



# SPERRY

SPERRY COMMERCIAL

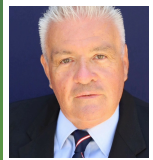
# 11891

11891 BEACH BLVD  
STANTON, CA 90680

FOR SALE: \$1,850,000

FOR LEASE:  
2,145 SF AUTO SHOP  
\$3.95 PSF + NNN \$0.91  
MONTHLY

Total Rents: \$10,424.70



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# Property Summary



## PROPERTY DESCRIPTION

Introducing a prime opportunity for Retail / Vehicle Related investors! This 2,100 SF building, constructed in 1953 and zoned CG, is situated in the sought-after Stanton area. With a strategic location and a versatile zoning designation, this property presents an ideal space for a wide range of retail or vehicle-related businesses. Don't miss the chance to acquire a property with endless potential for commercial success.

## PROPERTY HIGHLIGHTS

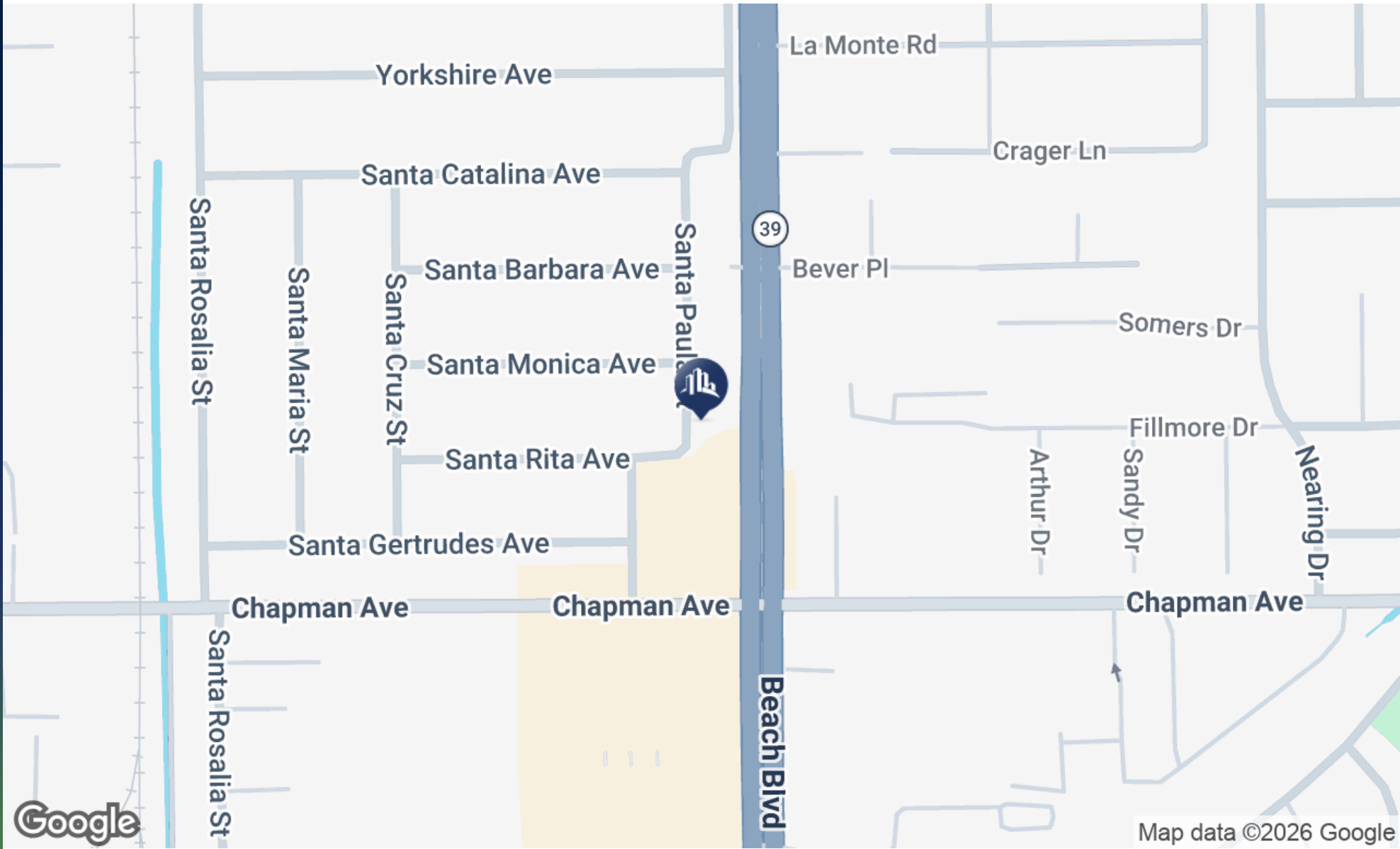
- Net Lease
- 2,145 SF building
- Constructed in 1991 Total renovation in 2026
- Zoned CG
- Ideal for a variety of commercial ventures

## OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Rate:	\$4 SF/month (NNN)
Number of Units:	1
Available SF:	2,130 SF
Lot Size:	7,344 SF
Building Size:	2,130 SF
NOI:	\$73,870.02
Cap Rate:	3.99%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	895	2,056	7,156
Total Population	3,591	7,828	24,953

# Location Map



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Monument Sign



# Front of Building



# Front Office



FOR SALE AND LEASE | 11891 BEACH BLVD

# Front Office



# New Bathroom



# Upstairs Office



# Front of Building



FOR SALE AND LEASE | 11891 BEACH BLVD

# Upstairs Office Window



# Back Wall with new outlets



# New Roll up Doors



# New Roll up Doors

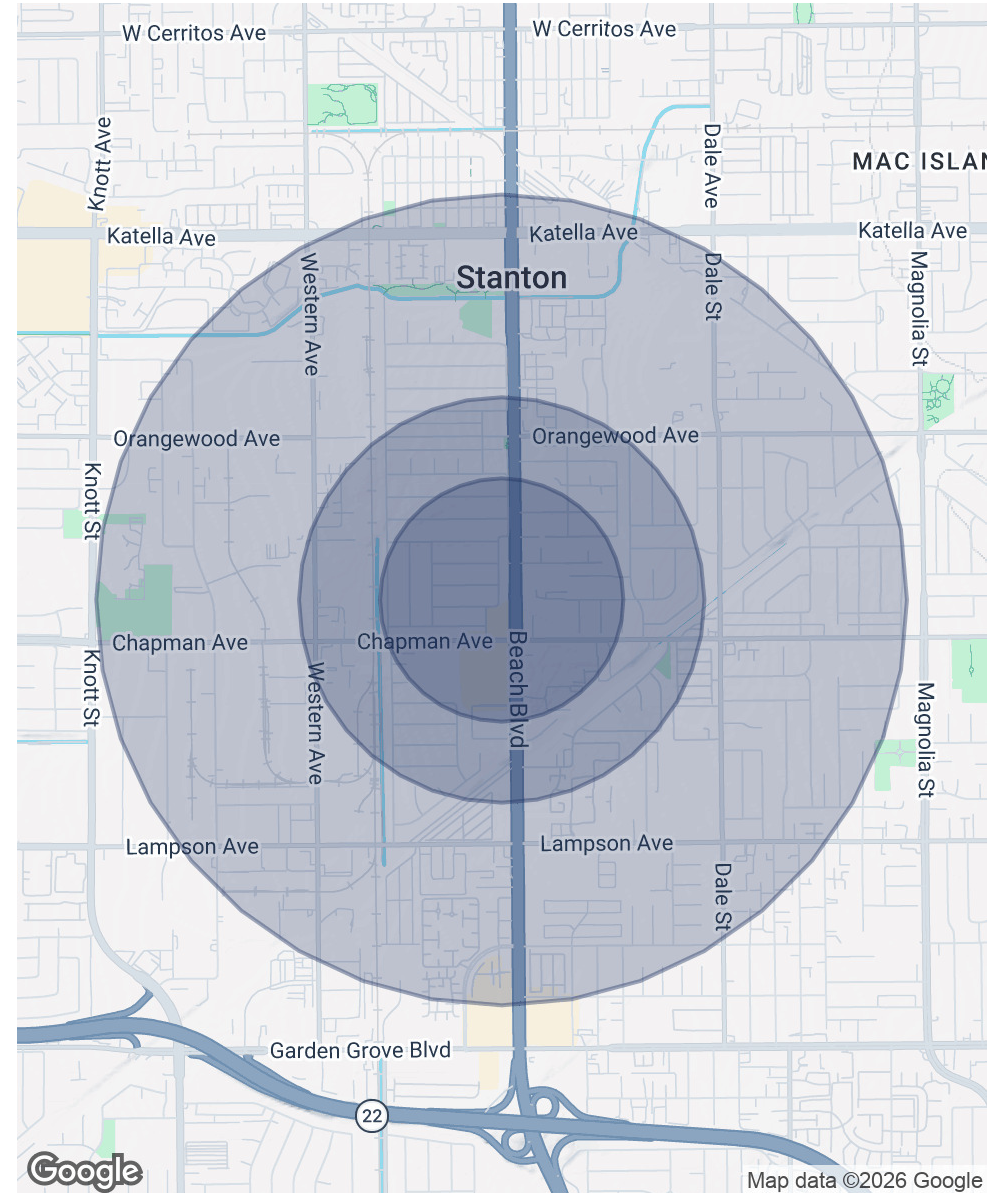


# Demographics Map & Report



	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	3,591	7,828	24,953
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	895	2,056	7,156
# of Persons per HH	4	3.8	3.5
Average HH Income	\$101,392	\$101,032	\$100,627
Average House Value	\$815,915	\$758,463	\$719,418

2020 American Community Survey (ACS)



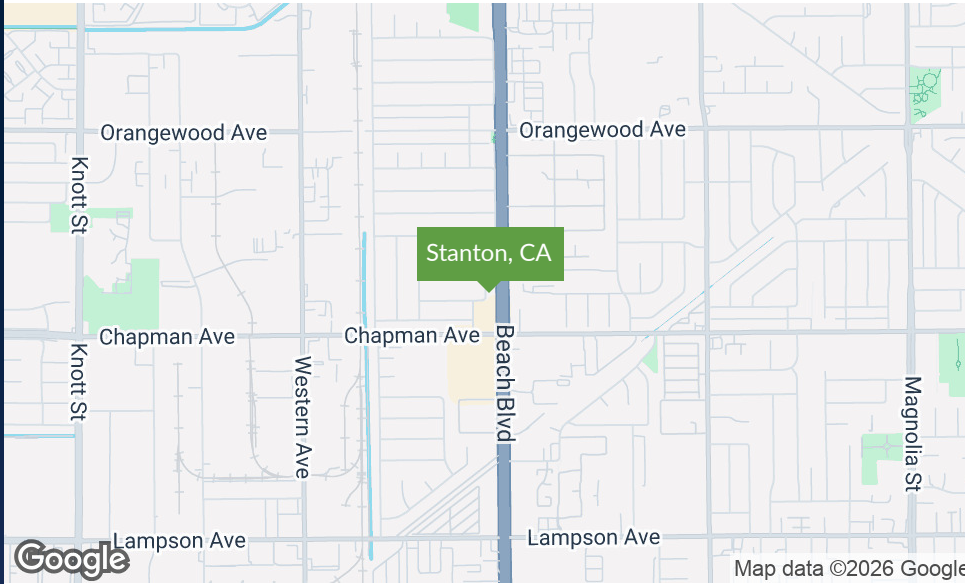
# Additional Photos



# Additional Photos



# City Information



## LOCATION DESCRIPTION

Nestled in the vibrant city of Stanton, this location offers a bustling retail and commercial environment. Just moments away, you'll find the bustling Beach Blvd, a renowned thoroughfare with a wide array of retail establishments, automotive services, and dining options. The area's strategic position provides convenient access to major thoroughfares, ensuring high visibility and easy accessibility for potential customers. Additionally, nearby attractions such as Stanton Central Park and Adventure City enhance the dynamic appeal of the surrounding area, making it an enticing prospect for retail and vehicle-related businesses seeking to thrive within a bustling community.

## LOCATION DETAILS

County Orange



# Property Description



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## POWER DESCRIPTION

208V/ 200 AMPS

# Financial Summary



## INVESTMENT OVERVIEW

Price	\$1,850,000
Price per SF	\$869
Price per Unit	\$1,850,000
GRM	18.32
CAP Rate	3.99%
Cash-on-Cash Return (yr 1)	3.99%
Total Return (yr 1)	\$73,870

## OPERATING DATA

Gross Scheduled Income	\$100,962
Total Scheduled Income	\$100,962
Vacancy Cost	\$3,029
Gross Income	\$97,933
Operating Expenses	\$24,063
Net Operating Income	\$73,870
Pre-Tax Cash Flow	\$73,870

## FINANCING DATA

Down Payment	\$1,850,000
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# Income & Expenses



## INCOME SUMMARY

Vacancy Cost (\$3,029)

**GROSS INCOME \$97,933**

## EXPENSES SUMMARY

Property Taxes \$21,090

Insurance \$2,973

**OPERATING EXPENSES \$24,063**

**NET OPERATING INCOME \$73,870**