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Subject Property

6242 Beach Blvd, Buena Park, CA 90621



BUENA PARK MULTI-TENANT



OFFERING
PRICE

\$2,105,101

CAP
RATE

5.25%

NOI

\$110,518



PRIME L.A. COUNTY LOCATION
2.7 MILES TO KNOTTS BERRY FARM
5.9 MILES TO DISNEYLAND
0.2 MILES TO I-5



STRONG METRICS
ON A SIGNALIZED INTERSECTION (+70K VPD)
0.2 MILES TO I-5 (229K VPD)
626K POPULATION WITHIN 5 MILES
\$113K AVG HHI WITHIN 1 MILE



100% OCCUPIED
LONG TERM OCCUPANCY BY
A CHINESE RESTAURANT AND
THREADING SALON

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