

Beach Blvd Redevelopment Opportunity

STANTON

BIGSBY
CONDOMINIUM
COMPLEX
79 UNITS

SITE

12232 Beach Blvd, Stanton,
CA 90680

39

BEACH BLVD

BEACH TERRACE
ASSISTED LIVING
FACILITIES

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COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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Meet the Team



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Property Information



Property Details

Sale Price	\$1,200,000
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Location Information

Street Address	12232 Beach Boulevard
City, State, Zip	Stanton, CA 90680
County	Orange County
Market	Orange County
Sub-market	Los Alamitos/Stanton
Cross-Streets	Chapman Avenue

Building Information

Building Size	1,000 SF
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Property Information

Property Type	Commercial/Mixed Use
Lot Size	0.25 Acres / 10,981 SF
APN #	131-484-01

Utilities & Amenities

Electricity	Yes
Gas / Propane	Yes
Water	Yes
Sewer	Yes

Property Summary



Property Highlights

- ±10,981 SF Redevelopment Site
- Existing 1,000 SF Building
- Dual Zoning Flexibility (CG + Mixed-Use Overlay)
- High-Visibility Frontage on Beach Blvd
- Strong Traffic Counts (Over 70K VPD) + Infill Location
- Located In Active Redevelopment Corridor
- Potential Density: 30–45 Du/Ac
- Ideal For Developer, Owner-User, Or Value-Add Investor

Offering Summary

Sale Price:	\$1,200,000
Lot Size:	0.25 Acres / 10,981 SF
Existing Building Size:	1,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	8,785	78,638	198,981
Total Population	27,893	257,838	650,497
Average HH Income	\$96,737	\$109,106	\$115,838

Property Description



Property Description

12232 Beach Blvd is a redevelopment opportunity located along the highly trafficked Beach Boulevard corridor in the City of Stanton. The property consists of approximately 10,981 SF of land (± 0.25 acres) and 1,000 SF building with existing infrastructure, offering strong redevelopment potential.

The site benefits from excellent street frontage, over 70,000 vehicles per day, and is positioned within a rapidly evolving corridor targeted for mixed-use revitalization, including residential and retail development.

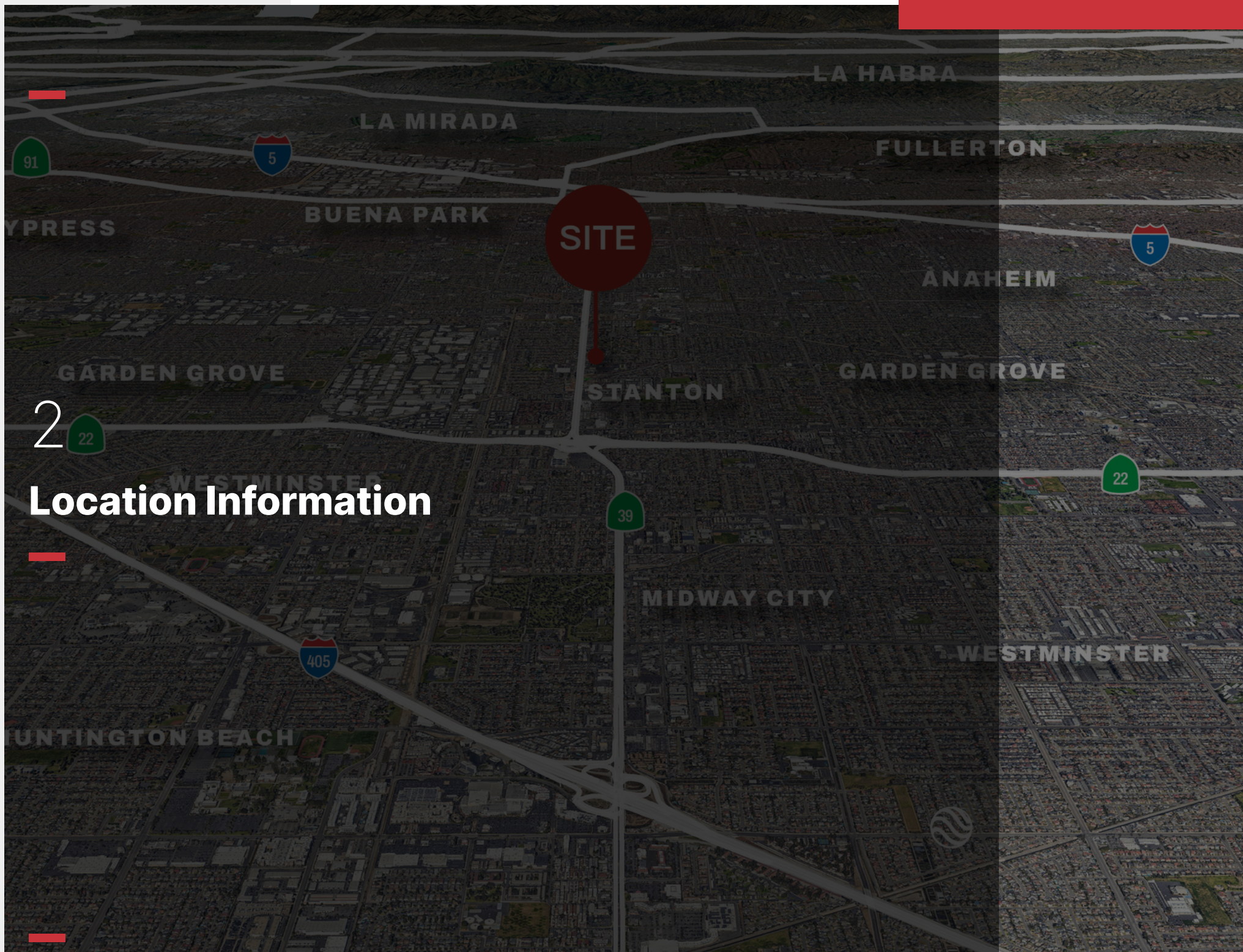
The property is zoned Commercial General with Mixed-Use overlay, allowing a wide range of development potential including retail, residential, restaurant, office, medical, and service. The City of Stanton actively encourages higher-density, walkable projects along Beach Blvd, making this an ideal candidate for repositioning or ground-up.

Additional Photos

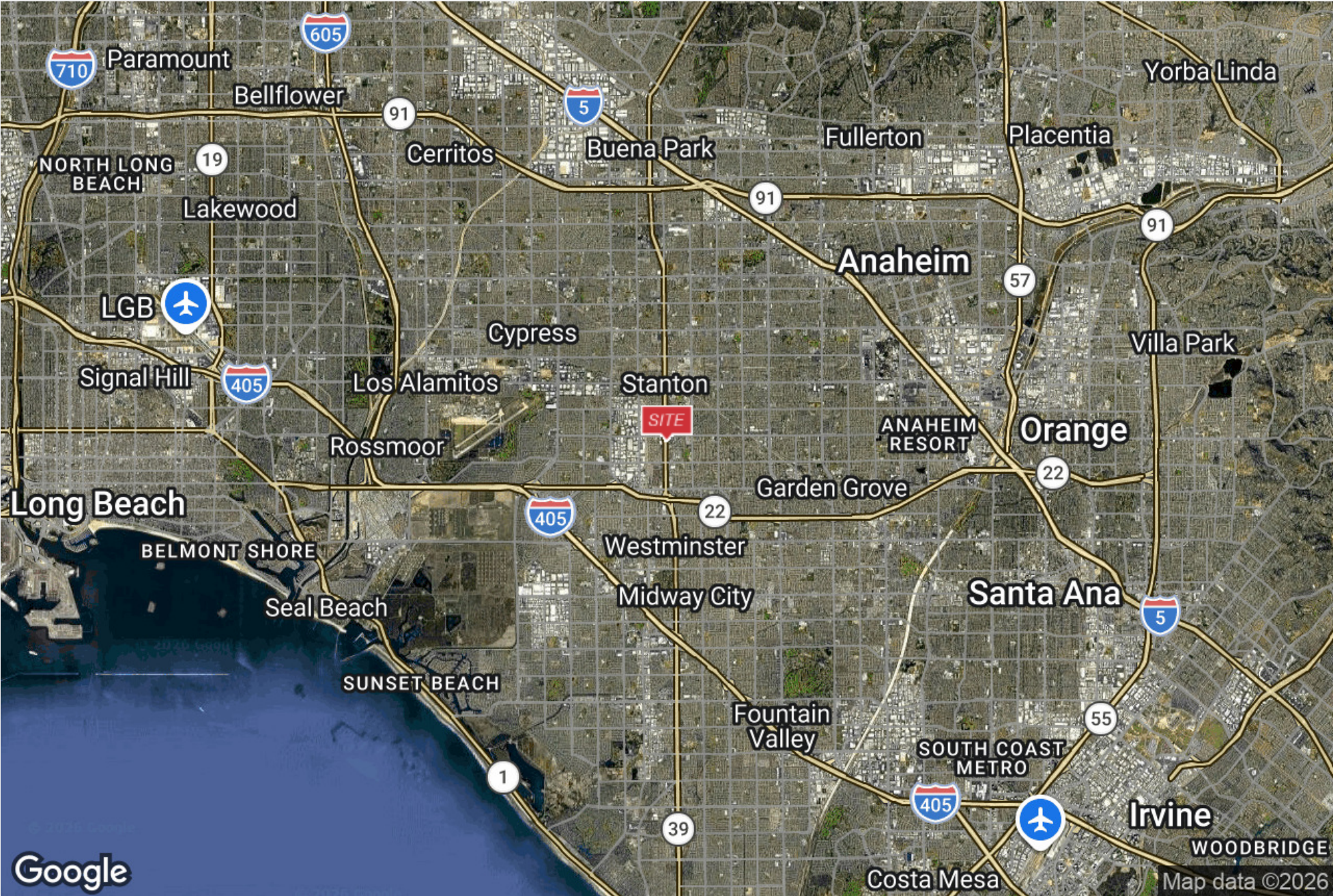


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Location Information



Regional Map



City Information



Beach Boulevard

The Stanton Beach Boulevard corridor is one of the most important redevelopment areas in North Orange County and it's in the middle of a long-term transition. Stanton's plan focuses heavily on multifamily housing (apartments, townhomes), mixed-use development (residential + retail), higher-density infill.

Beach Boulevard is the main north-south arterial running through Stanton and connecting cities like Anaheim, Buena Park, and Huntington Beach. In Stanton, the corridor is roughly a 3-mile stretch targeted for redevelopment and revitalization.

Business-Friendly Environment

The city's Economic Development Division focuses on creating, attracting, and retaining businesses, offering resources for site selection and development. Strong presence in commerce, industry, and a thriving downtown district with, retail, and dining.

The Stanton Chamber of Commerce and the city offer resources for startups and established companies, including online business registration, permitting, and tax payments.

Stanton

The City of Stanton has established a clear vision to transform Beach Boulevard into a more modern, mixed-use, and pedestrian-friendly corridor. This includes encouraging developments that combine residential and retail uses, increasing housing density through apartments and condominiums, and enhancing infrastructure for pedestrians and cyclists. The city is also investing in streetscape improvements such as landscaping, lighting, and public art, while supporting expanded transit options to better connect the corridor to the broader region.

The Beach Boulevard corridor in Stanton is a major north-south arterial that connects several key Orange County cities, including Anaheim, Buena Park, and Huntington Beach. Within Stanton, this corridor spans roughly three miles and has been identified as a primary focus for redevelopment and long-term urban improvement.

Diverse Economy

The employment structure in Stanton reflects this diversity as well, with a blend of white-collar, blue-collar, and service-sector jobs.

Average annual household income is over \$96,000 and unemployment lies around 4%.

STANTON

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Demographics

BIGSBY
CONDOMINIUM
COMPLEX
72 UNITS

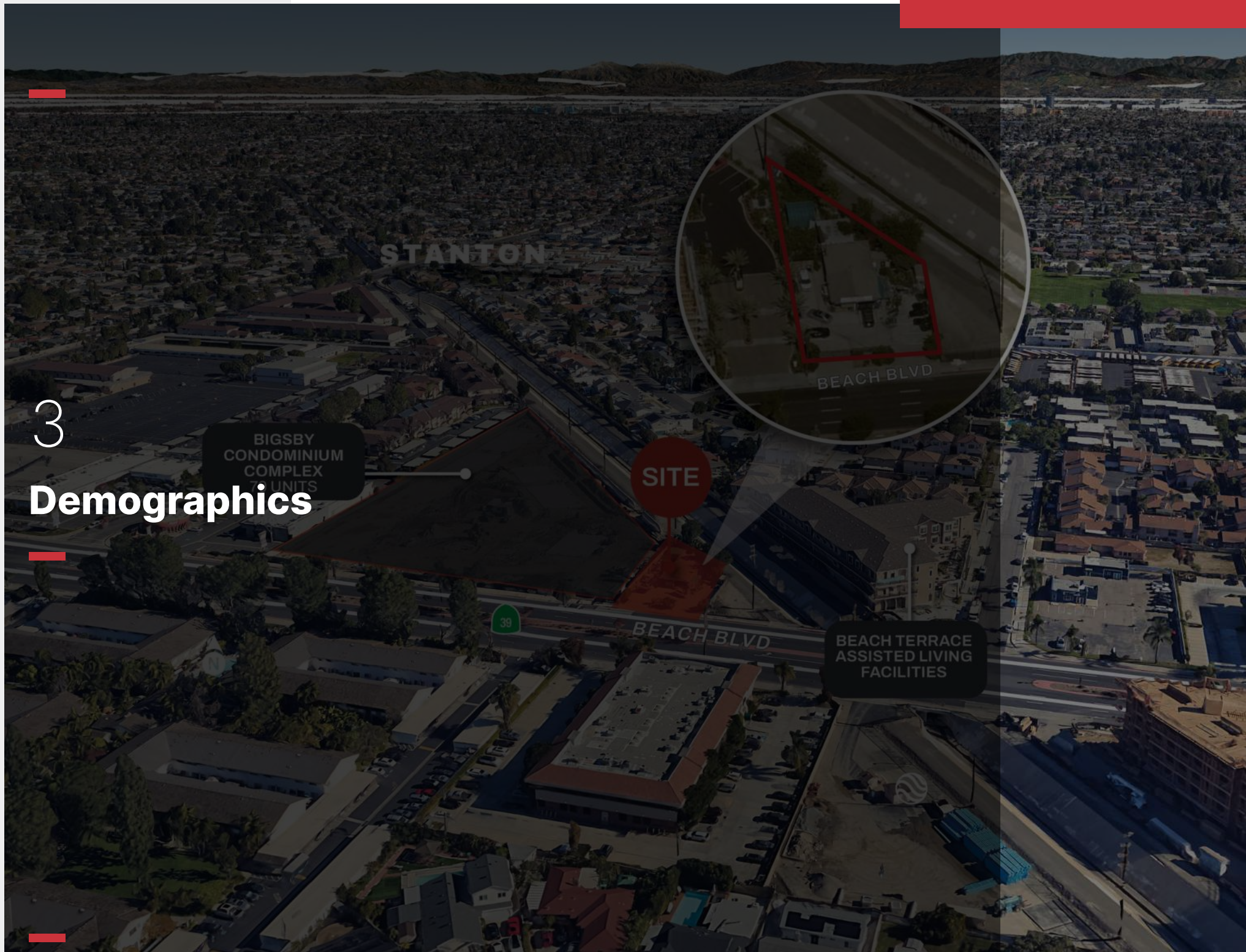
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BEACH BLVD



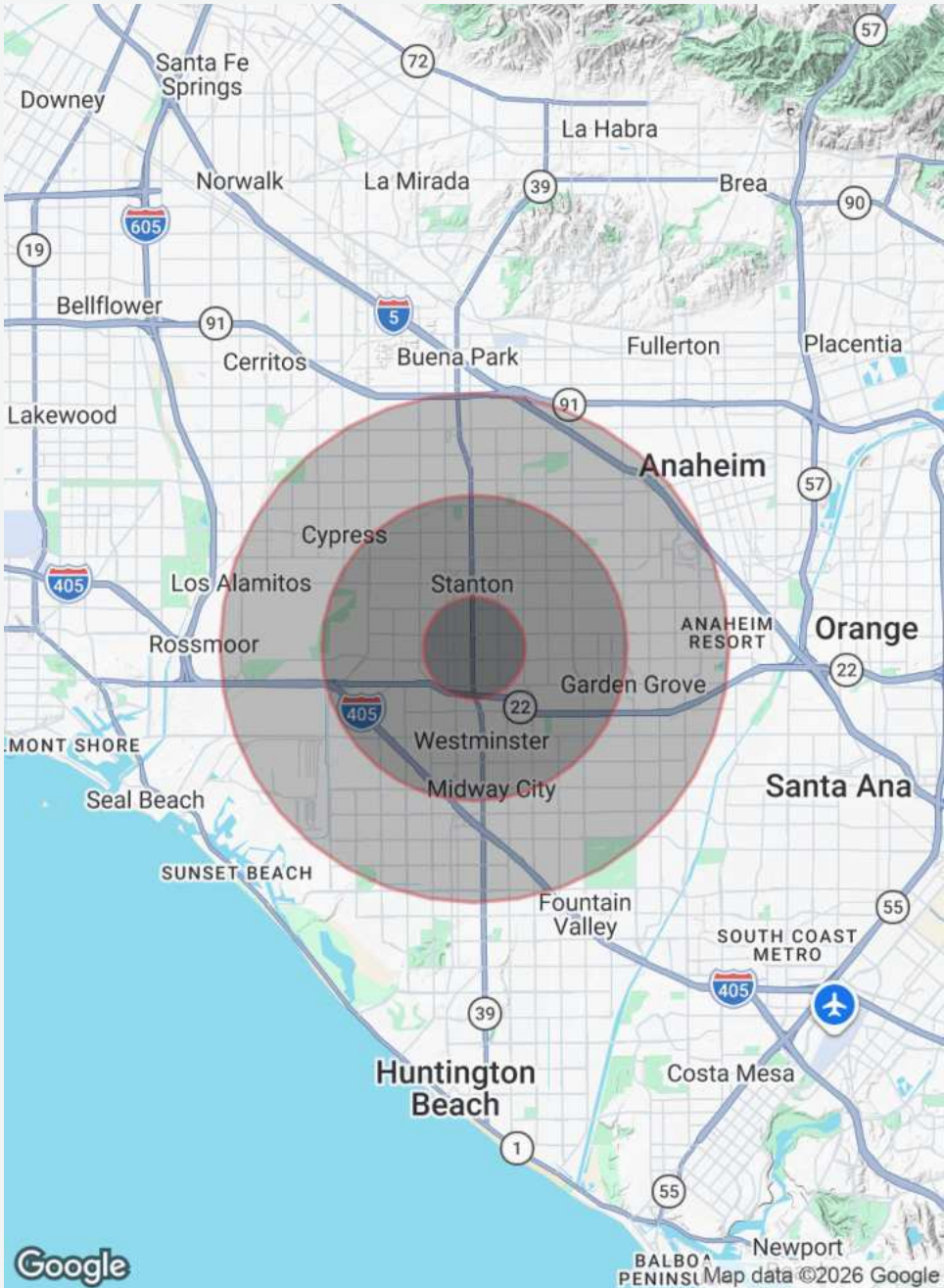
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	27,893	257,838	650,497
Average Age	40.0	40.7	39.8
Average Age (Male)	39.6	40.0	39.0
Average Age (Female)	41.2	41.1	40.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,785	78,638	198,981
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$96,737	\$109,106	\$115,838
Average House Value	\$652,759	\$743,806	\$782,971

Race	1 Mile	3 Miles	5 Miles
% White	26.1%	31.8%	33.9%
% Black	1.9%	1.7%	2.1%
% Asian	38.7%	37.9%	34.1%
% Hawaiian	0.1%	0.5%	0.5%
% American Indian	0.6%	0.9%	0.8%
% Other	22.0%	15.3%	14.4%

2023 American Community Survey (ACS)



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