

10401 BEACH BLVD  
STANTON, CA 90680

40,242 SQ. FT. BUILDING  
FOR LEASE



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**KORUS**  
REAL ESTATE



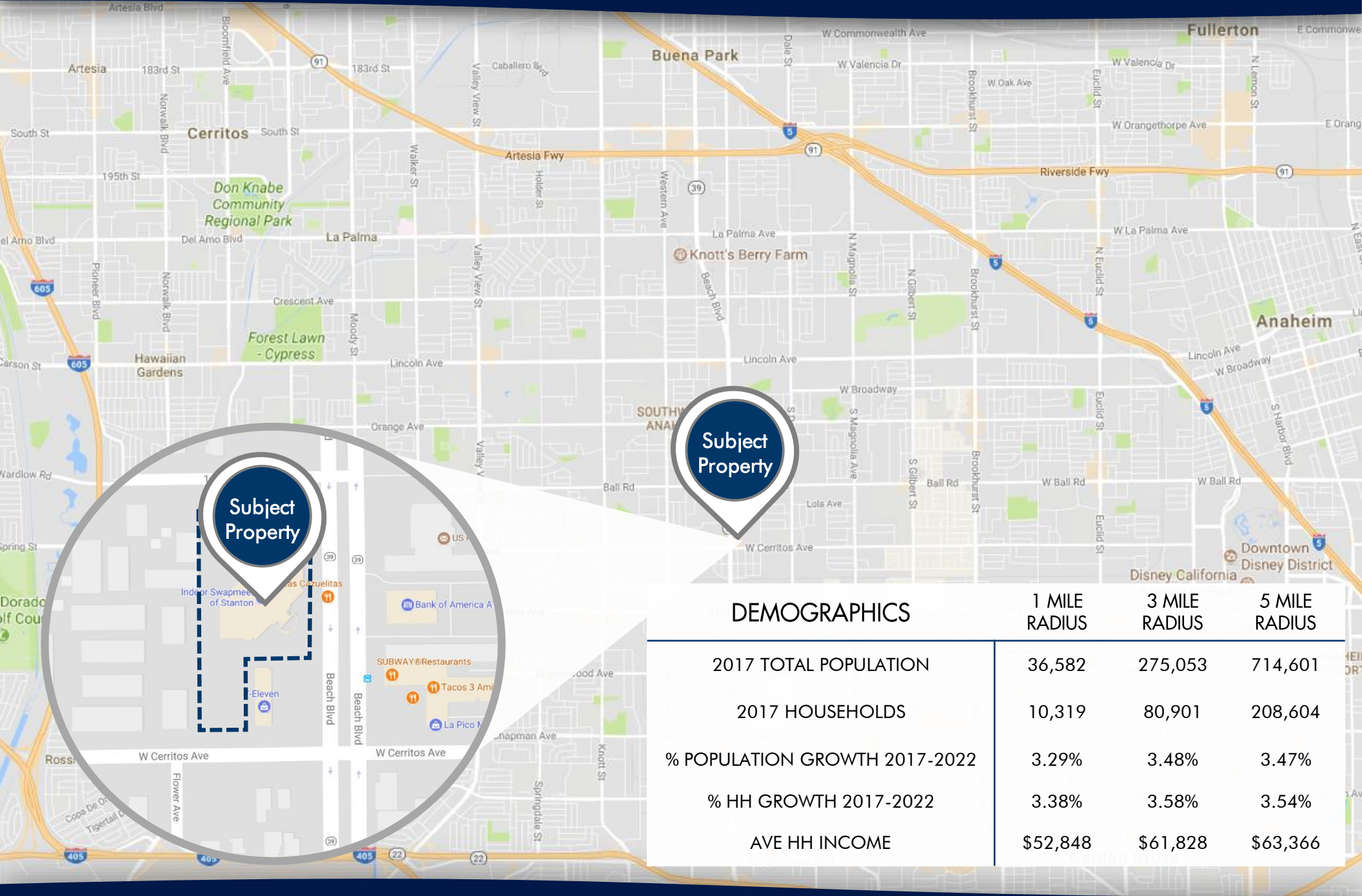
## PROPERTY INFORMATION

|                     |  |
|---------------------|--|
| ADDRESS:            | 10401 Beach Blvd<br>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

- Entire building available (block to block.)
- 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.





**Subject Property**

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| DEMOGRAPHICS                  | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|-------------------------------|---------------|---------------|---------------|
| 2017 TOTAL POPULATION         | 36,582        | 275,053       | 714,601       |
| 2017 HOUSEHOLDS               | 10,319        | 80,901        | 208,604       |
| % POPULATION GROWTH 2017-2022 | 3.29%         | 3.48%         | 3.47%         |
| % HH GROWTH 2017-2022         | 3.38%         | 3.58%         | 3.54%         |
| AVE HH INCOME                 | \$52,848      | \$61,828      | \$63,366      |

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)

Subject Property

**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)

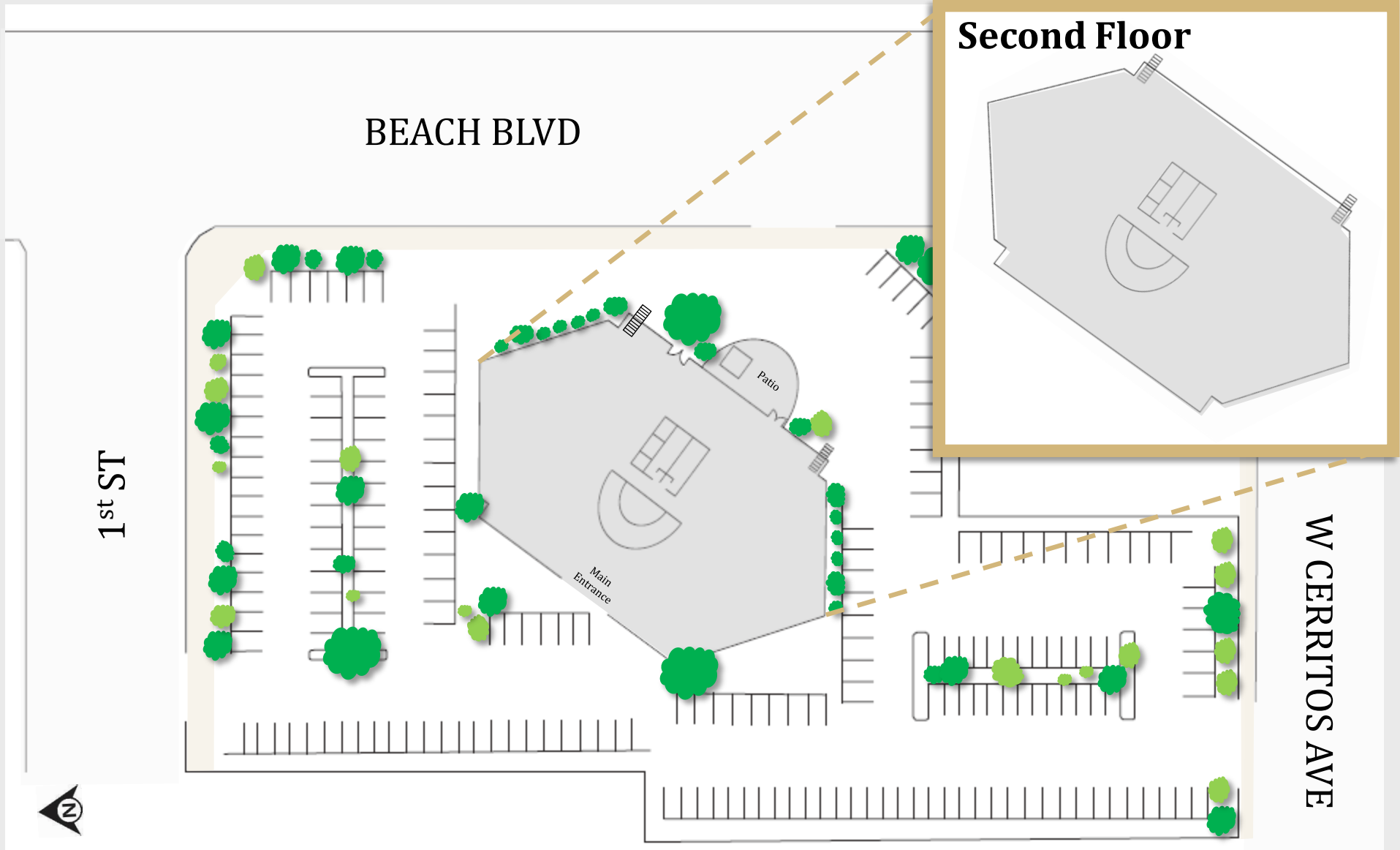
**Summertree Townhomes**  
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## Ground Floor



## Second Floor

