

FOR SALE

**RetailNet**  
REAL ESTATE

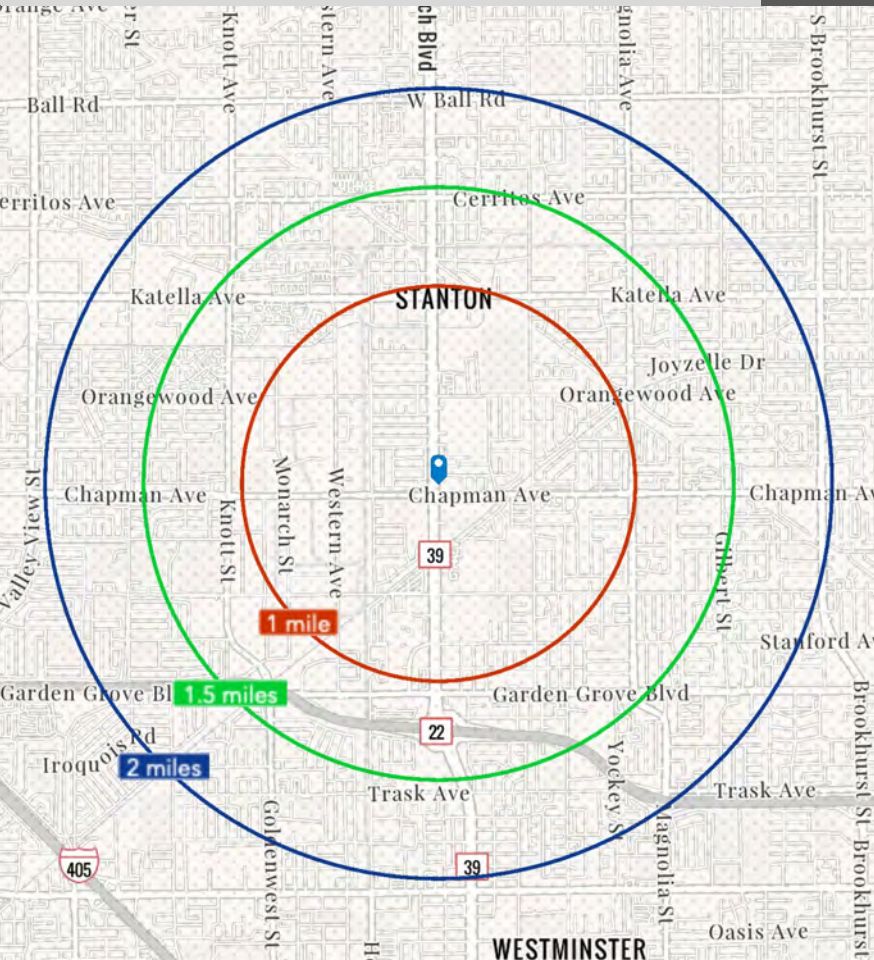
STANTON, CA

Former *Walgreens* #6446

±1.23 AC | ±14.4 SF | CG | \$3.65MM

11900 BEACH BLVD





## Property Overview

- **Offering Price.** \$3,650,000
- **Delivery.** 'As-Is', Vacant (FF&E not included)
- **Property.** ±1.23 AC
- **Building.** ±14,440 + DT
- **Year Built.** 2001
- **Signage.** Dedicated pylon + building
- **APN.** 131-241-56
- **Parking.** 50 spaces
- **Access.** RI/RO on Chapman Ave; RI/RO on Beach Blvd
- **Intersection.** Chapman Ave and Beach Blvd (±92K VPD)
- **Zoning.** Commercial General (CG) general mixed-use overlay – Development Standards & Allowable Uses
- **Deed Restriction.** Pharmacy

## Location Overview

- **Convenient Location.** Located in NW Orange County, ±1 mile north of the Garden Grove Freeway
- **Dense Population.** 120K w/in 2 mi.
- **High Traffic Counts.** > ±92K VPD at intersection
- **Nearby Retailers Include.** Home Depot, Pizza Hut, US Bank, Carl's Jr, O'Reilly Auto Parts, Starbucks, Domino's Pizza, and many other local retailers.

'25 Estimates	1 Mile	1.5 Mile	2 Miles
<b>Population</b>	<b>26,542</b>	<b>57,562</b>	<b>120,894</b>
<b>Households</b>	<b>7,632</b>	<b>16,543</b>	<b>34,879</b>
<b>Avg. HH Inc.</b>	<b>\$98,686</b>	<b>\$108,725</b>	<b>\$108,073</b>
<b>Chapman Ave – Daily Traffic Count Estimate</b>	<b>~21,000 VPD</b>		
<b>Beach Blvd – Daily Traffic Estimate</b>	<b>~71,500 VPD</b>		



Chapman Ave – 21,000 VPD



Beach Blvd – 71,500 VPD





Beach Blvd - 71,500 VPD

Chapman Ave - 21,000 VPD

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Beach Blvd - 71,500 VPD

Chapman Ave - 21,000 VPD



Beach Blvd - 71,500 VPD

Chapman Ave - 21,000 VPD



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SANT POLYCARP  
CATHOLIC CHURCH

usbank

Pizza Hut

THE HOME  
DEPOT

Carls Jr.

O'Reilly  
AUTO PARTS

Starbucks

Domino's

Green logo

Chapman Ave - 21,000 VPD

Beach Blvd - 71,500 VPD



usbank

THE HOME DEPOT

Carl's Jr.

O'Reilly AUTO PARTS  
Starbucks

Beach Blvd - 71,500 VPD

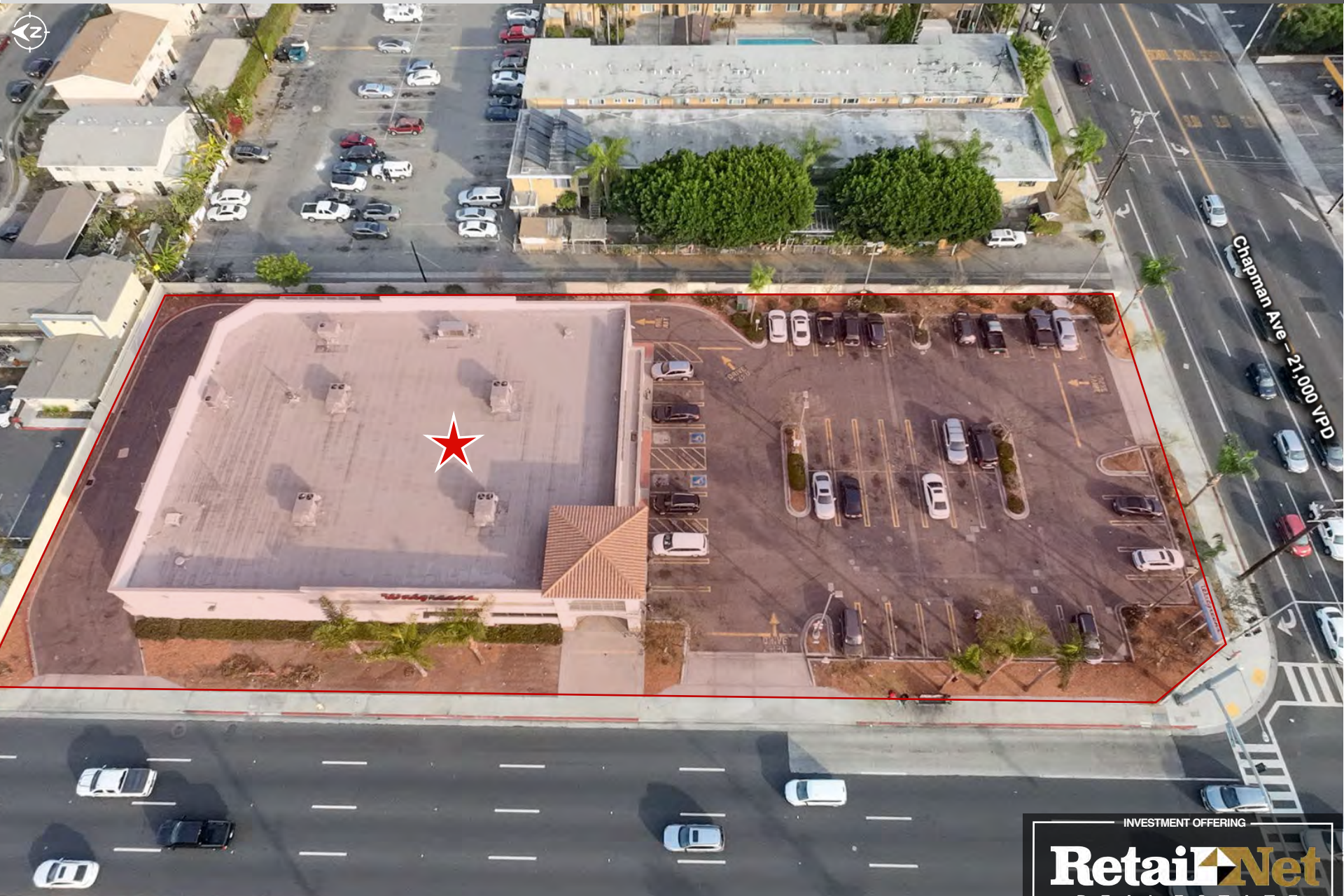
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Beach Blvd – 71,500 VPD

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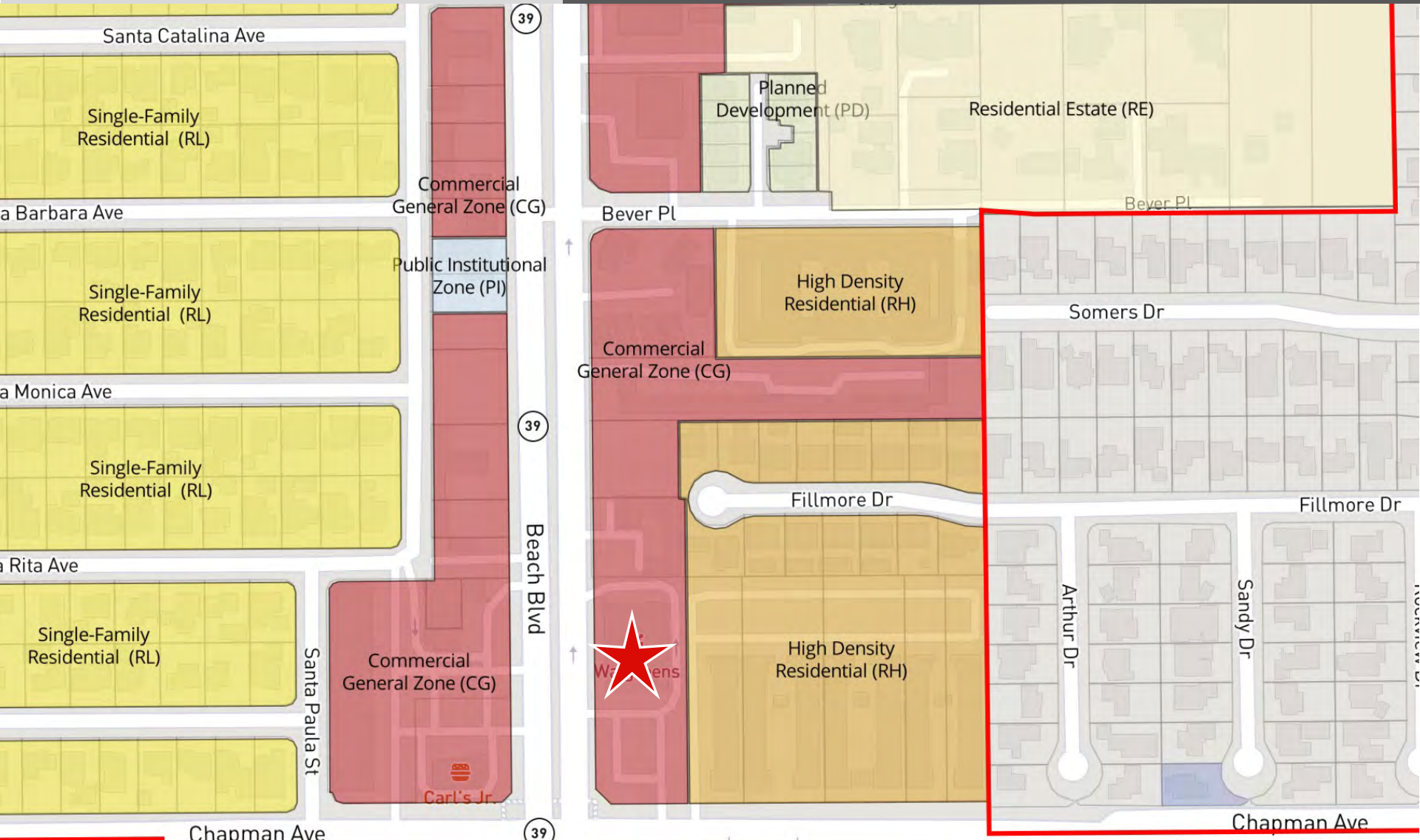
Chapman Ave - 21,000 VPD

Beach Blvd - 71,500 VPD

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High Density

# TERMS

OFFERING PRICE	\$3,650,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📧 [listings@retailnetrealestate.com](mailto:listings@retailnetrealestate.com)

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