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Subject Property

6242 Beach Blvd, Buena Park, CA 90621

RARE LA COUNTY LISTING



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

POINTS OF CONTACT

Will Pural

Senior Vice President
wpural@northmarq.com
+1 858.768.1280

Matt Lipson

Senior Vice President
mlipson@northmarq.com
+1 503.307.0382

Enoch Escalera

Associate
eescalera@northmarq.com
+1 971.351.9232

Maggie Brady

Associate
mbrady@northmarq.com
+1 858.339.9109

Ronnie Givargis

Senior Vice President
CA Lic. #01363135