



8188

Katella Avenue

Stanton, California 90680

For Lease or Sale - ±5.58 Acres

CBRE

PROPERTY OVERVIEW



Address

8188 Katella Avenue
Stanton, California 90680



APN(s)

131-112-25 | 131-112-21 | 131-101-09



Acres | Square Footage

±1,500 SF Office Building



Land Size

±243,065 SF / ±5.58 Gross Acres



Current Tenant

LXD 12/31/2024
(could vacate sooner)



Current Use

Auto Salvage



Zoning

[IG](#)



Location

[General Mixed-Use Overlay Zone](#)



Parking

TBD



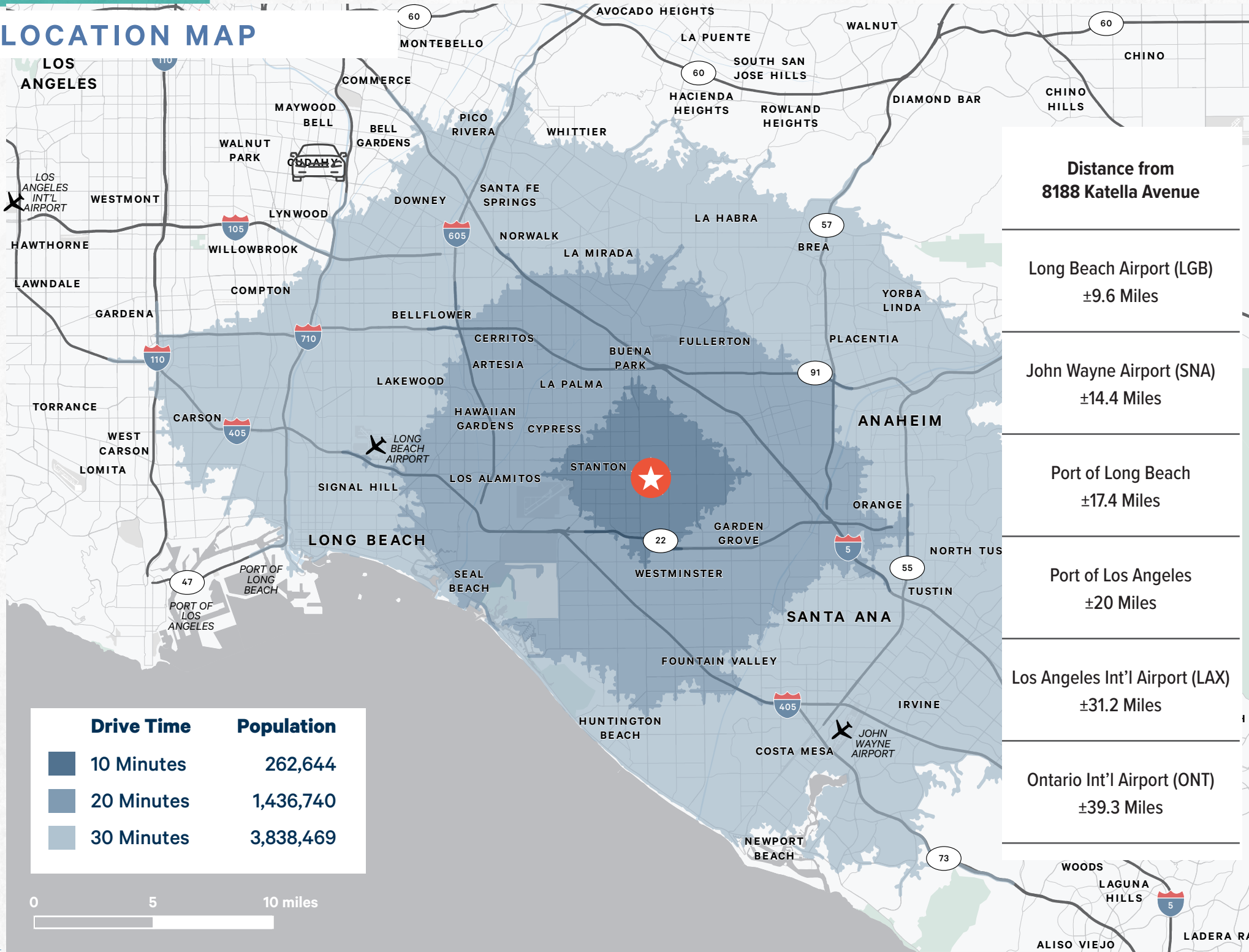
Yard

Large Secured Yard





LOCATION MAP



**Distance from
8188 Katella Avenue**

Long Beach Airport (LGB)
±9.6 Miles

John Wayne Airport (SNA)
±14.4 Miles

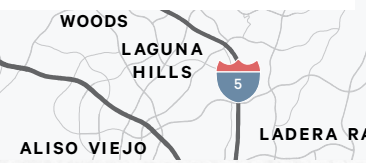
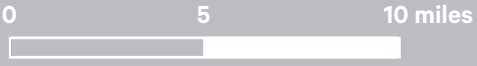
Port of Long Beach
±17.4 Miles

Port of Los Angeles
±20 Miles

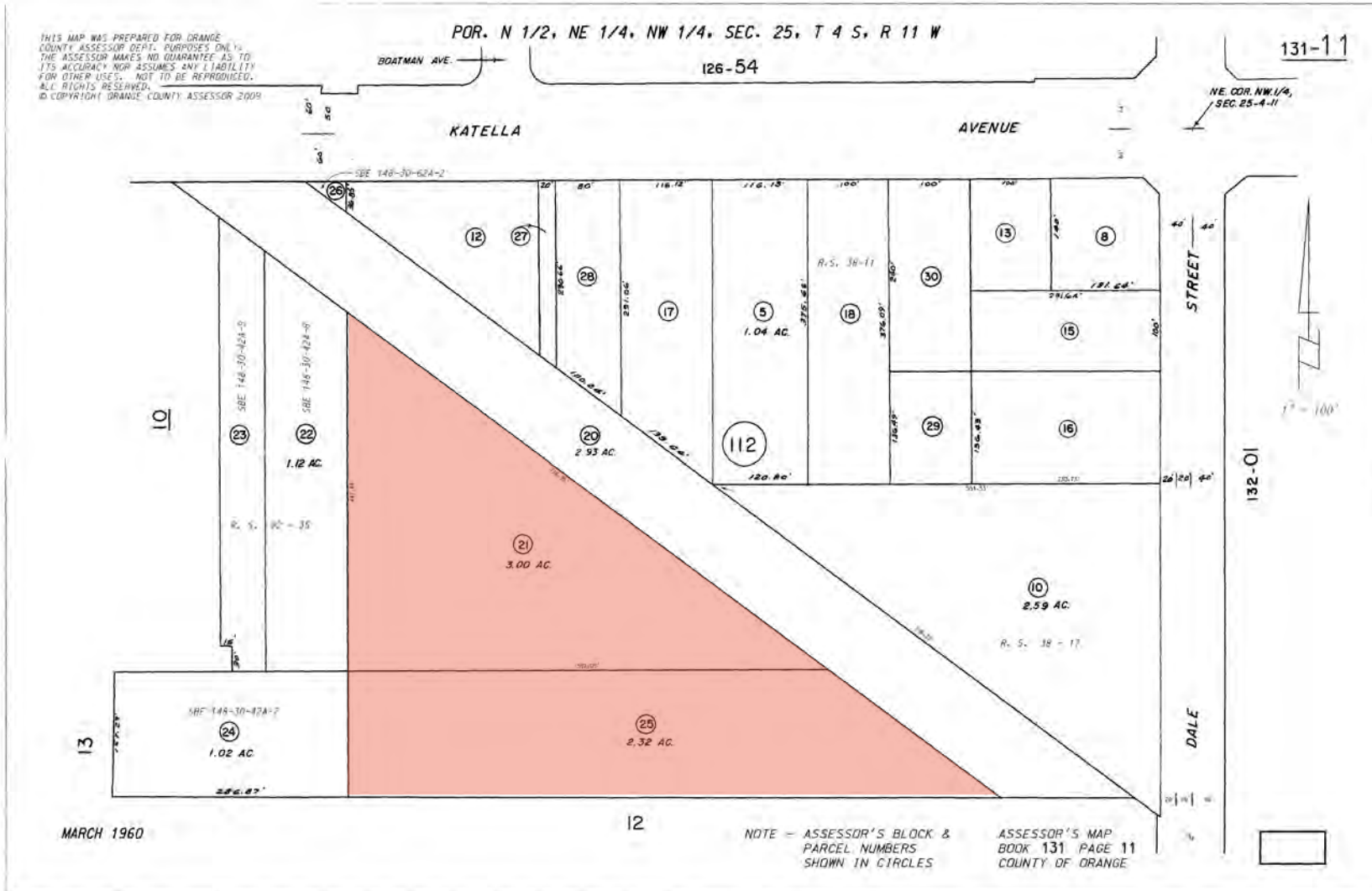
Los Angeles Int'l Airport (LAX)
±31.2 Miles

Ontario Int'l Airport (ONT)
±39.3 Miles

Drive Time	Population
10 Minutes	262,644
20 Minutes	1,436,740
30 Minutes	3,838,469



PARCEL MAP



NEIGHBORS/AMENITIES MAP

1

Rancho Alamitos High School

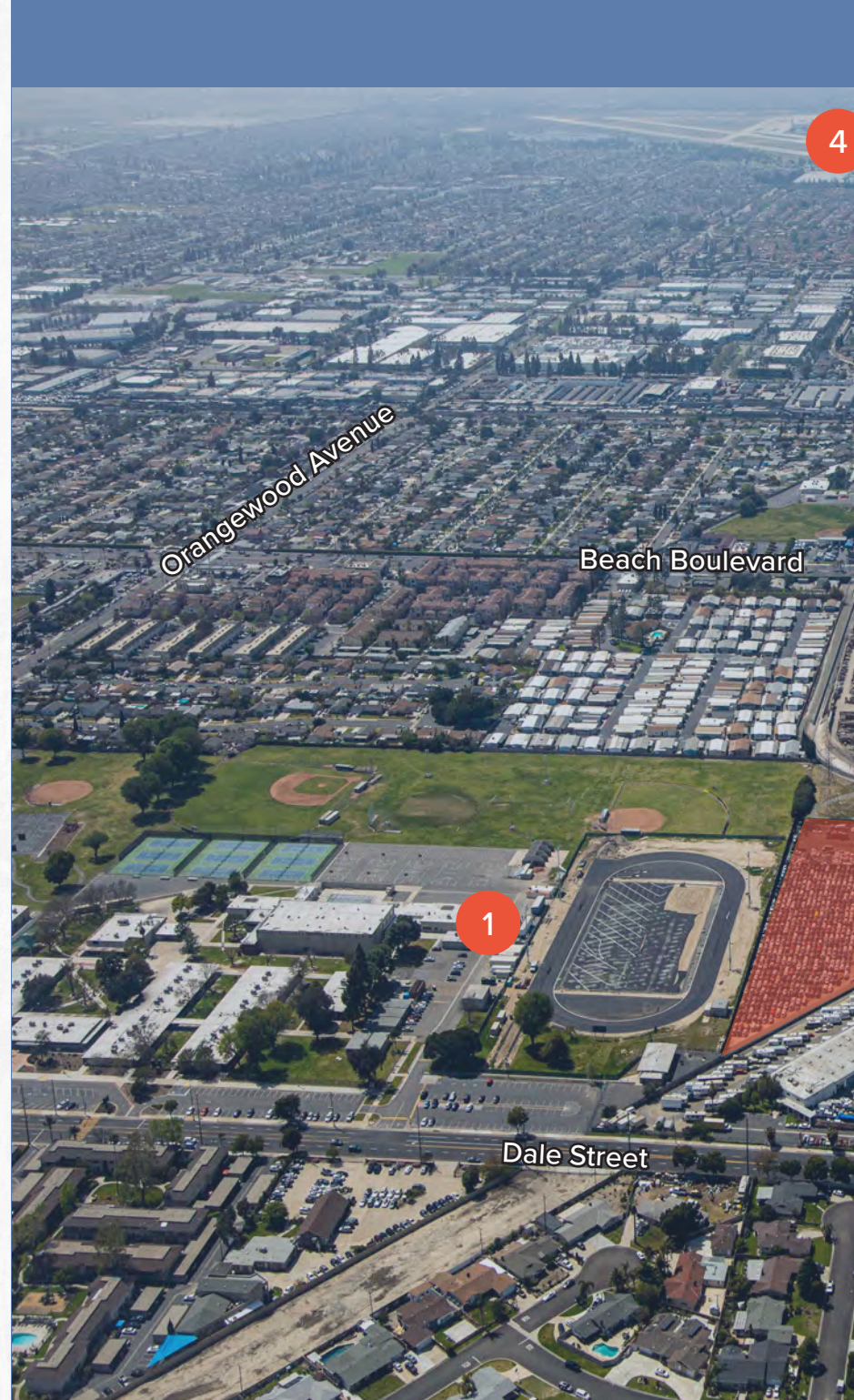


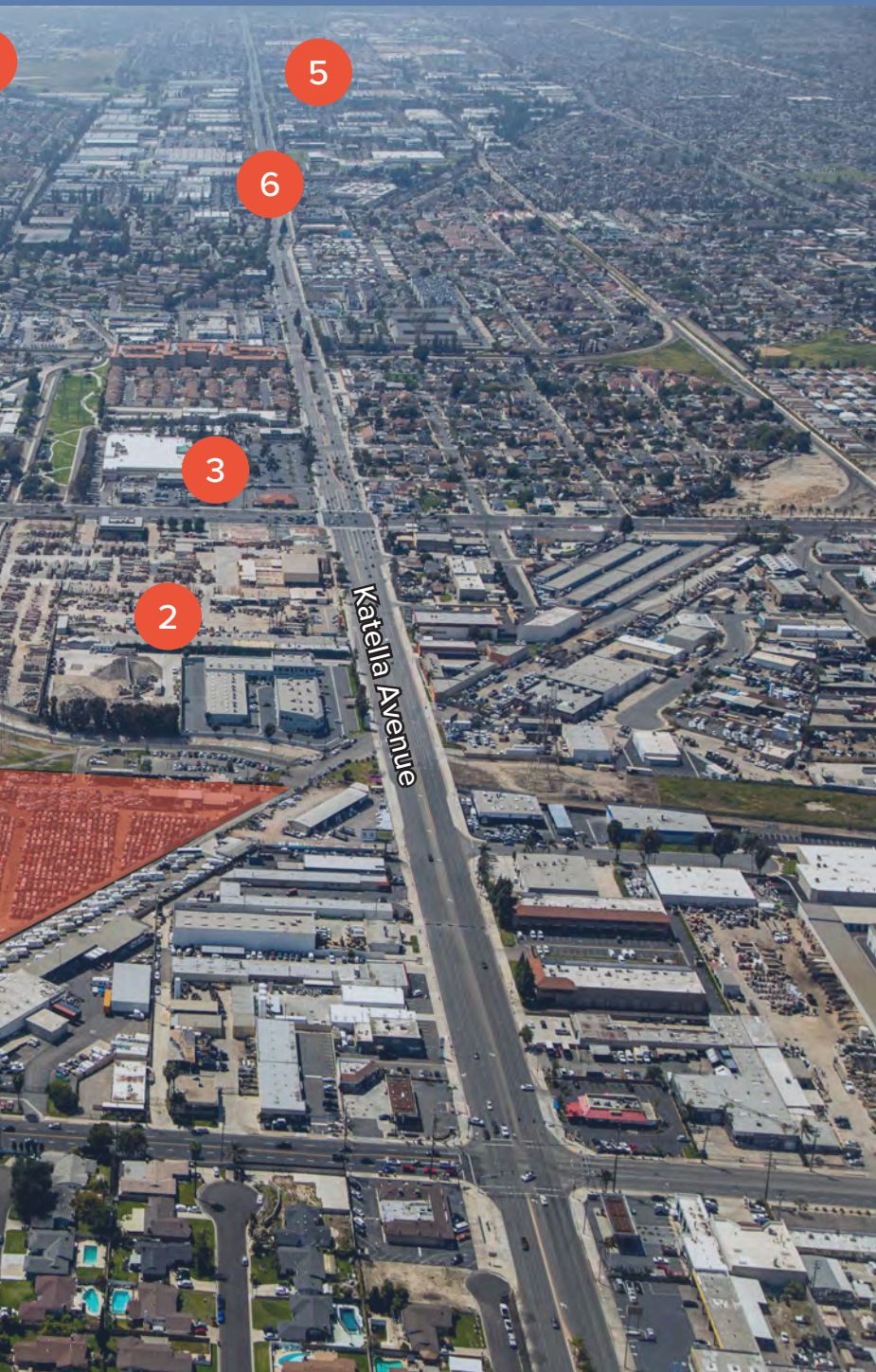
2

AGI General Contracting
Cal Trans Yard Katella
Connect Staffing
Ewles Materials Corp.
ORCO Block & Hardscape

3

Stanton Plaza





4

Joint Forces Training Base
Arbor Dog Park
Navy Golf Course

5



Residence **INN**
BY MARRIOTT



TRADER JOE'S™

6

Cypress Plaza Shopping Center



BevMo!



8188

Katella Avenue

Stanton, CA

Contact

ROSS FIPPINGER

Lic. 01450571

+ 1 949 725 8481

ross.fippinger@cbre.com

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