

10401 BEACH BLVD, STANTON, CA 90680

FOR LEASE/GROUND LEASE FOR DEVELOPMENT (2.4 ACRES – 105,570 SF)



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 **KORUS**
REAL ESTATE



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PROPERTY INFORMATION

ADDRESS:	10401 Beach Blvd Stanton, CA, 90680
APNs:	079-241-11, -47, -48, -49
AVAILABILITY SPACE:	±40,242 sq. ft.
LEASE RATE:	\$1.50 + NNN
GROUND LEASE RATE:	\$0.60 + NNN
LAND SIZE:	±105,570 sq. ft. (2.4 Acres)
YEAR BUILT:	1988
ZONING:	CG (Commercial General Zone)
PARKING:	208 Spaces (5.2 per 1,000 sq. ft.)



PROPERTY HIGHLIGHTS

- Long-term ground lease possible.
- Ideal for commercial or mix-use redevelopment.
- All Tenants are Month-To-Month
- Centrally located on Beach Blvd, close to Knott's Berry Farm and Disneyland.
- Access from 3 streets (Beach Blvd., Cerritos Ave., and First St.)
- ±714,601 population within a five-mile radius.
- Please do not disturb current tenants.



Cypress College



WEST ANAHEIM
MEDICAL CENTER

Walmart

Knott's
BERRY FARM

Knott's
SOAK CITY

CERRITOS AVE (+19,150 CPD)



BEACH BLVD (+65,100 CPD)

Subject
Property

Summertree Townhomes
(141 Units)

Briar Oaks Condo
(210 Units)

Continental Gardens Apartments
(297 Units)

Faircrest Apartments
(228 Units)



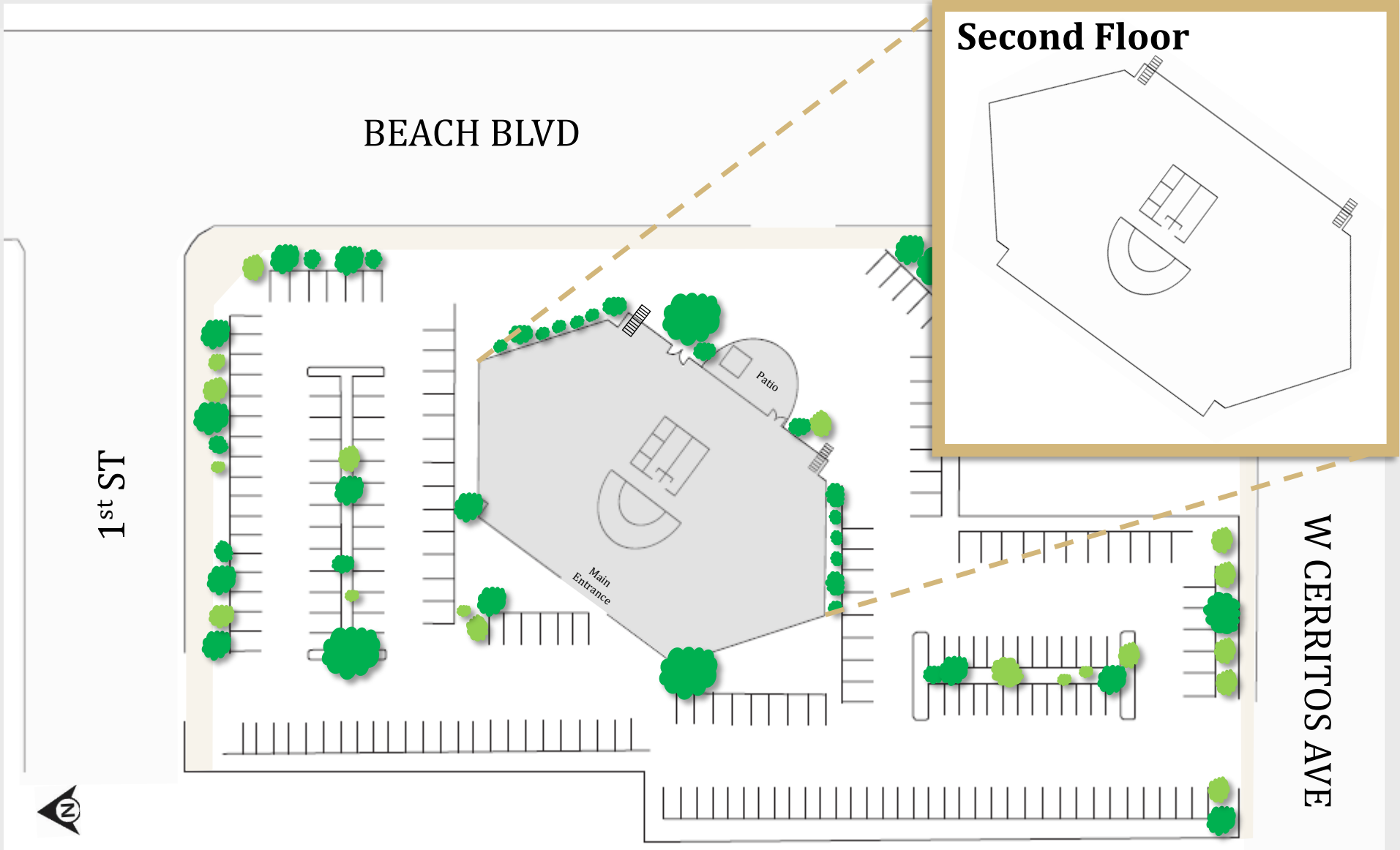
BEACH BLVD (+65,100 CPD)

CERRITOS AVE (+19,150 CPD)

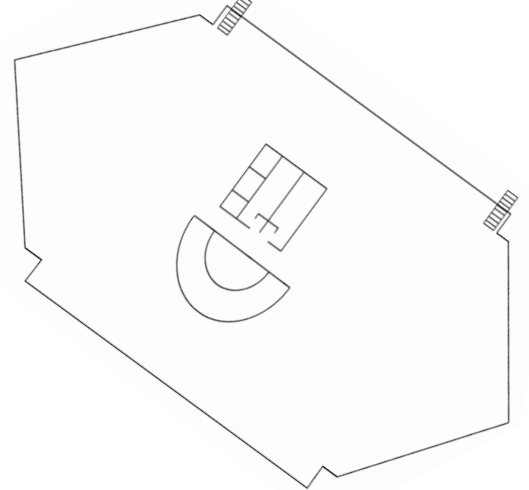


- Park Place Senior**
(350 Units)
- Briarwood Square**
(194 Units)
- Plaza Court Apartments**
(104 Units)
- Summertree Townhomes**
(141 Units)
- Briar Oaks Condo**
(210 Units)
- Continental Gardens
Apartments**
(297 Units)

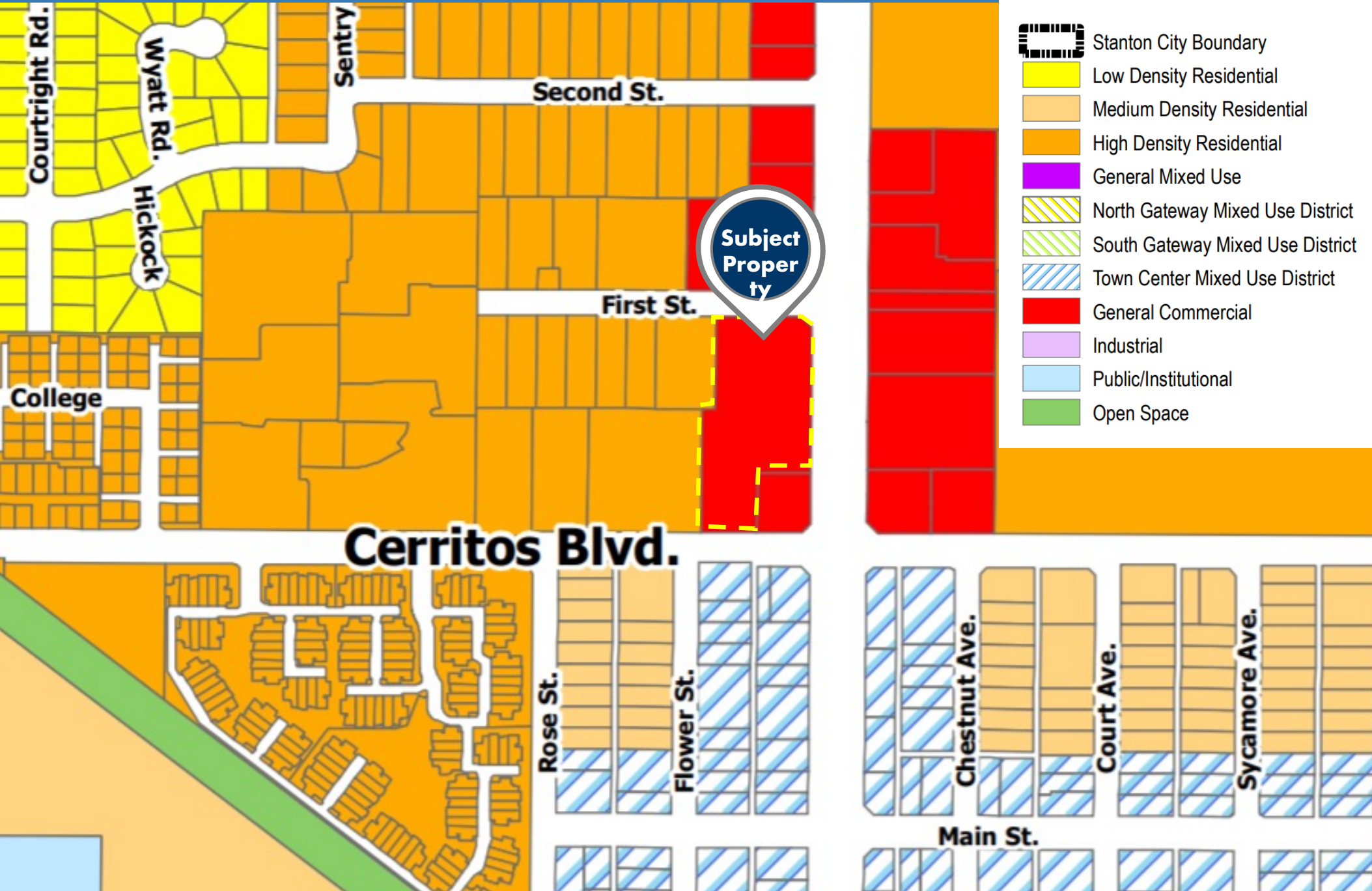
Ground Floor



Second Floor

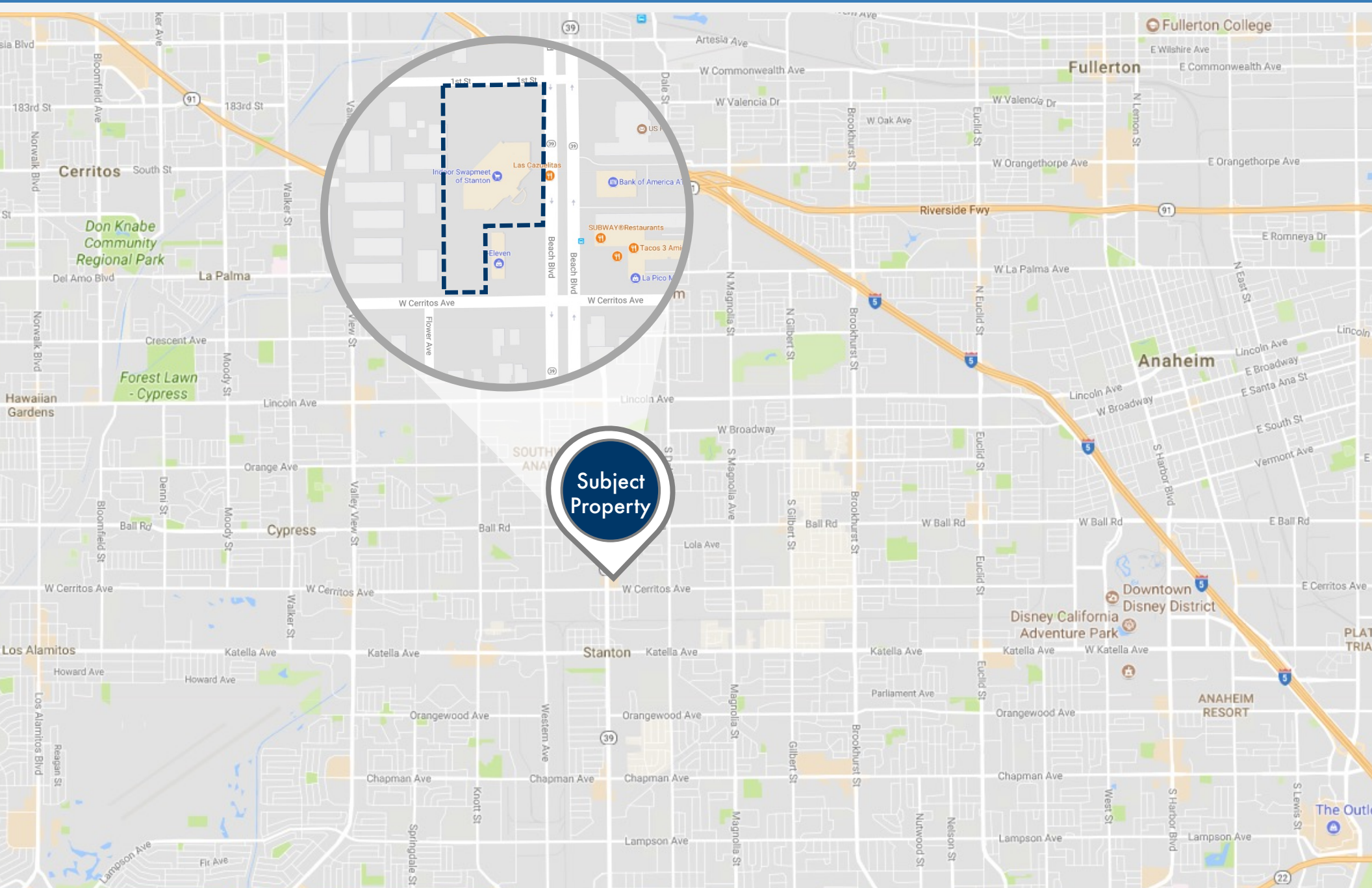






DEMOGRAPHICS SUMMARY REPORT

Radius	1 Mile		2 Mile		3 Mile	
Population						
2024 Projection	39,173		142,782		278,124	
2019 Estimate	38,363		140,335		273,236	
2010 Census	36,512		136,379		264,833	
Growth 2019 - 2024	2.11%		1.74%		1.79%	
Growth 2010 - 2019	5.07%		2.90%		3.17%	
2019 Population by Hispanic Origin	20,032		64,465		110,449	
2019 Population	38,363		140,335		273,236	
White	25,597	66.72%	90,648	64.59%	169,747	62.12%
Black	1,467	3.82%	4,959	3.53%	8,743	3.20%
Am. Indian & Alaskan	658	1.72%	2,259	1.61%	3,924	1.44%
Asian	9,158	23.87%	36,621	26.10%	79,517	29.10%
Hawaiian & Pacific Island	321	0.84%	1,256	0.90%	2,216	0.81%
Other	1,162	3.03%	4,591	3.27%	9,089	3.33%
U.S. Armed Forces	10		29		65	
Households						
2024 Projection	10,966		41,132		81,426	
2019 Estimate	10,745		40,407		79,988	
2010 Census	10,270		39,227		77,641	
Growth 2019 - 2024	2.06%		1.79%		1.80%	
Growth 2010 - 2019	4.63%		3.01%		3.02%	
Owner Occupied	4,929	45.87%	19,015	47.06%	42,528	53.17%
Renter Occupied	5,816	54.13%	21,392	52.94%	37,460	46.83%
2019 Households by HH Income	10,745		40,407		79,986	
Income: <\$25,000	1,974	18.37%	7,537	18.65%	13,040	16.30%
Income: \$25,000 - \$50,000	2,619	24.37%	8,597	21.28%	15,961	19.95%
Income: \$50,000 - \$75,000	2,046	19.04%	7,970	19.72%	15,403	19.26%
Income: \$75,000 - \$100,000	1,432	13.33%	5,562	13.76%	11,368	14.21%
Income: \$100,000 - \$125,000	1,129	10.51%	4,011	9.93%	8,537	10.67%
Income: \$125,000 - \$150,000	467	4.35%	2,531	6.26%	5,413	6.77%
Income: \$150,000 - \$200,000	708	6.59%	2,426	6.00%	5,474	6.84%
Income: \$200,000+	370	3.44%	1,773	4.39%	4,790	5.99%
2019 Avg Household Income	\$75,219		\$78,760		\$86,012	
2019 Med Household Income	\$57,437		\$61,547		\$67,051	



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