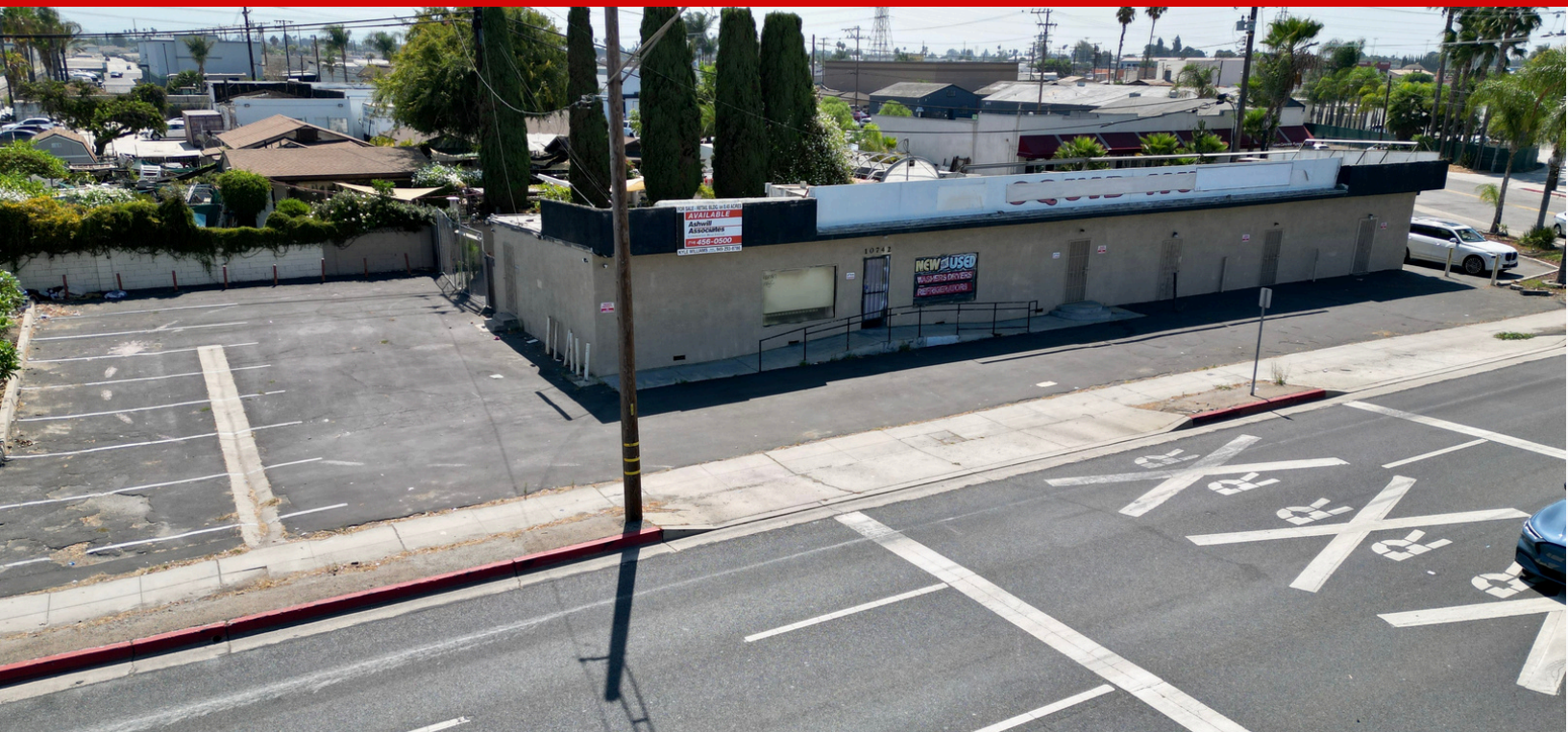


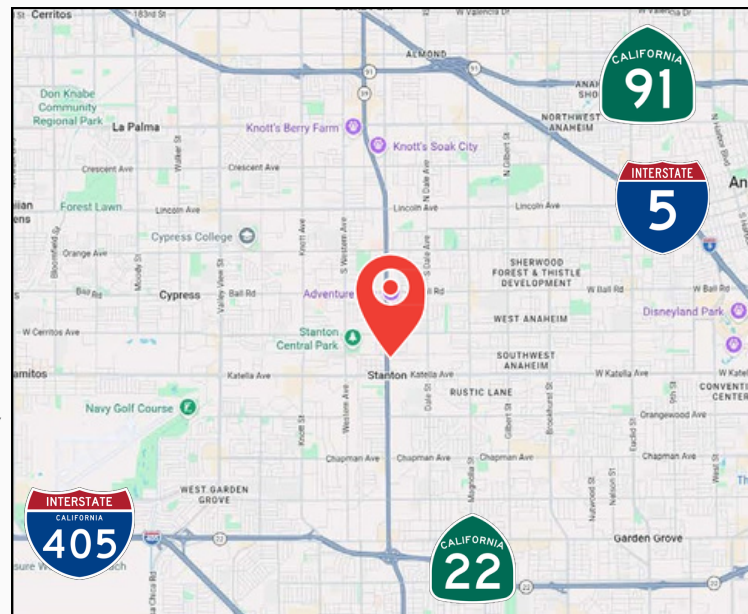
FOR SALE ± 3,235 SF FREE STANDING BUILDING HIGH VISIBILITY RETAIL BUILDING



10742 BEACH BLVD., STANTON, CA 90680

PROPERTY HIGHLIGHTS

- ± 3,235 SF Bldg. on 0.29 Acres (12,636 sf lot)
- Four (4) units: ± 1,715 SF, 475 SF, 488 SF & 557 SF
- Lots of onsite parking
- Fenced and Paved Yard
- Zoning: Town Center Mixed-Use District (TCMU)
- Located in Opportunity Zone (possible tax benefits)
- Major Street Frontage directly on Beach Blvd
- Previously operated as General Retail, Refrigerated Storage, Over-stock storage, and Flower Shop (confirm with City)
- Excellent Access to the 5, 91, 22, and 405 freeways
- APN #'s: 126-563-07, 08



DEMOGRAPHICS:

- Beach Boulevard traffic: +/- 66,547 CPD
- Population: 673,998 within 5 miles
- Households: 206,849 within 5 miles
- Median household income: \$95,294 within 5 miles

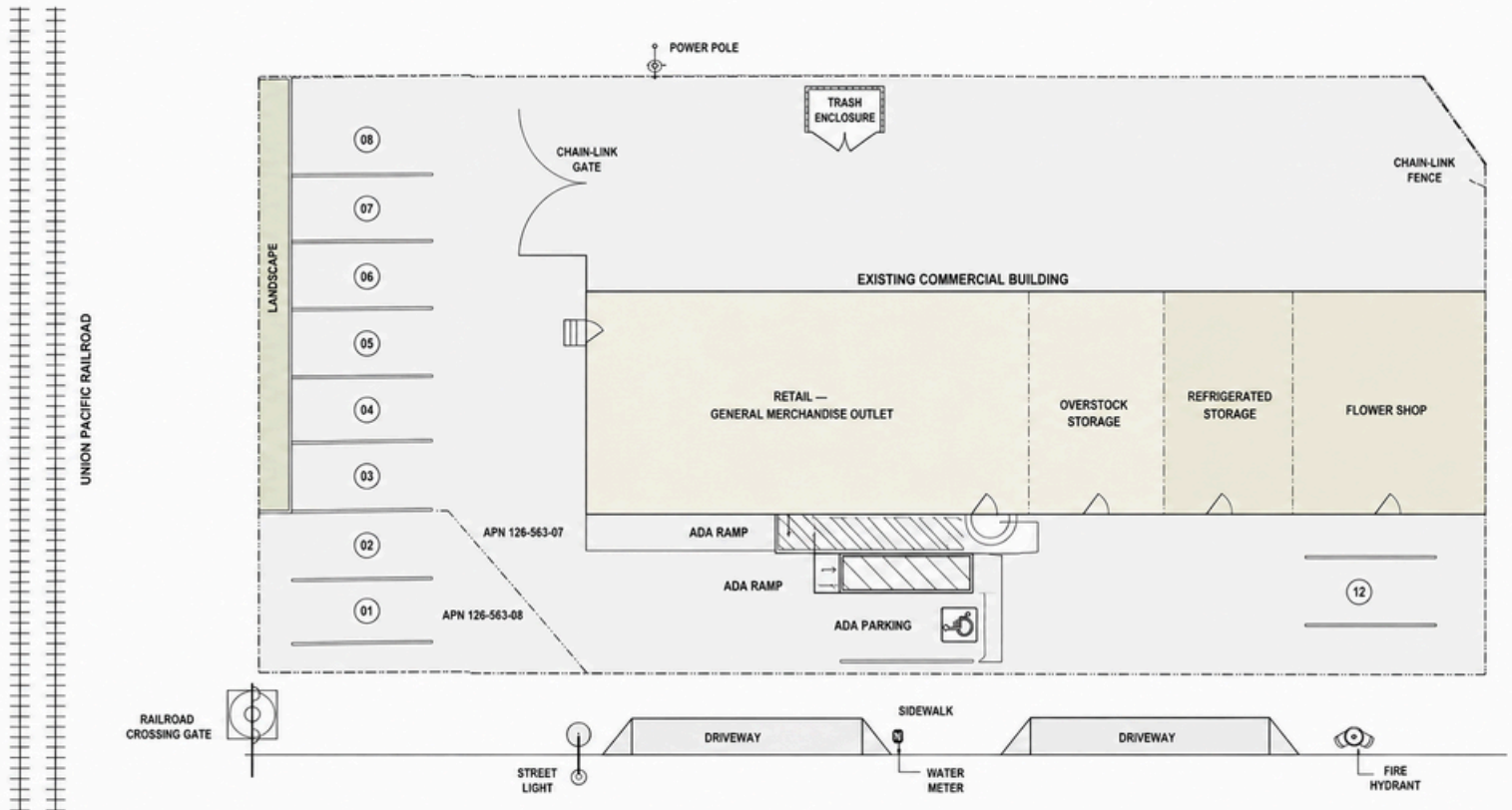
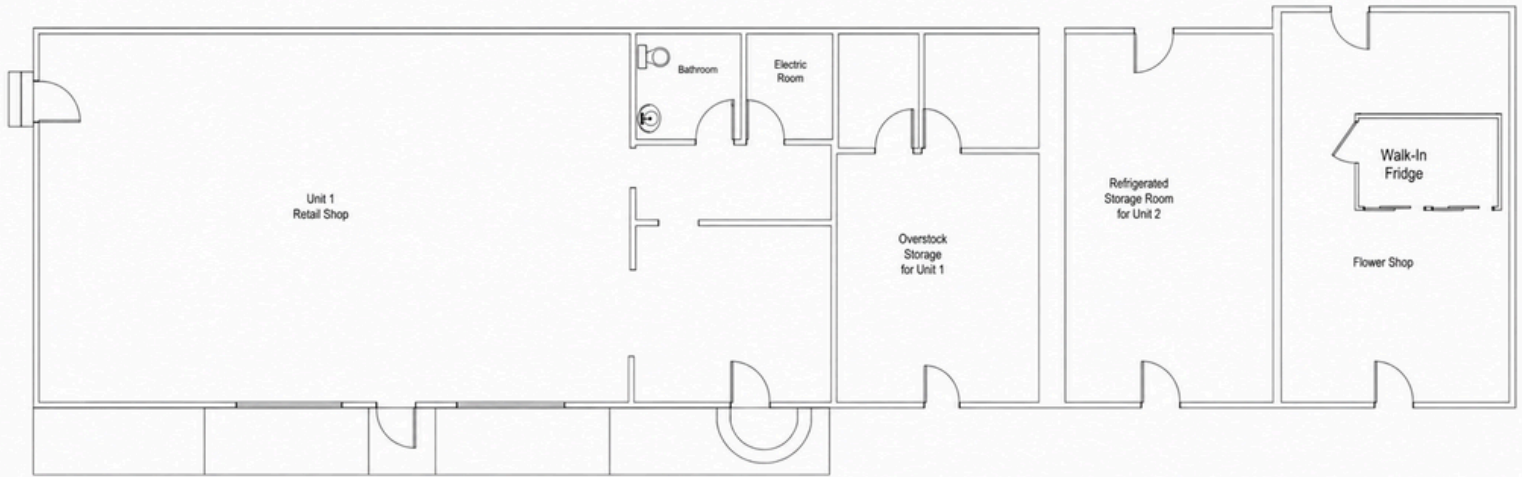
KYLE WILLIAMS, SIOR
Senior Vice President
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Permitted Uses Table (verify with City of Stanton)

Permitted Use (verify):

- General market or convenience store
- Restaurant
- General merchandise
- Grooming without overnight stays
- Catering or food preparation
- Medical or dental office, up to 2,500 SF
- Professional office
- Art, dance, martial-arts or music studio
- Specialty education, up to 2,500 SF
- Medical clinic, up to 2,500 SF
- Live/work unit
- Multifamily residential
- Supportive or transitional housing
- Residential and nonresidential mixed-use development
- Public or commercial parking facility/garage
- Transit facility

Minor CUP (MUP):

- Bars, taverns and breweries (Minor CUP)
- Veterinary services (MUP)
- Day-care center (MUP)
- General research and development (MUP)

Conditional Use Permit (CUP):

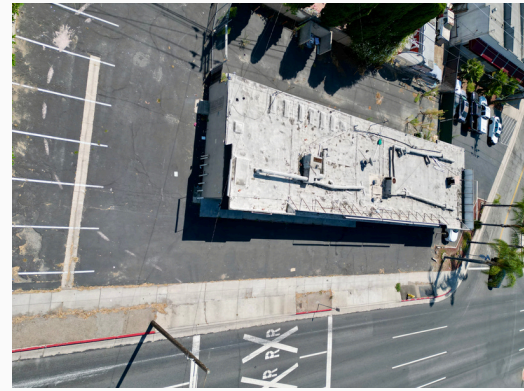
- Medical clinic, over 2,500 SF (CUP)
- Medical or dental office, over 2,500 SF (CUP)
- Place of religious assembly (CUP)
- Residential-care facility or nursing home, seven or more residents (CUP)
- General off-sale liquor store (P/CUP*)
- Boutique wine shop or craft-beer store (P/CUP*)

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**Ashwill
Associates**
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