

10401 BEACH BLVD
STANTON, CA 90680

2.4 ACRE (40,242 SQ. FT.)
BUILDING - FOR LEASE



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 **KORUS**
REAL ESTATE

PROPERTY INFORMATION

ADDRESS:	10401 Beach Blvd Stanton, CA, 90680
APNs:	079-241-11, -47, -48, -49
AVAILABILITY SPACE:	±40,242 sq. ft.
LEASE RATE:	\$1.20 per sq. ft. + 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 health club, car dealership, or other retail uses.
- 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.





The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



CERRITOS AVE (+19,150 CPD)

BEACH BLVD (+65,100 CPD)



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)

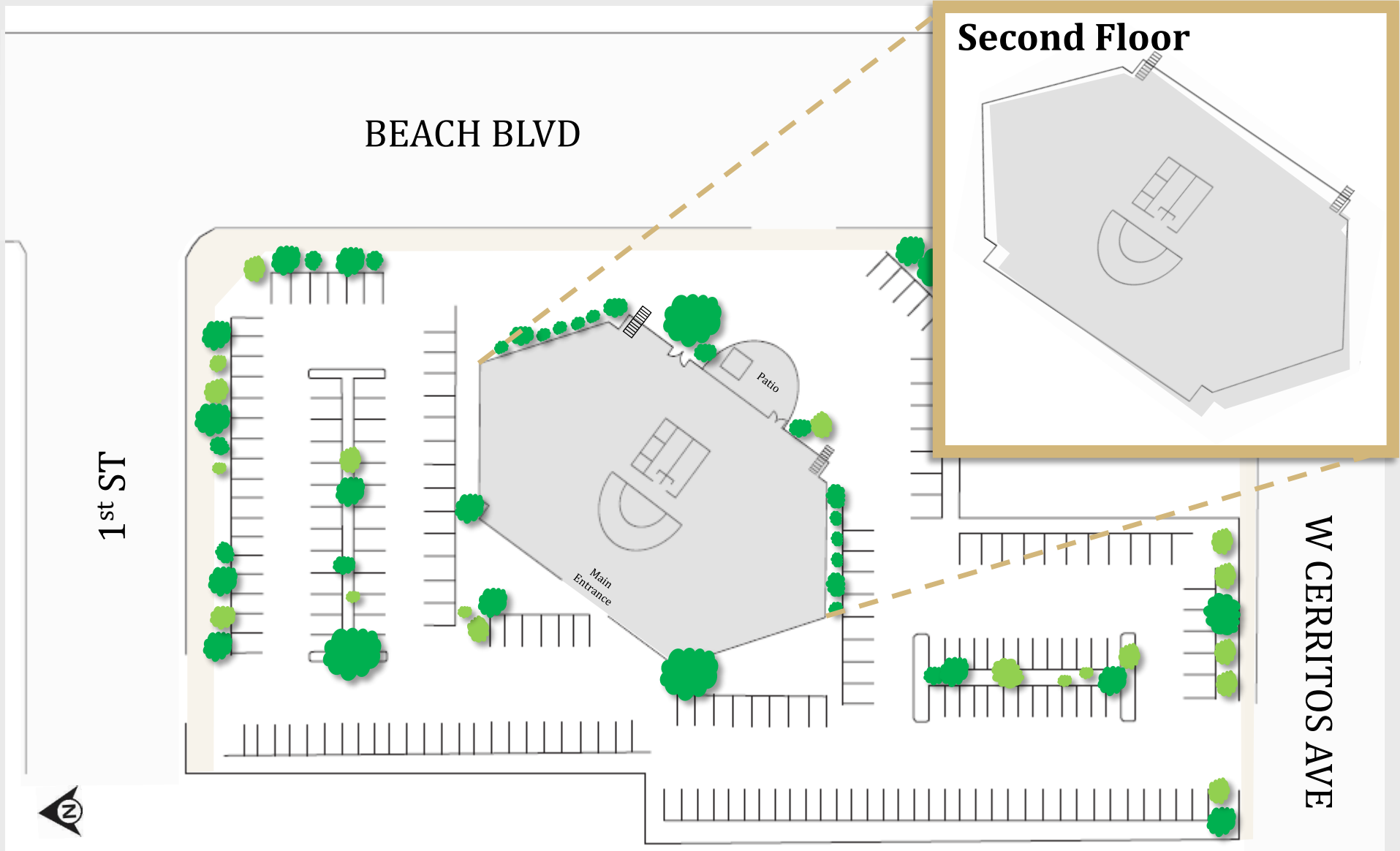
Plaza Court Apartments
(104 Units)

Summertree Townhomes
(141 Units)

Briar Oaks Condo
(210 Units)

**Continental Gardens
Apartments**
(297 Units)

Ground Floor



Second Floor

