

FORMER



#6627-Stanton

12540 Beach Blvd.

Stanton, CA 90680

108,340 GSF

Land Size: 12.12 Acres

Levels: 1

Owned/Leased: Leased

Property Info

- One of the busiest thoroughfares of commuter traffic with over 77,000 CPD
- Underserved trade area with high barriers to entry
- Monument signage on both Beach Blvd and Lampson Ave
- 1/2 mile North of the (22) Freeway
- Rare Central Orange County Big Box Availability



2017 (5) Mile Demographic Summary

TOTAL POPULATION	689,724
DAYTIME POPULATION	263,877
AVERAGE HH INCOME	\$85,705
AVERAGE AGE	36.6

TRAFFIC COUNTS

BEACH BLVD	77,500
LAMPSON AVE	14,000

LOCAL CONTACT

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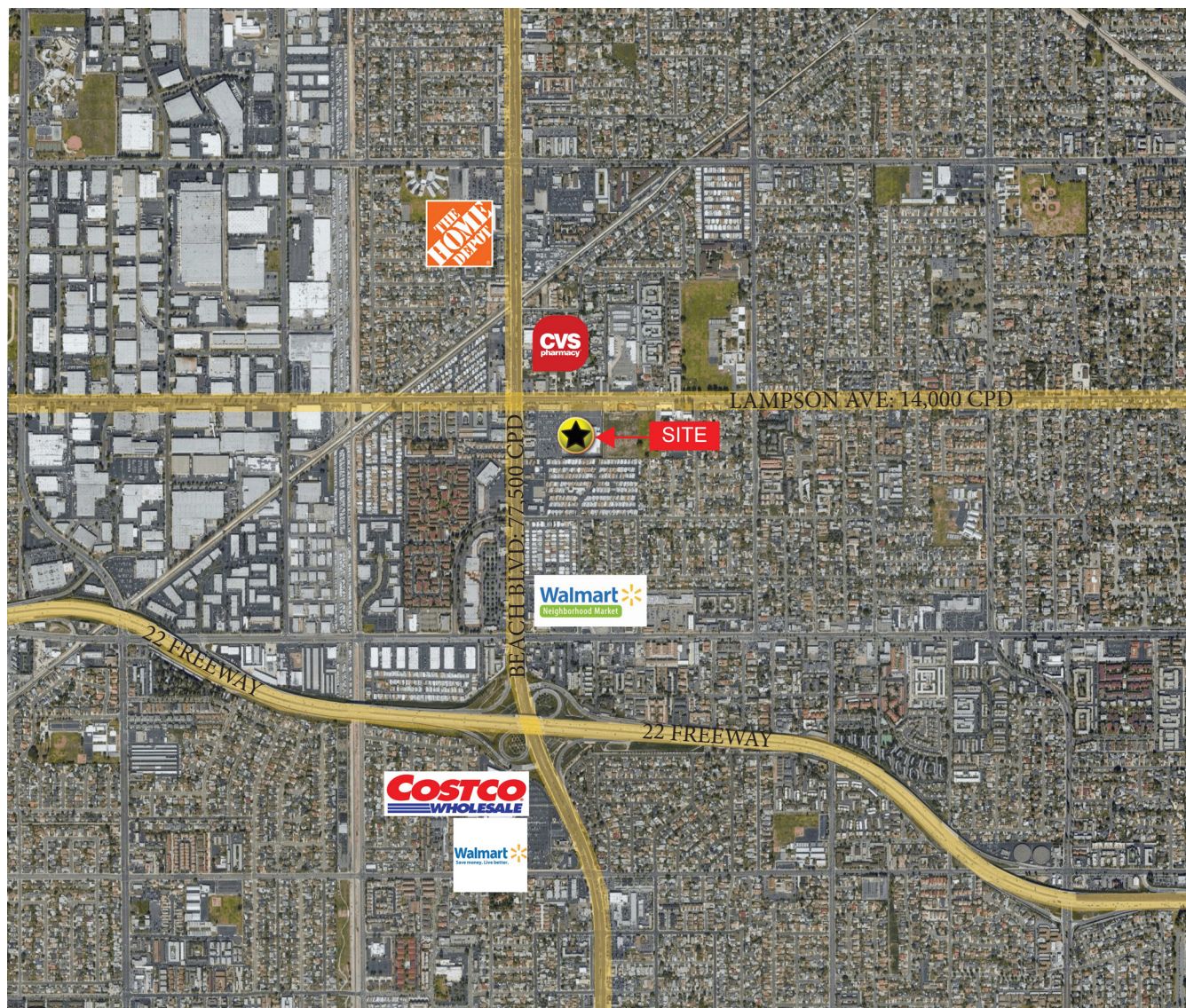
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