



STANTON, CA 90680

BEACH
PROFESSIONAL
PLAZA

12362 BEACH BOULEVARD
High Image Office Space Lease Offering



PROPERTY HIGHLIGHTS

- High Image Professional Office Space Available
- Located on an extremely busy thoroughfare with roughly +/-77,500 CPD
- Less than 5 minutes to the 22 Freeway (405, 605)
- New development being completed in the immediate area (housing units, retail)
- New retail/restaurants including In N Out Burger, Raising Cane's, Rodeo 39 and Starbucks in the immediate area
- Interior atrium
- Free surface parking
- Updated restrooms
- Monument signage available

Lease Rate Negotiable



Convenient Access ■ Numerous Amenities





12362 BEACH BOULEVARD

High Image Office Space Lease Offering





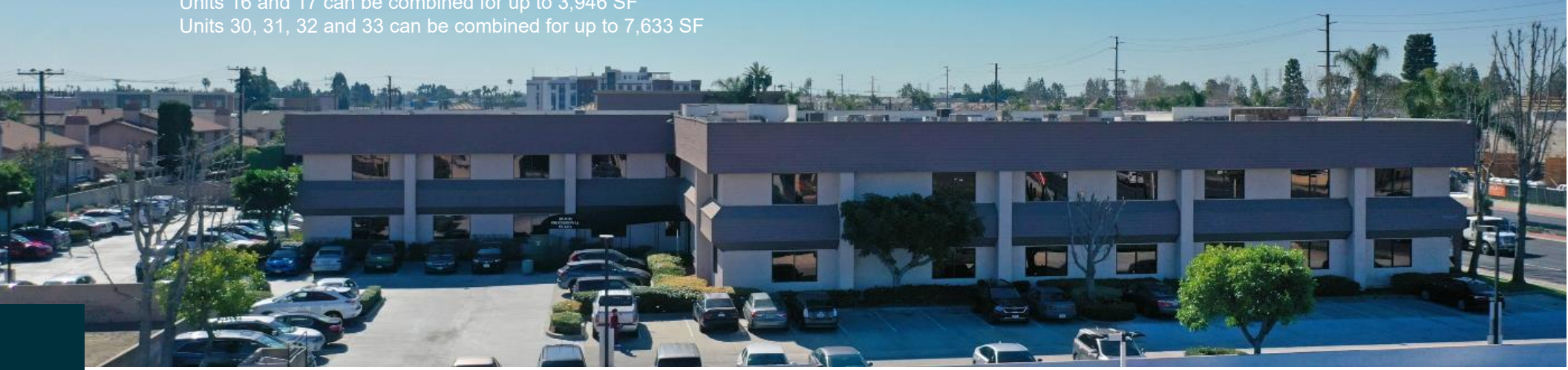
Located on an extremely busy thoroughfare with roughly +/-77,500 CPD



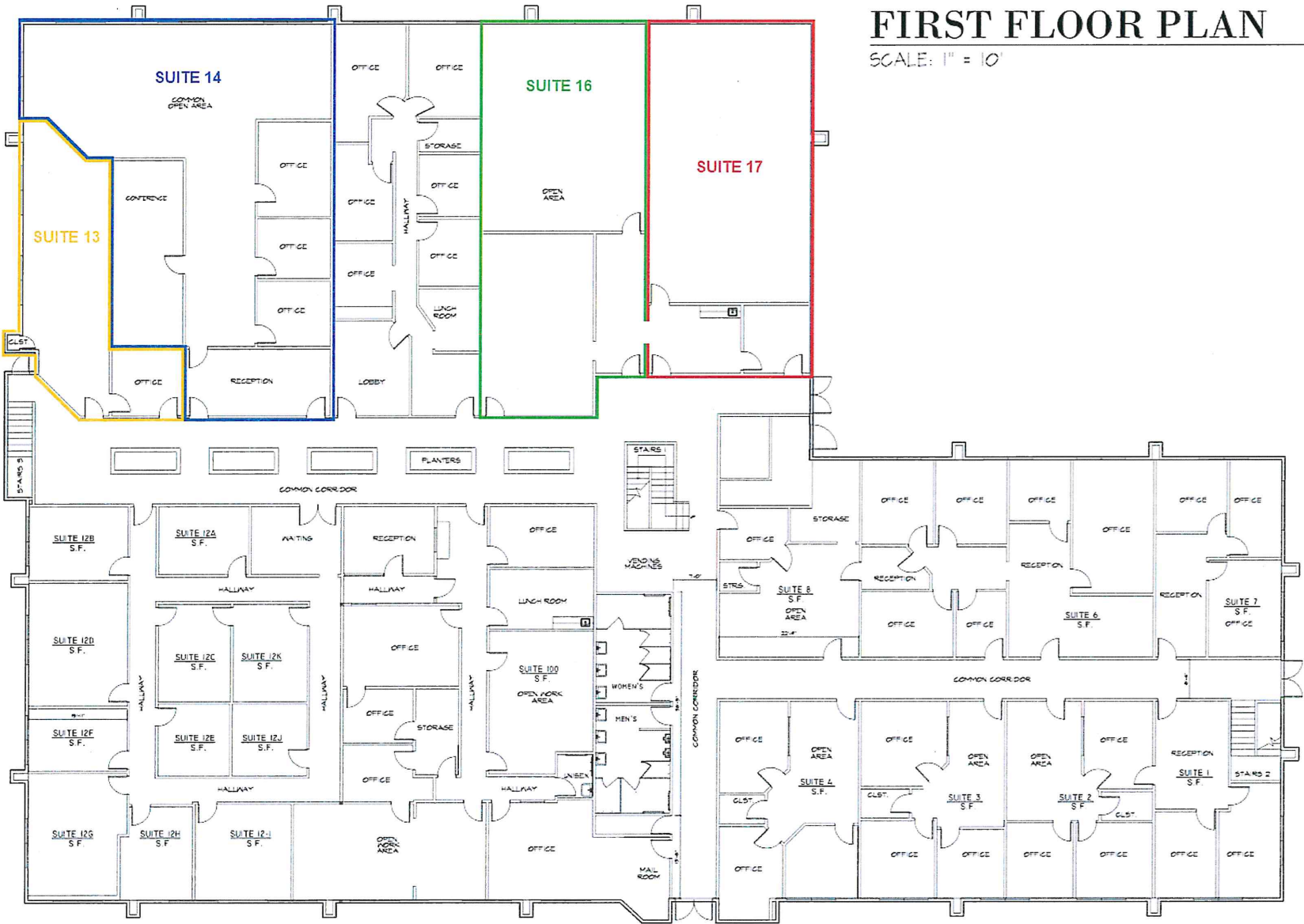
AVAILABILITY

SPACE	SF AVAILABLE	TERM	USE	AVAILABILITY
1st Floor, Ste 13	921	2-5 Years	Office	6/1/2023
1st Floor, Ste 14	2,997	2-5 Years	Office	6/1/2023
1st Floor, Ste 16	2,046	2-5 Years	Office	6/1/2023
1st Floor, Ste 17	1,900	2-5 Years	Office	6/1/2023
2nd Floor, Ste 29C LEASED	572	2-5 Years	Office	Now
2nd Floor, Ste 27	2,184	2-5 Years	Office	Now
2nd Floor, Ste 30-31	3,870	2-5 Years	Office	Now
2nd Floor, Ste 32	1,727	2-5 Years	Office	Now
2nd Floor, Ste 33	2,036	2-5 Years	Office	Now
2nd Floor, Ste 34	1,084	2-5 Years	Office	Now

Units 13 and 14 can be combined for up to 3,918 SF
Units 16 and 17 can be combined for up to 3,946 SF
Units 30, 31, 32 and 33 can be combined for up to 7,633 SF



FLOORPLANS



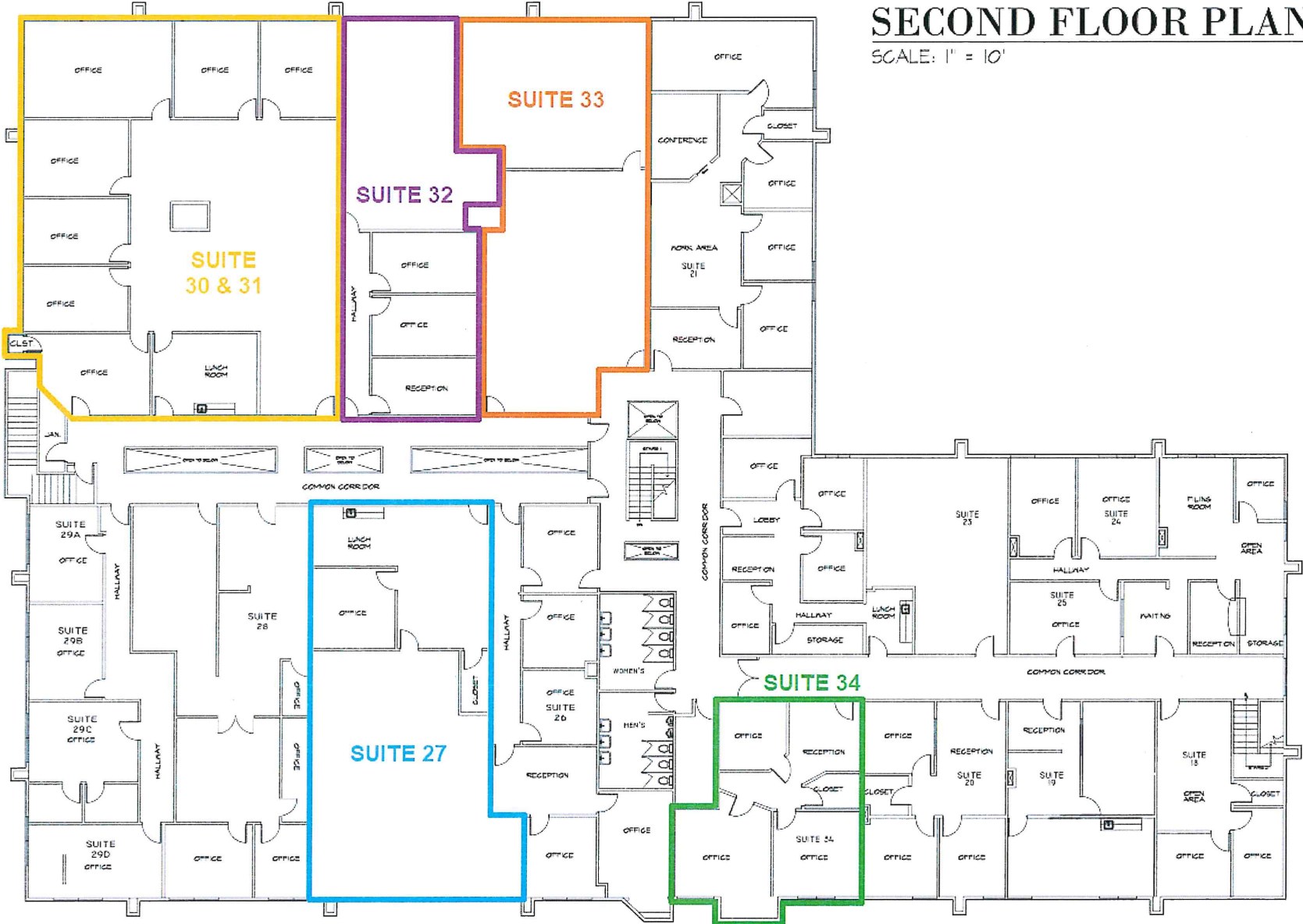
FIRST FLOOR PLAN

SCALE: 1" = 10'

FLOORPLANS

SECOND FLOOR PLAN

SCALE: 1" = 10'





STANTON, CA

Stanton is a city located in western Orange County, California, United States. As of the 2020 census, its population was approximately 39,000. Stanton is bordered by the cities of Cypress to the west, Anaheim to the north, and Garden Grove to the east and south



148,338
POPULATION



\$446,300
MEDIAN HOME VALUE



\$67,549
AVG HH INCOME

Stanton has a diverse population and is known for its family-friendly neighborhoods and affordable housing. The city is home to several parks and community centers, including the Harry M. Dotson Park and the Stanton Central Park, which features a community center, sports fields, and a skate park. Stanton is also home to the Adventure City amusement park, which offers rides and attractions for young children.



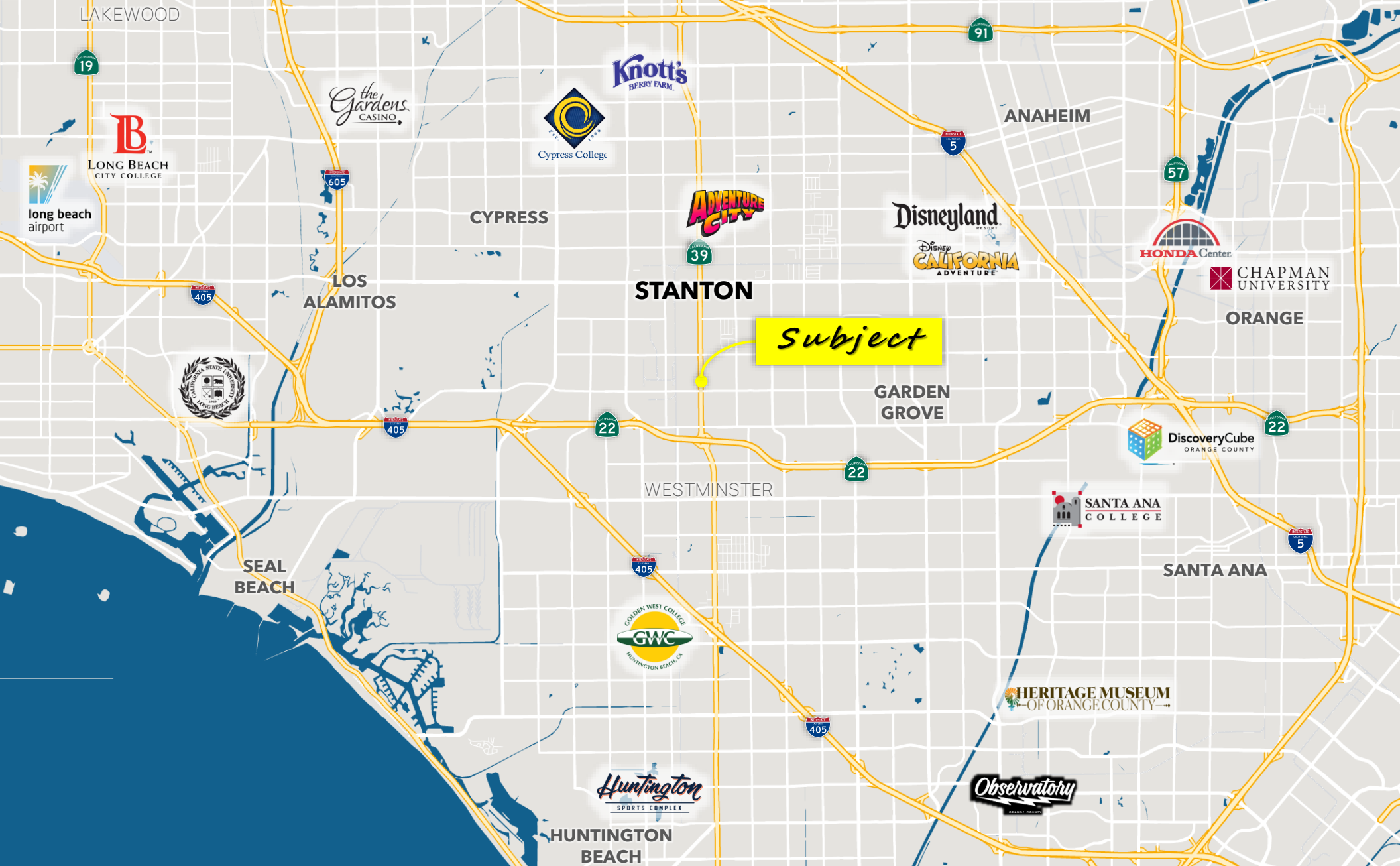
LOCATION

Stanton is served by the Garden Grove Unified School District and is home to several public schools, including a high school, a middle school, and several elementary schools. The city is also home to a branch of the Orange County Public Library and is served by several public transportation options, including the Orange County Transportation Authority (OCTA) bus system.

AREA ACCESSIBILITY

Stanton's location near major transportation corridors, such as the 22, 5, and 405 freeways, provides convenient access to surrounding cities and the larger Southern California region. This accessibility has made Stanton an attractive location for businesses looking to establish a presence in Orange County.





REGIONAL LANDMARKS

ECONOMIC SYNERGY

CLOUDHOUSE DEVELOPMENT

- 48 Studios
- 187 One Bed
- 86 Two Bed
- Rooftop Pool
- Sky Lounge
- Fitness Club

Subject



Local Economy

Stanton's economy is primarily driven by small businesses, with a mix of retail, service, and manufacturing businesses. The city has several industrial areas that provide employment opportunities, particularly in the manufacturing and distribution sectors.

Some of the major employers in Stanton include Convergys Corporation, which provides customer service and technical support to clients in various industries, and the Robinson Pharma, Inc., a manufacturer of dietary supplements and over-the-counter medications.

CLOUDHOUSE DEVELOPMENT

ACROSS THE STREET FROM SUBJECT

This 5-story wrap development will include studios, one and two bedroom units. The beacon of this development is the rooftop skydeck, which is one of the largest in Orange County. Included on the sixth level of the parking structure, the expansive roof deck will be equipped with a lounge, pool, spa and fitness studio. The project will also include ground floor leasing, co-working spaces, and multiple courtyards throughout.



321 UNITS WITH UNIT TYPES INCLUDING:

48 Studios

187 One-bedroom units

86 Two-bedroom units



BEACH PROFESSIONAL PLAZA

12362 BEACH BOULEVARD ■ STANTON, CA 90680 ■ LEASE OFFERING

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