

# Comparative Market Analysis

6025 Beach  
Buena Park, 90621

Friday, August 9, 2024

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
<i>6025 Beach</i>				<i>3,000</i>		<i>1960</i>			
6286 Beach Bl Buena Park, 90621	\$825,000			1,200	\$687.50	1953	DW24140848	7/09/24	30
	<b>\$825,000</b>			<b>1,200</b>	<b>\$688</b>	<b>1953</b>			<b>30</b>

### Closed

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
<i>6025 Beach</i>				<i>3,000</i>		<i>1960</i>			
5797 Beach Bl Buena Park, 90621	\$1,201,000			1,500	\$800.67		PW23227113	1/11/24	26
6262 Beach Bl Buena Park, 90621	\$1,650,000			2,000	\$825.00	1956	PW23127704	8/29/23	19
5821 Beach Bl Buena Park, 90621	\$2,800,000			3,100	\$903.23	2009	PW24012729	4/22/24	17
6100 Beach Bl Buena Park, 90621	\$3,600,000			5,940	\$606.06	2023	PW24052244	7/01/24	28
	<b>\$2,312,750</b>			<b>3,135</b>	<b>\$784</b>	<b>1996</b>			<b>23</b>

Median: **\$1,650,000**  
Average: **\$2,015,200**

**On average, these comparable listings sold in 23 days for \$ 2,312,750**

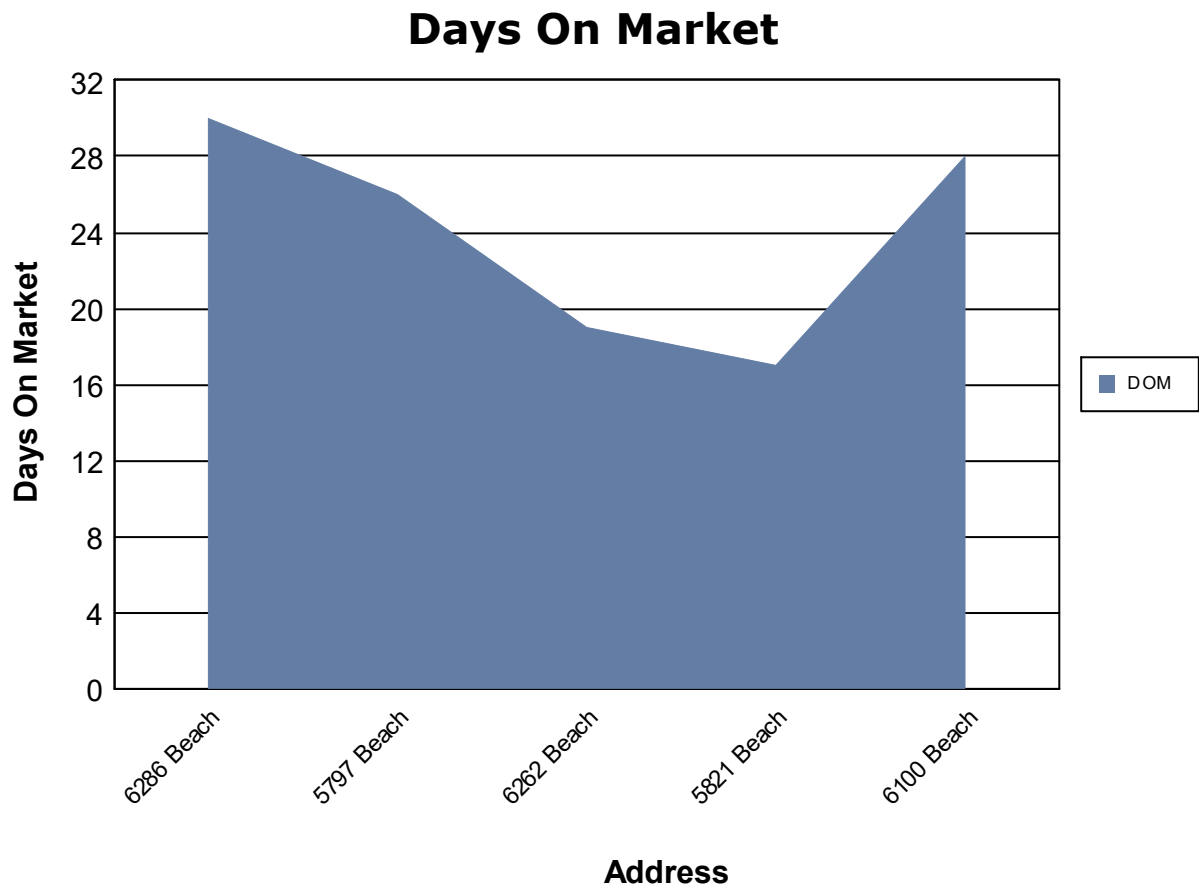
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## Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





# Comparative Market Analysis

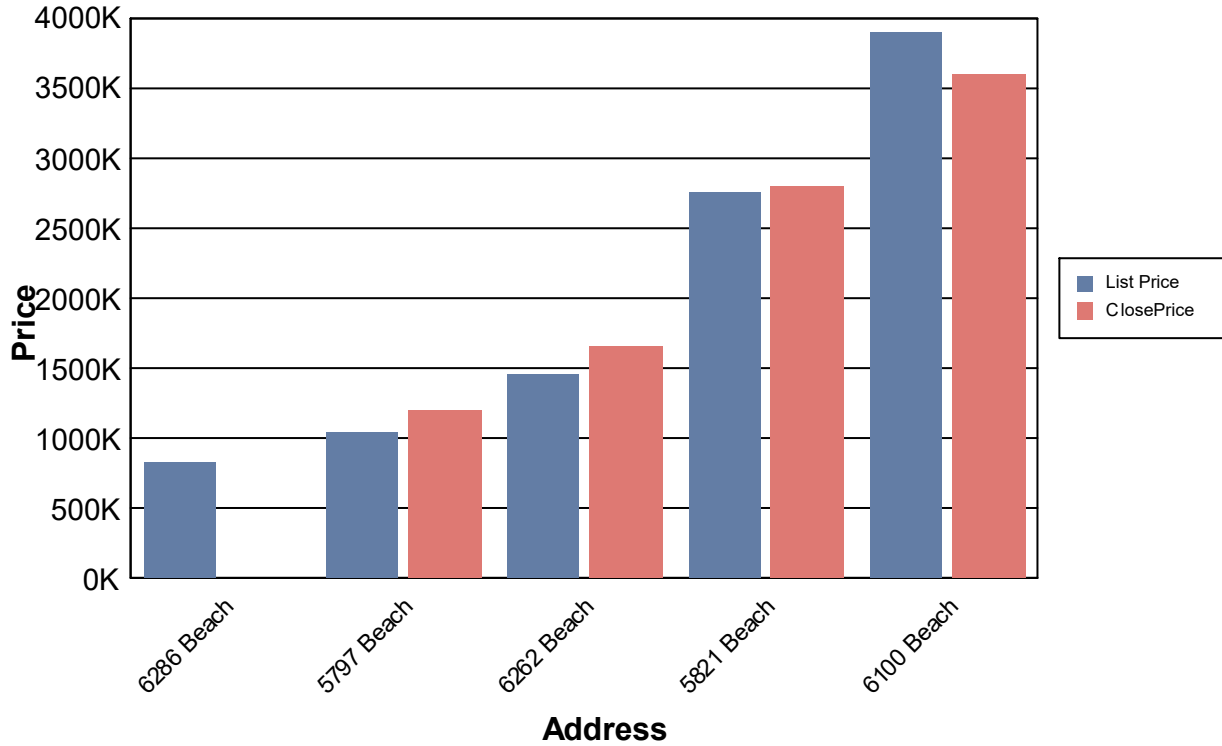
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## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

### Price Graph

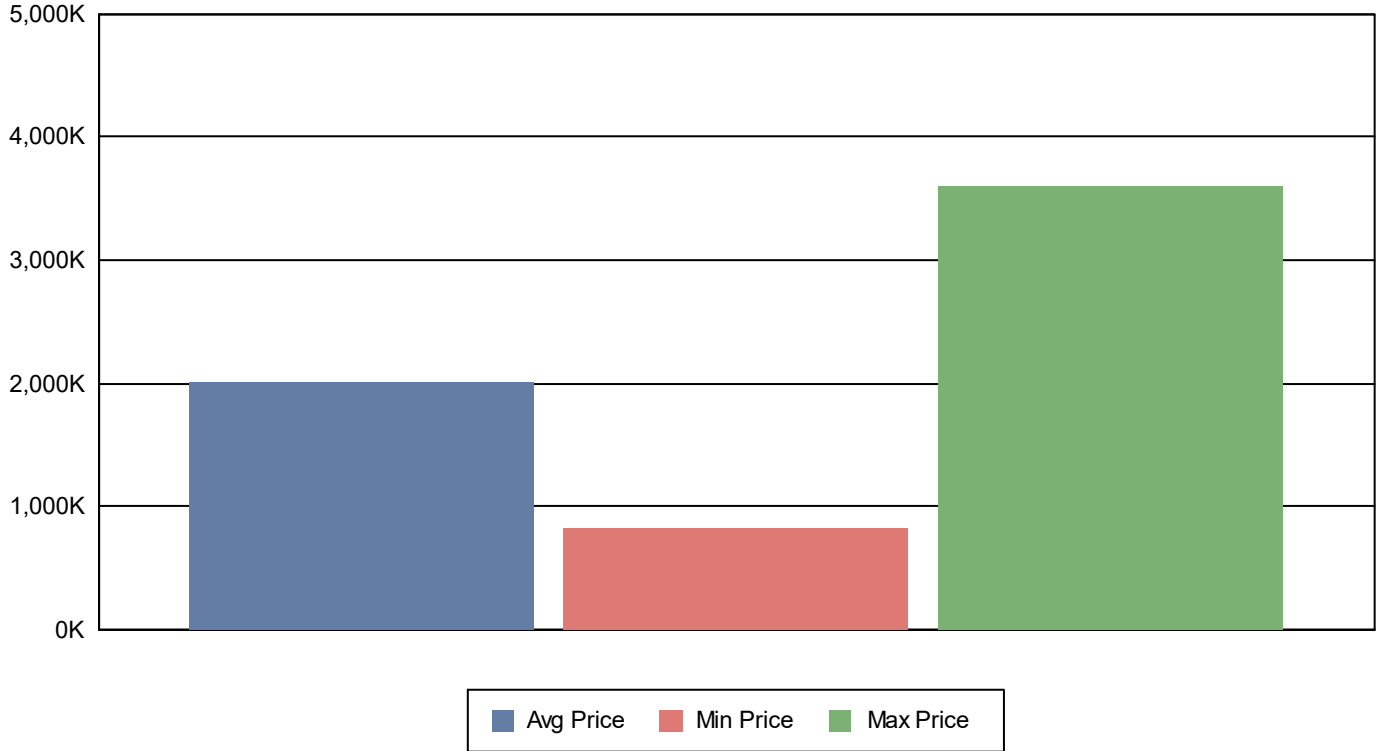


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## Summary Graph/Analysis



## Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Active	\$825,000	\$825,000	\$825,000	\$687.50
Closed	\$1,201,000	\$3,600,000	\$2,312,750	\$783.74
<b>Totals / Averages</b>	<b>\$825,000</b>	<b>\$3,600,000</b>	<b>\$2,015,200</b>	<b>\$764.49</b>

## Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
5797 Beach Bl	\$1,050,000	\$1,201,000	26	%14.38	\$800.67
6262 Beach Bl	\$1,450,000	\$1,650,000	19	%13.79	\$825.00
5821 Beach Bl	\$2,750,000	\$2,800,000	17	%1.82	\$903.23
6100 Beach Bl	\$3,900,000	\$3,600,000	28	-%7.69	\$606.06
<b>Total Averages</b>	<b>\$2,287,500</b>	<b>\$2,312,750</b>	<b>23</b>	<b>%5.57</b>	<b>\$783.74</b>

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

## Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
A	6286 Beach Bl			1,200	1953	\$825,000			30
S	5797 Beach Bl			1,500		\$1,050,000	\$1,201,000	01/11/2024	26

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S	6262 Beach Bl	2,000	1956	\$1,450,000	\$1,650,000	08/29/2023	19
S	5821 Beach Bl	3,100	2009	\$2,750,000	\$2,800,000	04/22/2024	17
S	6100 Beach Bl	5,940	2023	\$3,900,000	\$3,600,000	07/01/2024	28



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## Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
COMING SOON							
ACTIVE	1	\$825,000	\$688	\$825,000	\$825,000	\$825,000	30
PND/ActUC							
SOLD/LEASE	4	\$2,312,750	\$784	\$2,225,000	\$1,201,000	\$3,600,000	23
WITHD/HOLD							
EXPIRED/CAN							
<b>Total</b>	<b>5</b>	<b>\$2,015,200</b>	<b>\$764</b>	<b>\$1,650,000</b>	<b>\$825,000</b>	<b>\$3,600,000</b>	<b>24</b>



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## Active Properties



**Addr:** 6286 Beach BL , Buena Park  
**Area:** 82 - Buena Park  
**OP:** \$825,000  
**LP:** \$825,000  
**LD:** 07/09/2024  
**Beds:**  
**YBit:** 1953  
**Elem:**

**SP:**  
**SD:**  
**Bath:**  
**Prk:**  
**Mid:**

**MLS #:** DW24140848  
**Apx SF:** 1,200  
**\$/SF:** \$688  
**LotSF:** 3,049  
**DOM:** 30  
**High:**

**Property Description:** High-Visibility Unit Available For Sale On Beach Boulevard In Buena Park! This Versatile Space Features A Wide-Open Floor Plan, Ideal For An Office, Small Business, Medical Practice, Service Shop, Nail Spa, And More. Zoned For Commercial-General Use, It Includes Two Parking Spots Behind The Building With Entrances At Both The Front And Rear. Conveniently Located Near The 5 And 91 Highways For Easy Access.

## Closed Properties



**Addr:** 5797 Beach BL , Buena Park  
**Area:** 82 - Buena Park  
**OP:** \$1,050,000  
**LP:** \$1,050,000  
**LD:** 12/16/2023  
**Beds:**  
**YBit:**  
**Elem:**

**SP:** \$1,201,000  
**SD:** 01/11/2024  
**Bath:**  
**Prk:**  
**Mid:**

**MLS #:** PW23227113  
**Apx SF:** 1,500  
**\$/SF:** \$801  
**LotSF:** 5,924  
**DOM:** 26  
**High:**

**Property Description:** Great Investment Or Owner-Occupied Business Opportunity. Priced To Sell Owner Occupied Freestanding One Level Commercial Property By The Major Street. Optimal Location Right Across The Street From Newer Usc Keck Medical Center! Excellent Street Frontage With Dual Parking Access -Driveway Off Of Beach And Rear Lot Access. Well Designated 6-8+ Parking Spaces In Rear. Fenced Clean Parking Lot With Alley Access. Best Suited For Professional Office Or Medical/Dental Clinic. One Level With Multiple Offices, Breakroom, Washroom, Bathroom & Kitchenette Area. Location: Business District.



**Addr:** 6262 Beach BL , Buena Park  
**Area:** 82 - Buena Park  
**OP:** \$1,450,000  
**LP:** \$1,450,000  
**LD:** 07/13/2023  
**Beds:**  
**YBit:** 1956  
**Elem:**

**SP:** \$1,650,000  
**SD:** 08/29/2023  
**Bath:**  
**Prk:**  
**Mid:**

**MLS #:** PW23127704  
**Apx SF:** 2,000  
**\$/SF:** \$825  
**LotSF:** 5,780  
**DOM:** 19  
**High:**

**Property Description:** 6262 & 6268 Property Consist Of A Two-Tenant, 2,000 Square Feet Commercial Building In Buena Park. Property Is Located On Beach Boulevard, One Of Orange County'S Busiest Streets. Extremely Accessible Retail / Office Location, Less Than One Mile From The I-5 Freeway And Less Than Two Miles From Knott'S Berry Farm.

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## Closed Properties



**Addr:** 5821 Beach BL , Buena Park  
**Area:** 82 - Buena Park  
**OP:** \$2,750,000  
**LP:** \$2,750,000  
**LD:** 01/19/2024  
**Beds:**  
**YBIt:** 2009  
**Elem:**

**SP:** \$2,800,000  
**SD:** 04/22/2024  
**Bath:**  
**Prk:**  
**Mid:**

**MLS #:** PW24012729  
**Apx SF:** 3,100  
**\$/SF:** \$903  
**LotSF:** 9,148  
**DOM:** 17  
**High:**

**Property Description:** Location, Location, Location!!! Discover A Major Investment Opportunity Placed In A Prime Korean Town! This Commercial Building, Constructed In 2009, Has Been Continuously Maintained And Features 2 Large Rooms And A Conference Room On The First Floor And 7 Private Rooms On The Second Floor. Natural Light Brightens Up The Rooms, And With Recessed Lights Combined With A Fresh Interior Paint Job, This Building Has A Modern, Welcoming Atmosphere. The Building Has Convenient Two-Way Access From Beach Blvd Main Road And Back Road To A Parking Space. A Once-In-A-Lifetime Chance Golden Opportunity, This Building Is Perfect As An Owner-User Building, Law Firm Office, Cpa Office, Academy, Medical Business, Etc., With A 3,000 Sq Ft Office Building Built On A 9,000 Sq Ft Lot. The Subject Property Is Situated On Beach Boulevard, A Major Thoroughfare, In Koreatown, And Enjoys Proximity To Highways, Knott'S, And The City Hall. Located In Orange County, Currently #2 In The Nation In The Population Of Koreans, Includes 3 Large Korean Supermarkets, Banks, Restaurants, Countless Entertainment Options, Excellent Schools, And An Evergrowing Population. Do Not Miss Out On This Narrow Window Of Opportunity - Seize The Chance For This Commercial Jewel!



**Addr:** 6100 Beach BL , Buena Park  
**Area:** 82 - Buena Park  
**OP:** \$3,900,000  
**LP:** \$3,900,000  
**LD:** 03/18/2024  
**Beds:**  
**YBIt:** 2023  
**Elem:**

**SP:** \$3,600,000  
**SD:** 07/01/2024  
**Bath:**  
**Prk:**  
**Mid:**

**MLS #:** PW24052244  
**Apx SF:** 5,940  
**\$/SF:** \$606  
**LotSF:** 12,196  
**DOM:** 28  
**High:**

**Property Description:** Welcome To Your New Business Hub At 6100-6172 Beach Blvd., The Very First Commercial Condo In Buena Park! This Is Not Just A Commercial Condo - It'S A Gateway To Success In Buena Park. With Four Distinct Units Offering Different Sizes And Functions, You Have The Flexibility To Tailor Your Space For Live-Work Harmony Or Mixed-Use Ventures. These Units Have Been Thoughtfully Designed To Accommodate Commercial Condo Conversion, Offering Customizable Live/Work Spaces. This Feature Caters To A Growing Trend Among Professionals And Entrepreneurs Who Desire A Harmonious Blend Of Productivity And Personal Comfort. Imagine The Convenience Of Daily Traffic Buzzing Past Your Storefront, Ensuring Maximum Exposure For Your Business. And With Easy Access To Major 5 And 91 Freeways, Shopping Centers Including H Mart And Restaurants, Medical Facilities, And Transportation Hubs Such As Buena Park Commuter Rail, Your Clients Will Always Find Their Way To You Effortlessly. It'S A Vision Brought To Life, It'S Where The Boundaries Of Traditional Living And Working Environments Are Reimagined, Offering A Sanctuary For Those Who Dare To Dream Of A Balanced Life. Here, Everyday Is An Invitation To Experience The Best Of Both Worlds, All While Being Part Of Buena Park'S Vibrant Community. This Property Isn'T Just An Investment In Real Estate; It'S An Investment In A Lifestyle A Future Where Work And Play Not Only Coexist But Flourish Together.

Don'T Miss Out On This Rare Opportunity For Owner-Users Or Investors Alike. With Financing Options Available, Securing Your Space Is A Smart Move Toward A Prosperous Future. Embrace The High Walk Score And Prime Location - Make This Dynamic Commercial Space Yours Today!



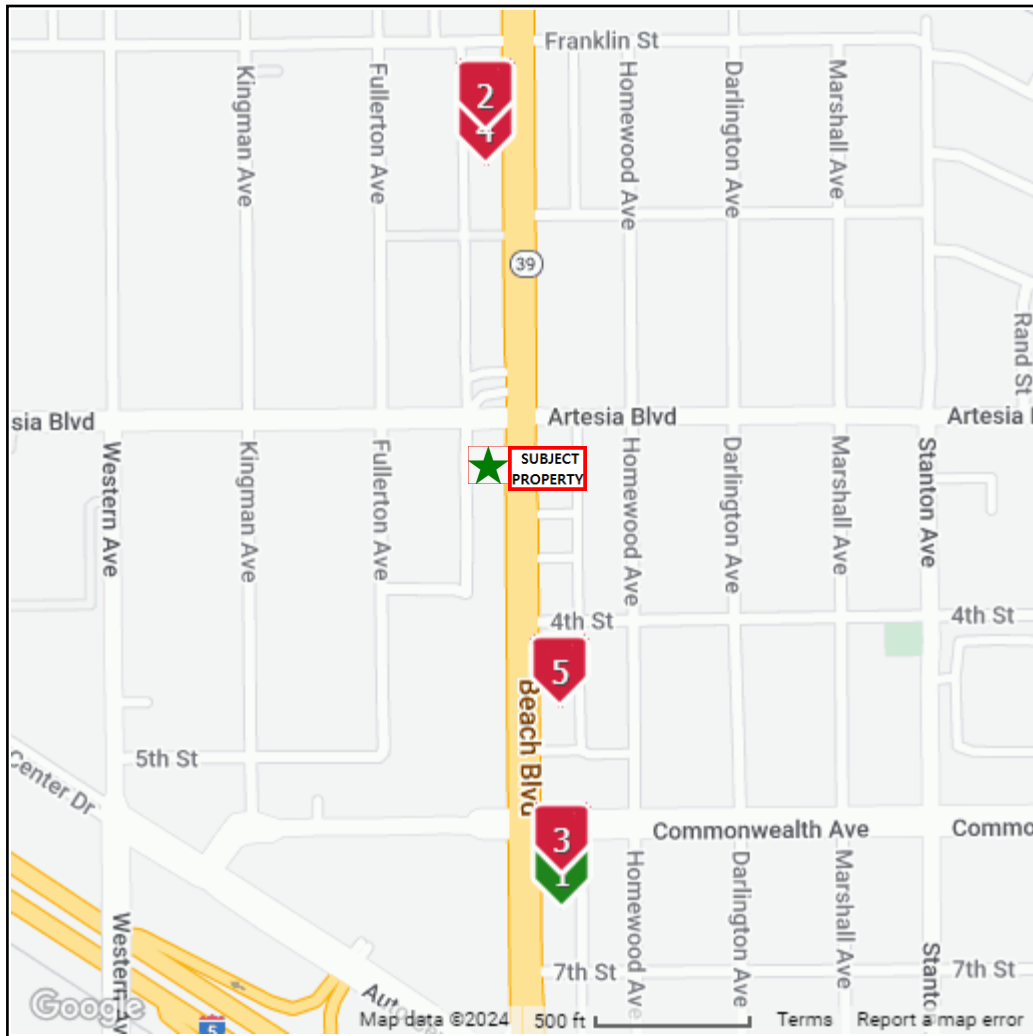
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## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- ★ 6025 Beach
- 1 6286 Beach Boulevard
- 2 5797 Beach Boulevard
- 3 6262 Beach Boulevard
- 4 5821 Beach Boulevard
- 5 6100 Beach Boulevard