

PAD DEVELOPMENT FOR LEASE

ARTESIA PLAZA

6050 ARTESIA BLVD / BUENA PARK / CA 90621

NEW RETAIL DEVELOPMENT OPPORTUNITY ON 3 ACRES OF LAND



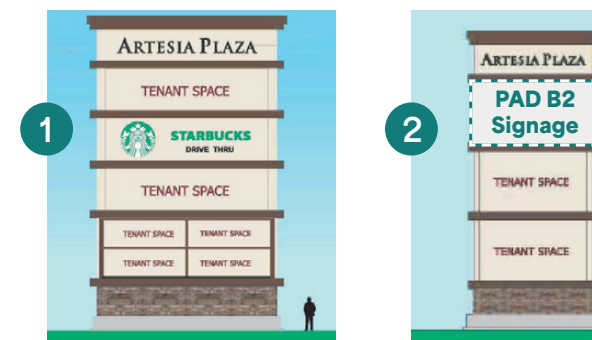


Retail, Restaurant & Pad Drive Thru Opportunities

3 Acres (130,680 SF of Land)
 APN: 066-030-21

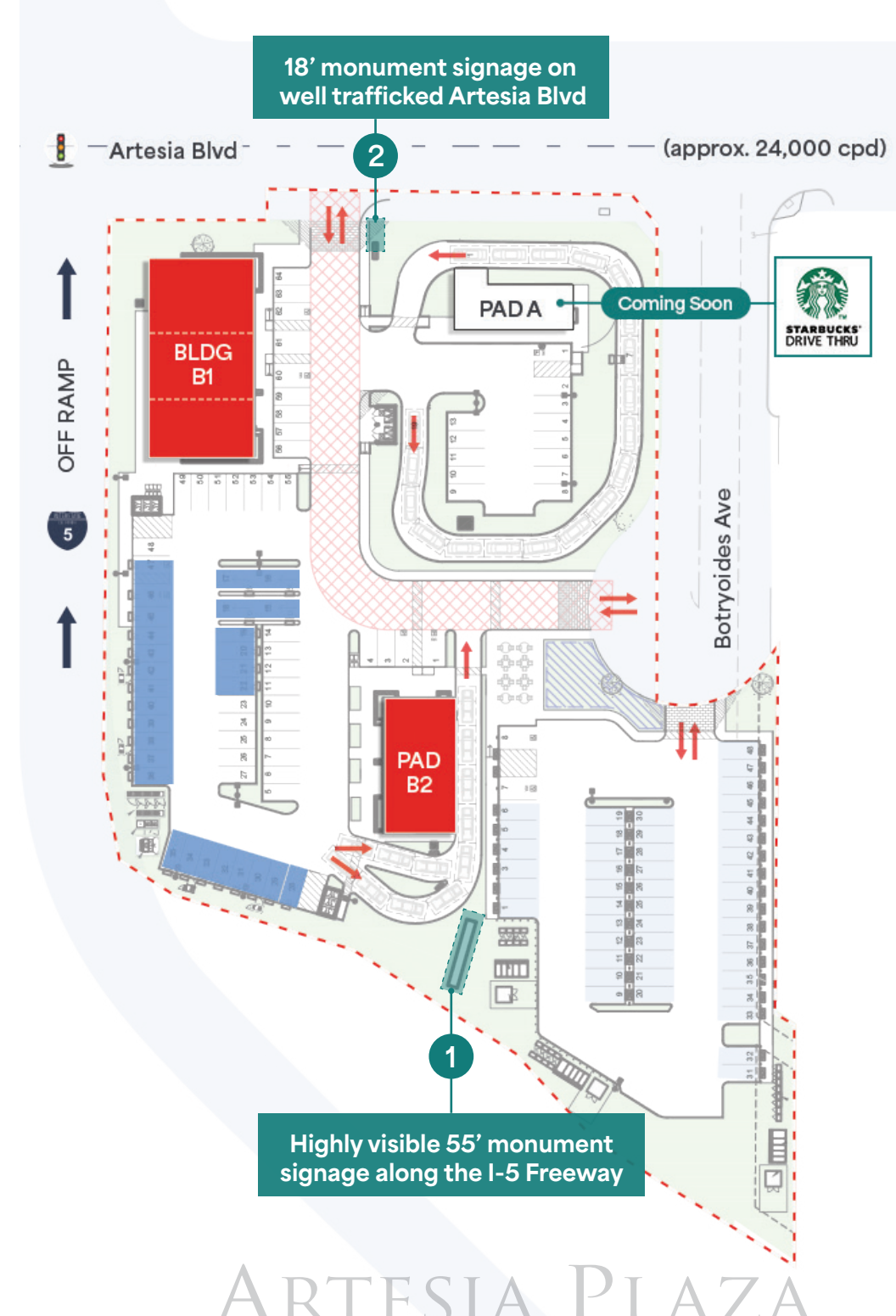
- BLDG B1 (DIVISIBLE)**
Retail/Restaurant / **up to 3,800 SF**
- PAD B2**
QSR + Drive-Thru / **2,448 SF**

Monument signage opportunities



Proposed Parking / **125 Stalls**

- TESLA SUPERCHARGER** Proposed / **24 chargers**
- electrify america** PHASE 1 Proposed / **24 chargers**



ARTESIA PLAZA



Trade Demographics

ESTIMATE 2024 (SOURCE: ESRI)

one mile
Population / **6,726**
Avg HH Income / **\$177,434**
Daytime Population / **19,355**
Median Age / **45.5**

three miles
Population / **187,645**
Avg HH Income / **\$136,002**
Daytime Population / **92,373**
Median Age / **40.8**

five miles
Population / **611,685**
Avg HH Income / **\$129,297**
Daytime Population / **232,793**
Median Age / **39.6**

Overview

- Join the newest EV charging hub with **50+** charging stalls and signed leases with Starbucks, Electrify America, and Tesla
- Unbeatable location with excellent visibility from I-5 freeway (**over 181k CPD**)
- Massive signage opportunities available on already approved monument sign along I-5 freeway (**55-foot**) and Artesia Boulevard (**18-foot; top panel reserved for pad B2 tenant**)
- High disposable incomes in surrounding area (**over \$129k within a 1-, 3- and 5-mile radius**)
- Convenient on-ramp & off-ramp accessibility
- Strong daytime population counts of over 92k within a 3-mile radius



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FOR MORE LEASING INFORMATION, CONTACT



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