

# 16.71-Acre Orange County Residential/Commercial Development Opportunity

Available for Long-Term Ground Lease  
The Walter Knott Education Center  
7300 La Palma Avenue, Buena Park, CA 90620



**LISTING  
AGENTS**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Opportunity Overview

NAI Capital Commercial Inc. has been selected to seek Proposals from Respondents who are interested in entering a long-term development and ground lease of all or some portion of the 16.71-acre site known as the Walter Knott Education Center in Buena Park. The property is located one block away from Buena Park's iconic Beach Boulevard Entertainment Corridor. The Education Center and related buildings were constructed in 1957, and subsequently closed in 2010. The zoning designation is RS-6, Single Family Residential. The General Plan was updated in 2010, and the General Plan designation for this Property is TE-Tourist Entertainment. The City might also entertain commercial uses. Please contact the City directly for direction. The site will be delivered free of tenants.

The Education Code requires the District to follow a specific procedure to lease surplus District Property which includes a public competitive bid process. However, the District is seeking a waiver from the California Department of Education which will allow the District to use an alternative "Request for Proposal" procedure in which the District seeks proposals from any party interested in leasing the District Property pursuant to the conditions set forth in the District's Request for Proposal ("RFP").



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Therefore, the District's ultimate lease of the Property pursuant to the RFP is contingent upon the receipt by the District of the anticipated waiver (which is currently scheduled to be obtained between November 2023 to January 2024). The District reserves the right to remove the Property from the market, and reject any submitted proposal, in the very unlikely event that the District's waiver is denied, delayed, or otherwise not approved for any reason.

Please refer to the REQUEST FOR PROPOSALS FOR THE GROUND LEASE OF REAL PROPERTY (RFP #2023-24-01) which outlines the process for submitting your Proposal.

**Responses to the RFP must be submitted to the District, on or before 4:00 p.m. (PST), on December 8, 2023 (the "Proposal Deadline").**

## Property Highlights

- Rare 16.71-Acre In-Fill Orange County Development Opportunity
- Long-Term Ground Lease Available (Up to 99 Years); Significantly Mitigates Upfront Development Costs
- Level, Rectangular Lot; 660' (Street Frontage) x 1,098' (Depth)
- La Palma Traffic Count: 22,268 Vehicles Per Day
- Minutes from Buena Park's Beach Boulevard Entertainment Corridor
- Within Walking Distance to Retail, Restaurants, Entertainment
- 1.8 Miles from 91/I-5 Freeway Interchange

# THE OFFERING

7300 La Palma Avenue, Buena Park, CA 90620

## Site Description

Address: 7300 La Palma Avenue,  
Buena Park, CA 90620

Site Size: Approximately 16.71 Acres  
(660' x 1,098')

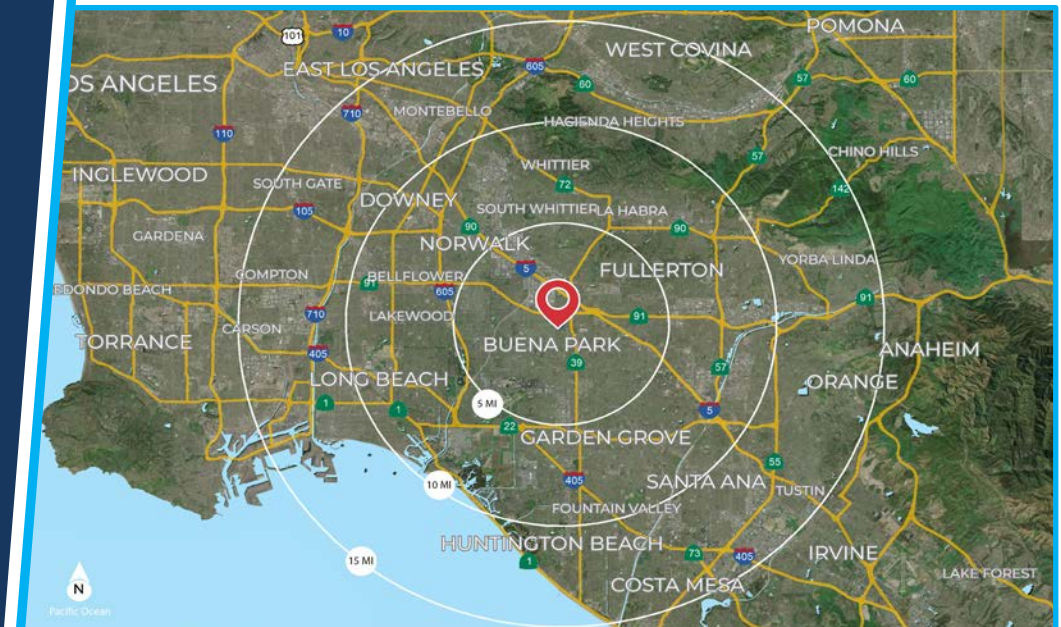
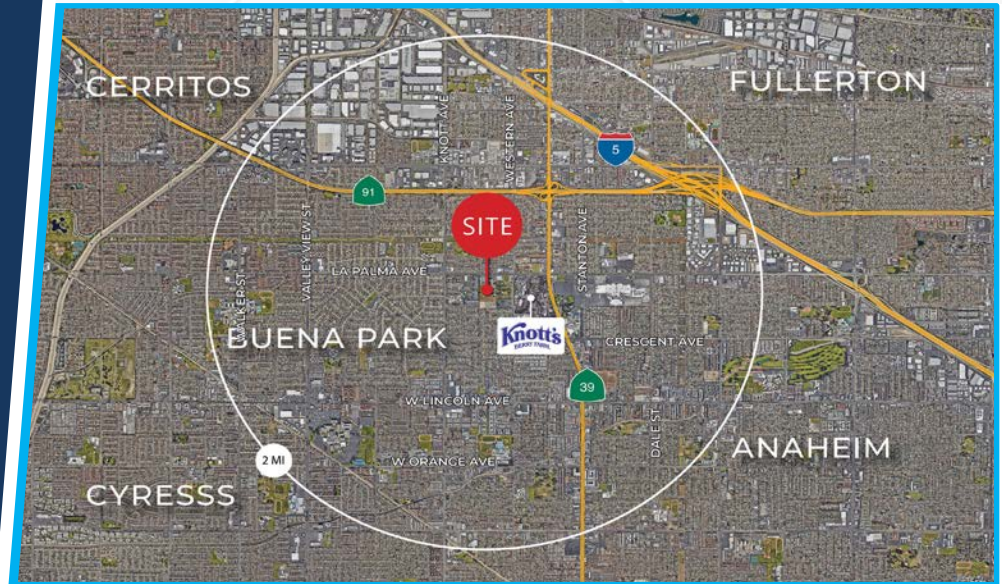
APN: 135-011-02

Zoning: RS-6, Single-Family Residential

General Plan: TE-Tourist Entertainment

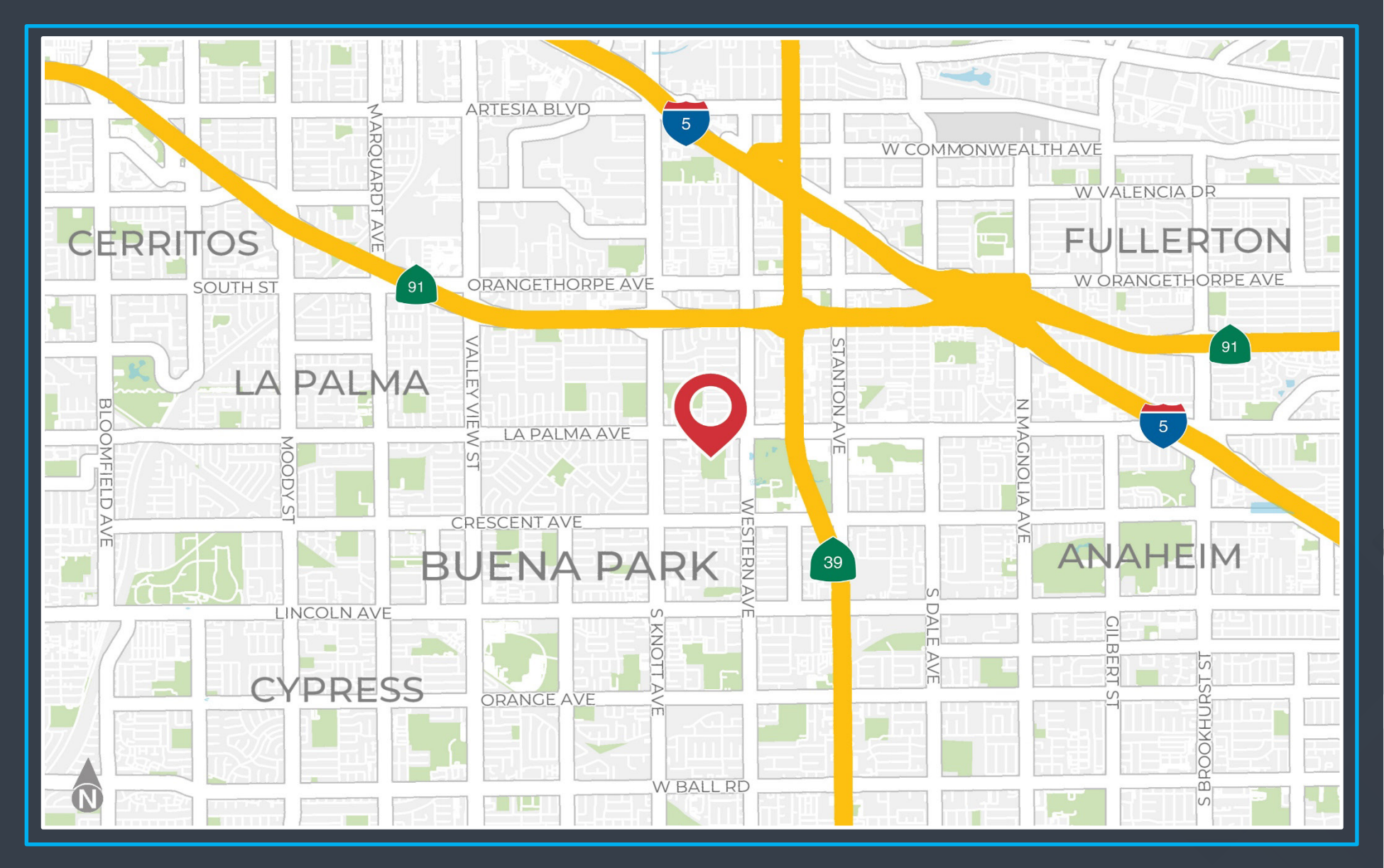
Improvements: Classrooms & Supporting Structures for  
former Walter Knott Elementary School

Tenants: Centralia Elementary School District  
Headquarters, Apple Tree Early Intervention  
Center, Inc. and Catalyst Family Inc. Owner  
will deliver site free of tenants.



# LOCATION MAP

7300 La Palma Avenue, Buena Park, CA 90620



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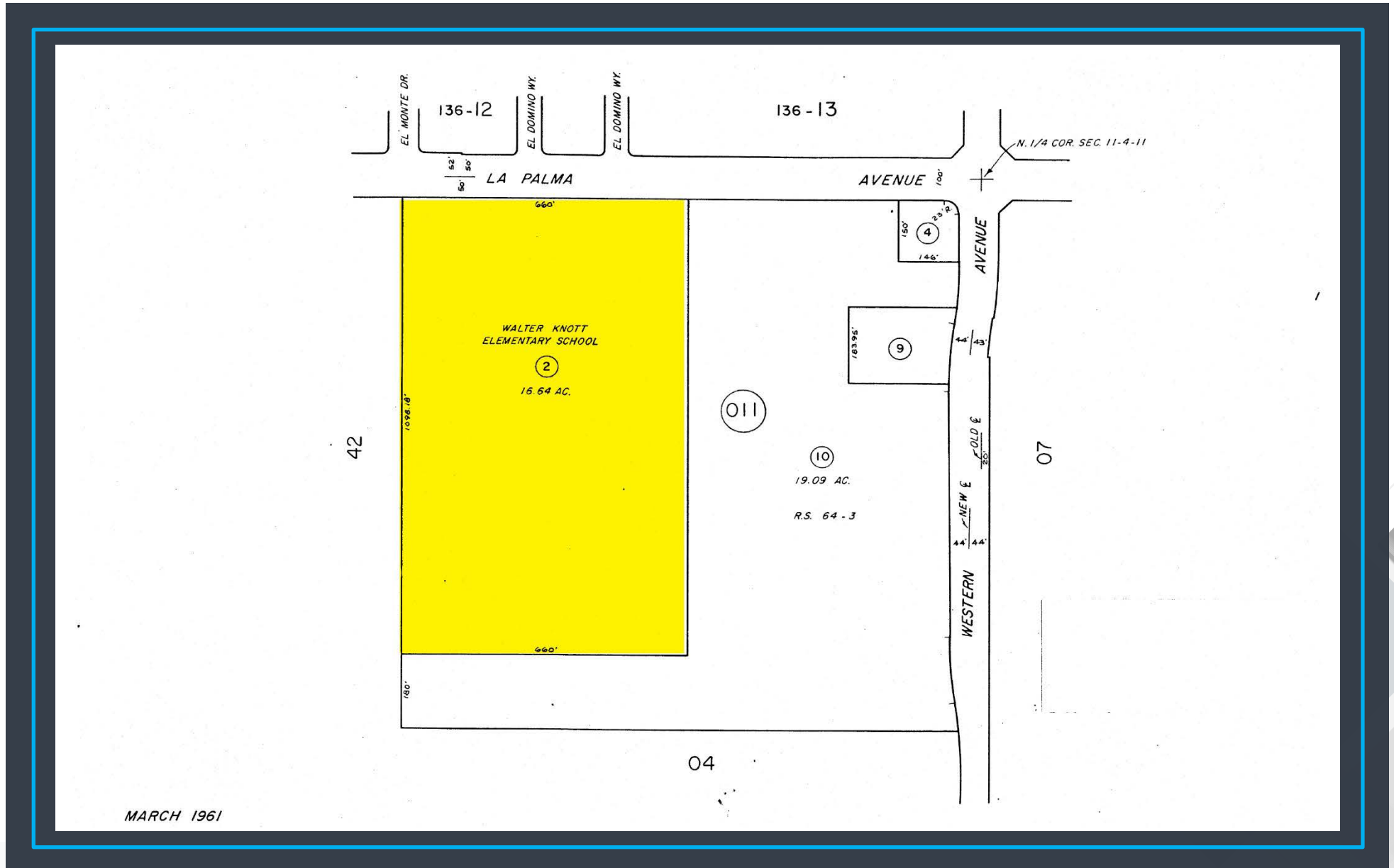
# RETAIL TRADE MAP

7300 La Palma Avenue, Buena Park, CA 90620

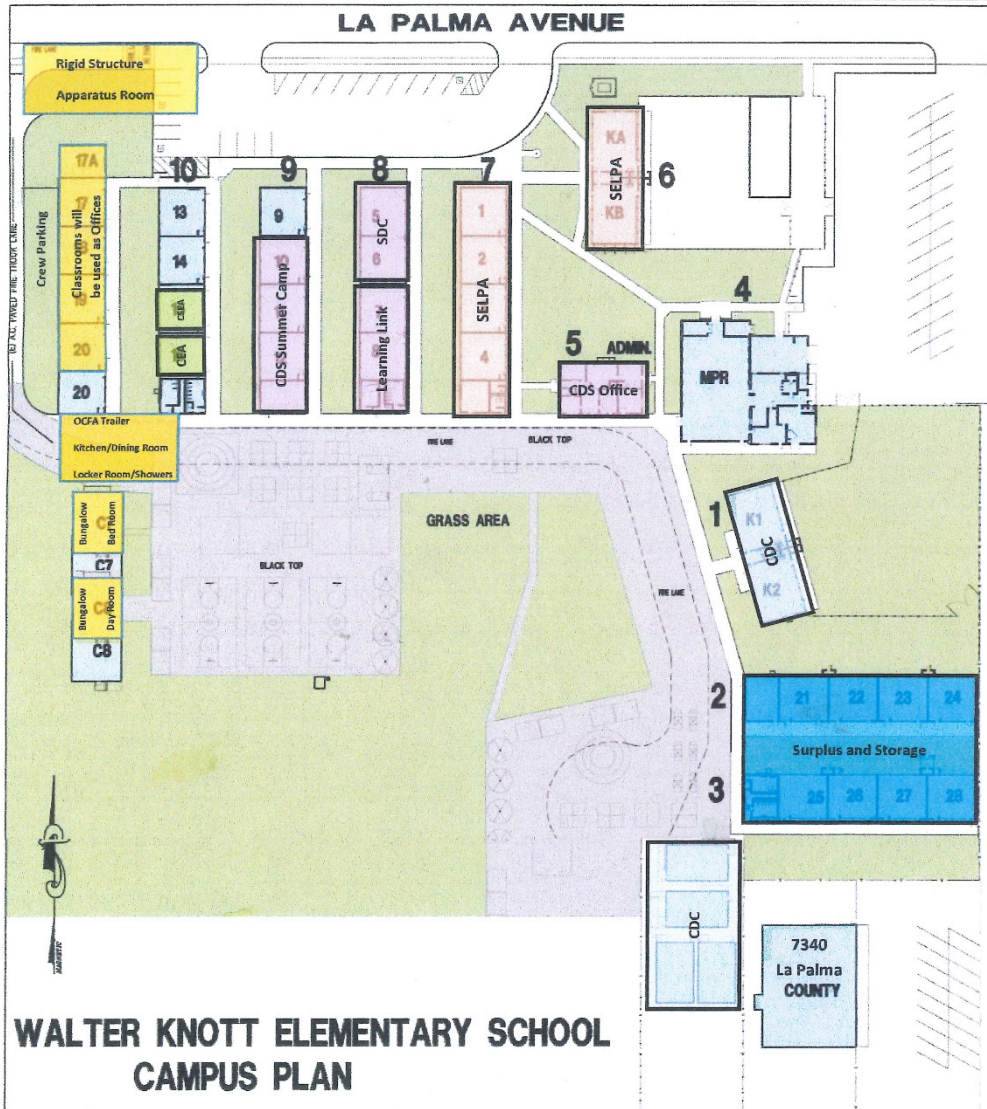


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## Zoning/Development Standards

The Property is zoned RS-6, Single Family Residential. The General Plan was updated in 2010, and the General Plan designation for this Property is TE-Tourist Entertainment. The site's location, size and surrounding demographics make this an excellent opportunity for residential development. The City might entertain a zone change to RM-10, which allows up to 10 residential dwelling units per acre. The City might also consider allowing commercial uses. Please contact the City directly for direction. The City shall grant density bonus and regulatory concessions and incentives to developers of housing or childcare facilities where the developer agrees to construct a specified percentage of housing for lower income households, very low-income households, moderate income households or qualifying residents. See section 19.308.030 of the city's municipal code for Density Bonus Requirements.

### Residential Development Standards

- Density: Up to 7.26 dwelling units per net acre
- Min Floor Area: 1100 SF per dwelling unit
- Max Lot Coverage: 40%
- Max Height: 30', 2-story
- Setbacks: Front - 20', Side - 5', Rear - 25'

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## City of Buena Park Overview

Buena Park is a city situated in northern Orange County, California. Incorporated in 1953, the city is situated on approximately 11 square miles. It's bisected by State Route 91 into North Buena Park and South Buena Park and is bordered by Fullerton on the east, Anaheim on the southeast, Cypress on the southwest, Cerritos and La Palma on the west, and La Mirada on the north. As of 2020, the US Census Bureau states the population is 84,034. Major employers include, Knotts Berry Farm, Esterline Aerospace, and Pepsi Co. The city's main commercial artery is along Beach Boulevard (California State Route 39) running north-south and connecting the city's civic center, the E-Zone entertainment district and Buena Park Downtown shopping center.

Buena Park's established E-Zone district is home to several well-known tourist destinations: Knott's Berry Farm theme park and its sister water park Knott's Soak City, Medieval Times Tournament and Dinner Show, and The Source, its recently built destination center for dining, shopping, and live music. Beach Boulevard is lined with dozens of restaurant options ranging from sushi to ramen to Korean barbeque, Mexican, and more. In addition, the city boasts a 105-acre regional park; Ralph B. Clark Park, nestled at the foot of the West Coyote Hills, is one of Orange County's prominent parks. The LPGA approved 27-hole Los Coyotes Country Club is adjacent to the park as well.



### City Contact Information:

Address: 6650 Beach Blvd. | Buena Park, CA | 90621

Main Phone: 714-562-3500

Planning: 714-562-3620

Building: 714-562-3636

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