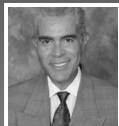




# 7891

WHITAKER STREET  
BUENA PARK, CA 90621

HOUSING/COMMERCIAL/AUTO  
CONVERSION



**Luis Vazquez**  
SENIOR VICE PRESIDENT  
310.704.9109  
luis.vazquez@sperrycga.com  
CalDRE #00841513



# Table of Contents



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sperry Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sperry Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sperry Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sperry Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sperry Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sperry Commercial in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
ZONING AND CONVERSION - BUENA PARK	13
DEMOGRAPHICS	19

SECTION

# PROPERTY INFORMATION

SPERRY  
SPERRY COMMERCIAL



# Property Description



## PROPERTY DESCRIPTION

The Property:

Built in approximately 1952, the Property comprises 47 single-story rooms, totaling a 3 BR/2BA single-family home with a Garage, a manager's Unit - 2BR/1BA with a Kitchen, and approximately 27,869 square feet on an approximately 1.06-acre corner lot.

The Property consists of 7 separate buildings with 47 large rooms as follows:

- 16 rooms with a Kitchen
- 5 rooms have two rooms
- 31 rooms are large, typical rooms for a hotel/motel.
- Managers Unit - 2 Bedroom, with Kitchen

Potential Tax Credits - The Property has been owned for more than 10 Years by the Current Owner

## LOCATION DESCRIPTION

Located just to the North of the Golden State Freeway (5), the property is between Stanton Blvd to the East and Beach Blvd to the West, with immediate freeway access on Beach Blvd.

The property has a corner lot location on both Whitaker Street and Auto Center Drive, which is home to Buena Park Automobile Dealerships. Whitaker Street ends on a cul-de-sac that fronts Auto Center Drive. Whitaker Street and the surrounding area north of the property are a clean residential area, primarily single-family homes and a few multi-family apartments.

Immediately across the street from the property, at Auto Center, are Buena Park Nissan, Toyota, and Honda (just to the west on Beach Blvd).

FOR SALE |

4

SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

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.



# Property Summary



## PROPERTY DESCRIPTION

### The Property:

Built in approximately 1952, the Property comprises 47 single-story rooms, totaling a 3 BR/2BA single-family home with a Garage, a manager's Unit - 2BR/1BA with a Kitchen, and approximately 27,869 square feet on an approximately 1.06-acre corner lot.

The Property consists of 7 separate buildings with 47 large rooms as follows:

- 16 rooms with a Kitchen
- 5 rooms have two rooms
- 31 rooms are large, typical rooms for a hotel/motel.
- Managers Unit - 2 Bedroom, with Kitchen

Potential Tax Credits - The Property has been owned for more than 10 Years by the Current Owner

## PROPERTY HIGHLIGHTS

- 10 Year Ownership - Potential Tax Credits
- Single Story Construction - 7 Separate Buildings
- Corner Lot Location - Directly across the Street from Nissan, Toyota, and 1 Block away from Honda dealerships on Auto Center Drive
- Large 1.06 Acre Lot

## OFFERING SUMMARY

Sale Price:	\$6,100,000
Number of Rooms:	48
Lot Size:	1.06 Acres
Building Size:	27,869 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	595	2,770	9,179
Total Population	2,181	9,562	30,947
Average HH Income	\$105,889	\$97,437	\$102,381

SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

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.

# Sample Photos



FOR SALE |

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.

## Additional Photos - Auto Center Drive - Dealerships



Nissan Dealership - Auto Center Drive - View from the Property



Toyota Dealership -Auto Center Drive - View from the Property

SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

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.

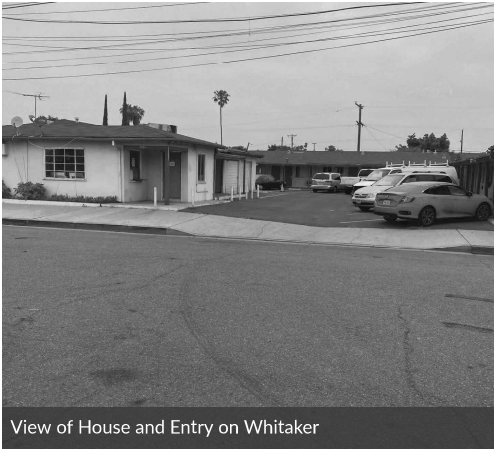
# Additional Photos - Exterior



Entry to Rooms



3 Bedroom House.



View of House and Entry on Whitaker



Entry to Rooms



Entry to Rooms



Add text here...

FOR SALE |

8

SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

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.

## Additional Photos - Sample Kitchen



SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

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.

SECTION

# LOCATION INFORMATION



SPERRY  
SPERRY COMMERCIAL

# Aerial Map



FOR SALE |

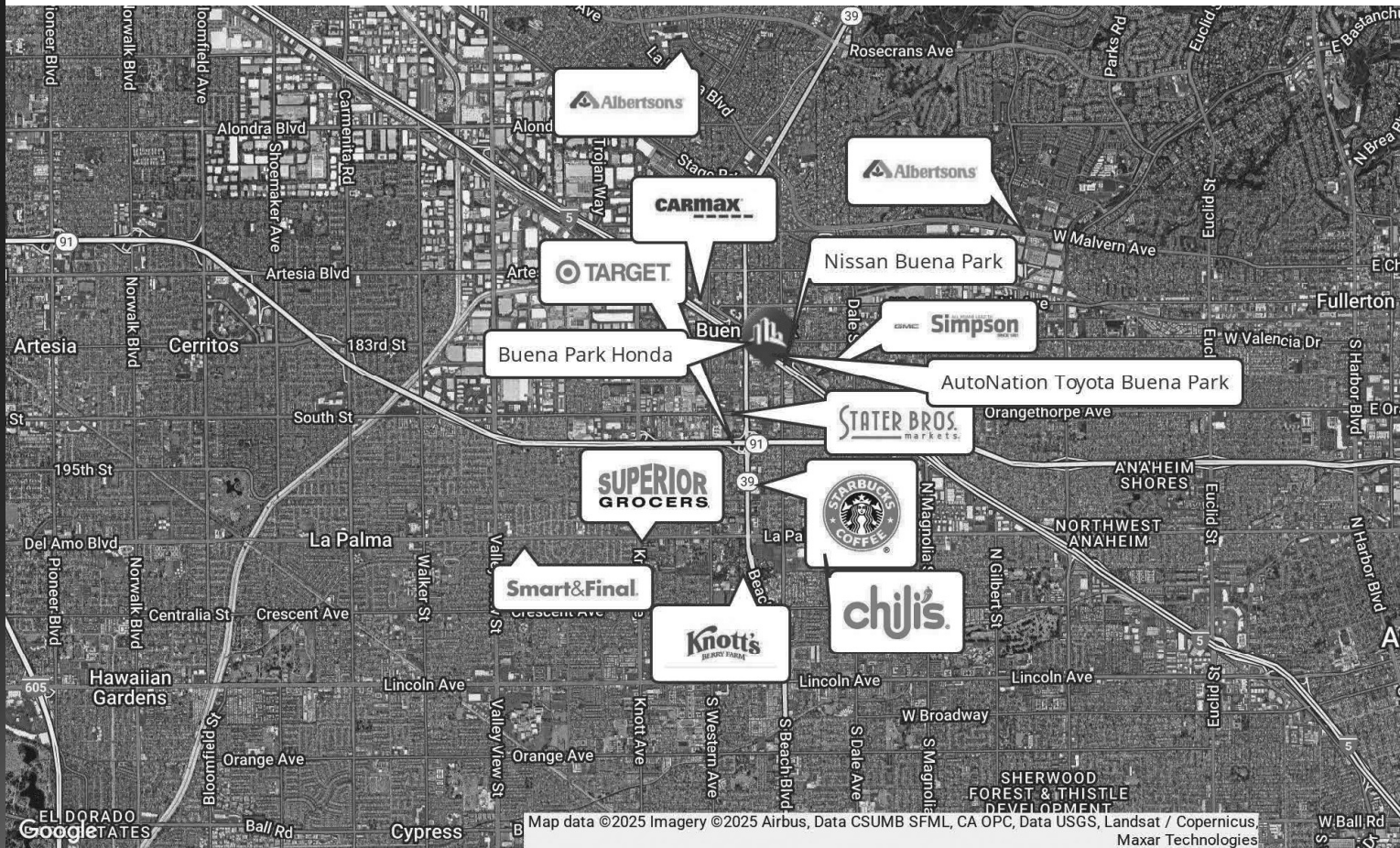
11

SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612 SPERRYCGA.COM

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.



# Retailer Map



Map data ©2025 Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

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.



SECTION

# ZONING AND CONVERSION - BUENA PARK



SPERRY  
SPERRY COMMERCIAL

# Current Zoning and Potential Development Per City of Buena Park

## **Current Zoning:**

The property at 7891 Whitaker is zoned Auto Center Specific Plan (ACSP), with a Housing Incentive Overlay Zone.

## **Potential Development:**

This means that the property may be used for auto-related or commercial uses that are specified in the ACSP, or the property could be redeveloped with mixed-use multi-family housing subject to compliance with the Housing Incentive Overlay Zone standards.

## **Lot Size:**

According to City records, the lot is 46,242.68 square feet (1.06 acres).

# City of Buena Park, CA

Matt Foulkes commented on Inquiry Research:

"

**Message:** Good morning Luis - Thanks for your inquiry. The property at 7891 Whitaker is zoned Auto Center Specific Plan (ACSP), with a Housing Incentive Overlay Zone. This means that the property may be used for auto-related or commercial uses that are specified in the ACSP, or the property could be redeveloped with mixed-use multi-family housing subject to compliance with the Housing Incentive Overlay Zone standards.

According to City records, the lot is 46,242.68 square feet (1.06 acres).

"

**Where:** 7891 WHITAKER ST

**Type:** On-line Planning & Zoning Questions

**Number:** PZ-25-588

# HOUSING INCENTIVE OVERLAY (HIO) OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

## HOUSING INCENTIVE OVERLAY

## ILLUSTRATION

### Mixed-Use Overlay – 100 (MUO100)

**Intent:** A walkable neighborhood environment with a large footprint, very high-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail, food, and services.

**Density:** Minimum 16 - up to 100 dwelling units per net acre (du/ac)

**Intensity:** 1.75 floor area ratio (FAR)

**Height:** Up to 9 stories or 95 feet in height



### Housing Opportunity Overlay (HOO)

**Intent:** Facilitates higher-intensity affordable multi-family housing and aims to address the need for increased affordable housing options on sites already zoned for multi-family uses.

**Density:** Minimum 16 - up to 50 dwelling units per net acre (du/ac)

**Height:** Up to 5 stories or 55 feet in height



### Religious Congregational and Fraternal Sites Overlay (RCFO)

**Intent:** Provides low-to-moderate intensity housing choices on sites owned by faith-based institutions.

**Density:** Minimum 16 - up to 40 dwelling units per net acre (du/ac)

**Height:** Up to 5 stories or 55 feet in height



### Hotel/Motel Conversion Overlay (HMCO)

**Intent:** Facilitate the conversion of existing transient residential structures, such as hotels and motels, into permanent multi-family housing for lower-income households by establishing a regulatory framework for review of the location, configuration, design, and compatibility of the proposed use with surrounding uses and to ensure the suitability of the site for the proposed converted use as well as a high level of livability for residents.



*\*The images provided in this Section are for illustrative purposes only.*

## 2.2 Housing Incentive Overlays Map

The Overlays established by this Section are mapped on **Figure 2.2-A (Housing Incentives Overlay Map)** and **Figure 2.2-B (Zoning Map)**. If the Overlay no longer applies to a site, **Figure 2.2-A** and **Figure 2.2-B** shall be updated to reflect such changes.

## SUB-DISTRICT A2

### NORTH SIDE OF AUTO CENTER DRIVE AND

### SOUTHEAST CORNER OF STANTON AVENUE AND AUTO CENTER DRIVE

#### **PERMITTED USES:**

##### Public Services:

- Flood Control Channel and facilities, utility corridor.

##### Vehicle Sales:

- New sales/lease of autos, or trucks not exceeding three tons gross vehicle weight unladen

• (3)

#### **USES REQUIRING A CONDITIONAL USE PERMIT:**

##### Public Service Uses:

- Cellular telephone facilities (not as primary use).

##### Commercial Uses:

- Full-service hotel, motel.
- Restaurant (may include drive-in, drive-through or walk-up service (19.552.070), entertainment (5.24), and on-sale liquor (19.552.030).
- Parking lot. <sup>(1)</sup>
- Parking structure. <sup>(1)</sup>

##### Vehicle Sales:

- New sales/lease of motorcycles and trailers up to two-ton carrying capacity.

##### Vehicle Related Sales, Service, and Repair:

- Retail sales of auto parts or accessories.
- Auto window tinting.
- Machining or repair of auto parts or accessories, not including tires.
- Tires, retail sales and/or installation for vehicles.
- Repair and/or service of vehicles not exceeding three tons gross vehicle weight unladen.
- Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.
- Mechanical car wash.
- Automobile service station (with or without mini-mart), tune-up shop, quick lube shop.

##### Vehicle Rentals:

- Automobile rental agency.

#### **ASSOCIATED USES:**

Private Business Services:

- Child day care center.

Commercial Uses:

- ATM, loan processing.
- Business, administrative, professional offices.
- Sales of art or publications related to permitted use.
- Shoe shine kiosk.
- Travel and ticket agency (associated to hotel, motel use only).
- Key kiosk (may be located within a building).

Storage†:

- Below-grade fuel tanks less than 500 gallon capacity.

o

**ASSOCIATED USES REQUIRING A CONDITIONAL USE PERMIT:**

Public Services:

- Radio, television, microwave transmitters.
- Aviation navigational aids.

Private Business Services:

- Private recreation facility

Vehicle Sales and Rentals:

- Used sales/lease of autos, motorcycles, or trucks not exceeding a three-ton gross vehicle weight unladen, and trailer up to two-ton carrying capacity.

Storage†:

- Above grade fuel storage tanks not located within a building. Must comply with setbacks and be screened from view. First installation on-site may be granted under the Interdepartmental Review procedure.

SPERRY  
SPERRY COMMERCIAL

SECTION

# DEMOGRAPHICS



# Area Analytics

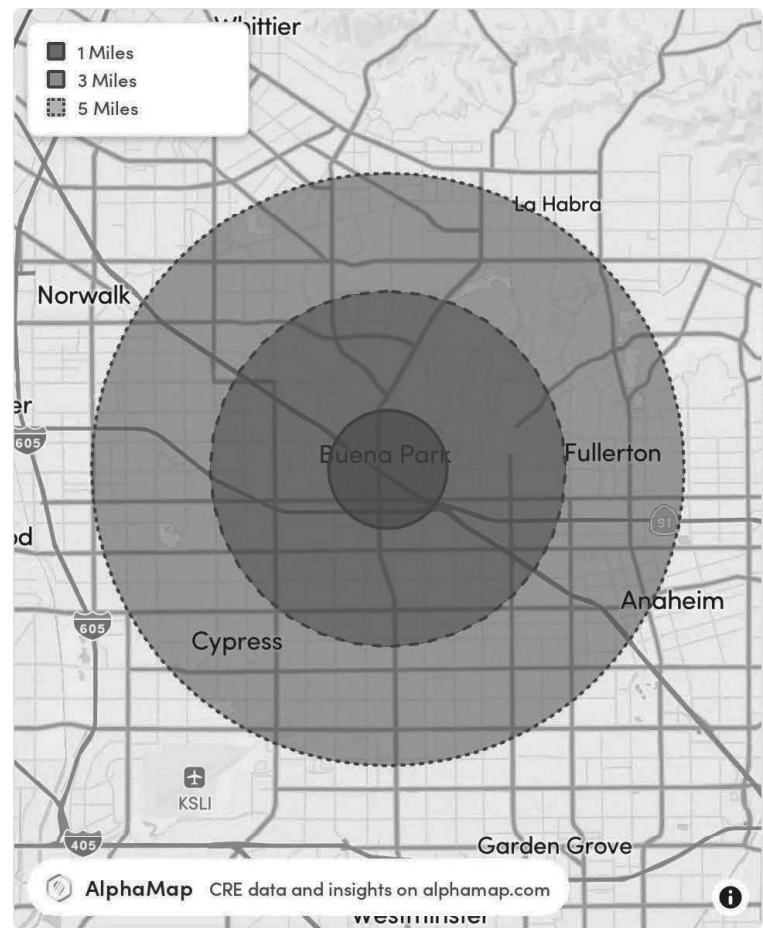


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,947	212,820	635,186
Average Age	37	40	40
Average Age (Male)	36	39	39
Average Age (Female)	38	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,179	65,880	196,199
Persons per HH	3.4	3.2	3.2
Average HH Income	\$102,381	\$127,341	\$123,816
Average House Value	\$785,928	\$809,695	\$814,896
Per Capita Income	\$30,112	\$39,794	\$38,692

Map and demographics data derived from AlphaMap



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.