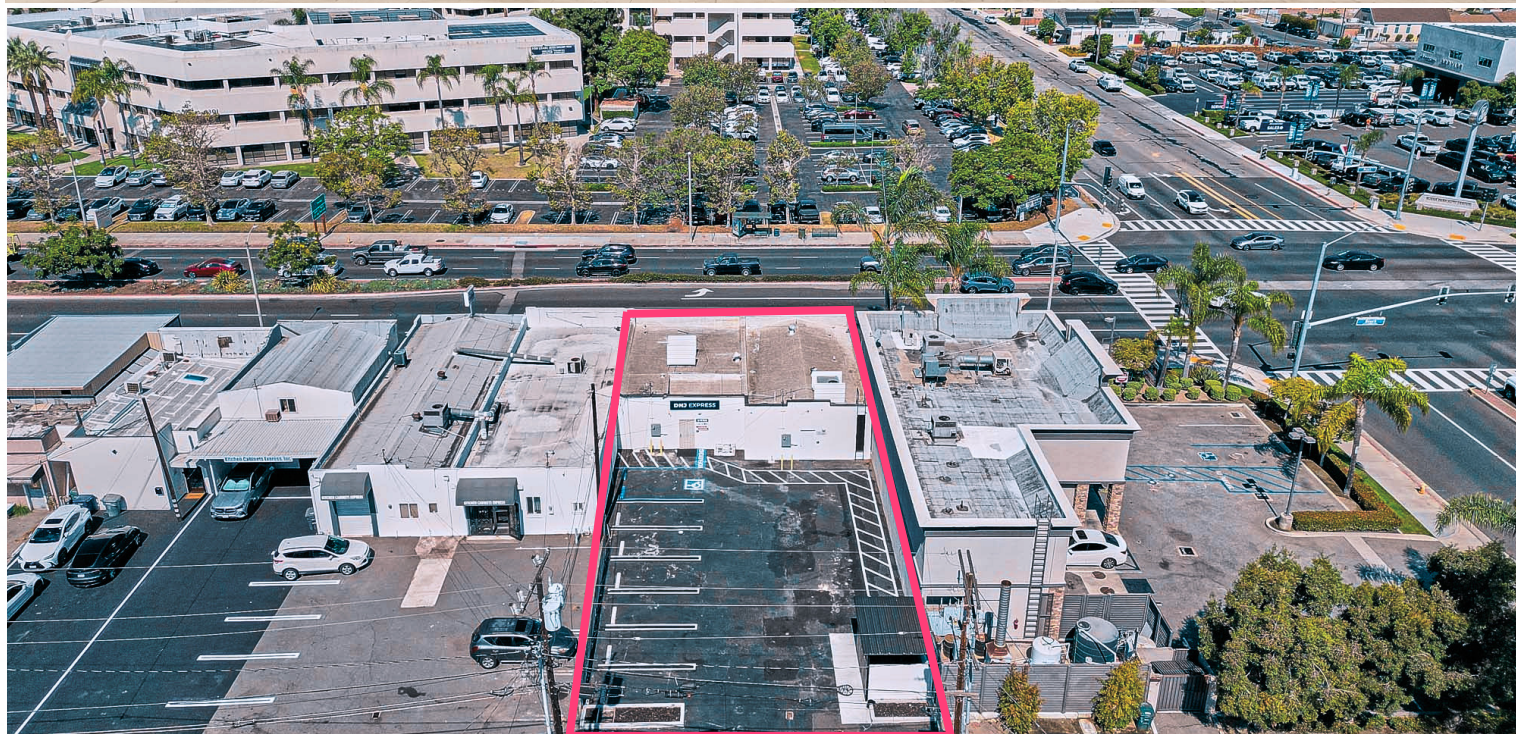
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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee the accuracy of the information. Buyer to verify all information.

6262 BEACH BLVD, BUENA PARK, CA 90621



CONTACT INFORMATION



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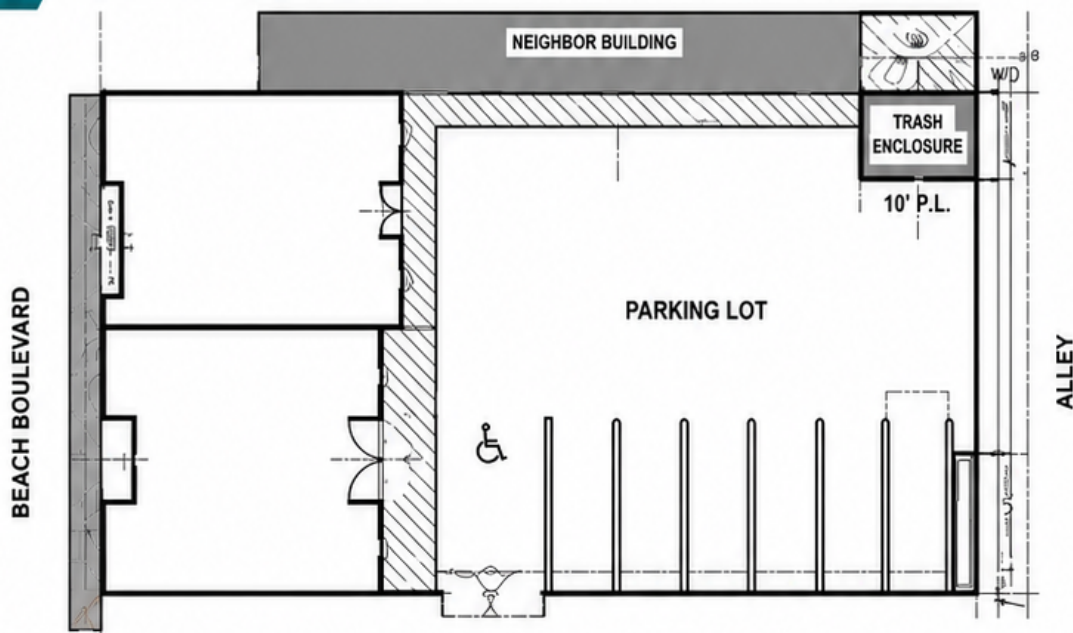
SITE PLAN & LOCATION

6262 BEACH BLVD, BUENA PARK, CA 90621

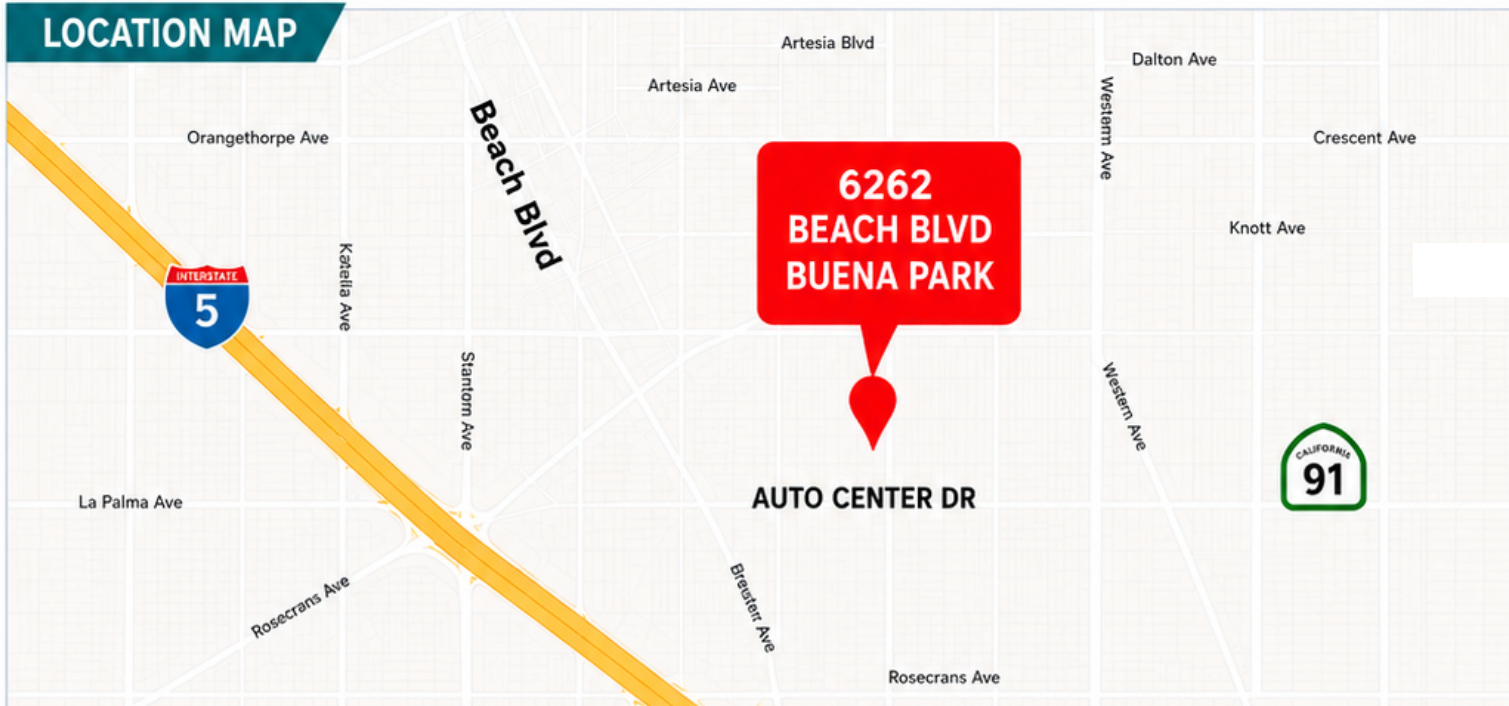


SITE PLAN

(PER ARCHITECTURAL PLANS)



LOCATION MAP



IDEAL USES (BUYER TO VERIFY)



Retail / Showroom



Restaurant / Café



Office / Professional



Medical / Wellness



Service / Specialty Retail

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