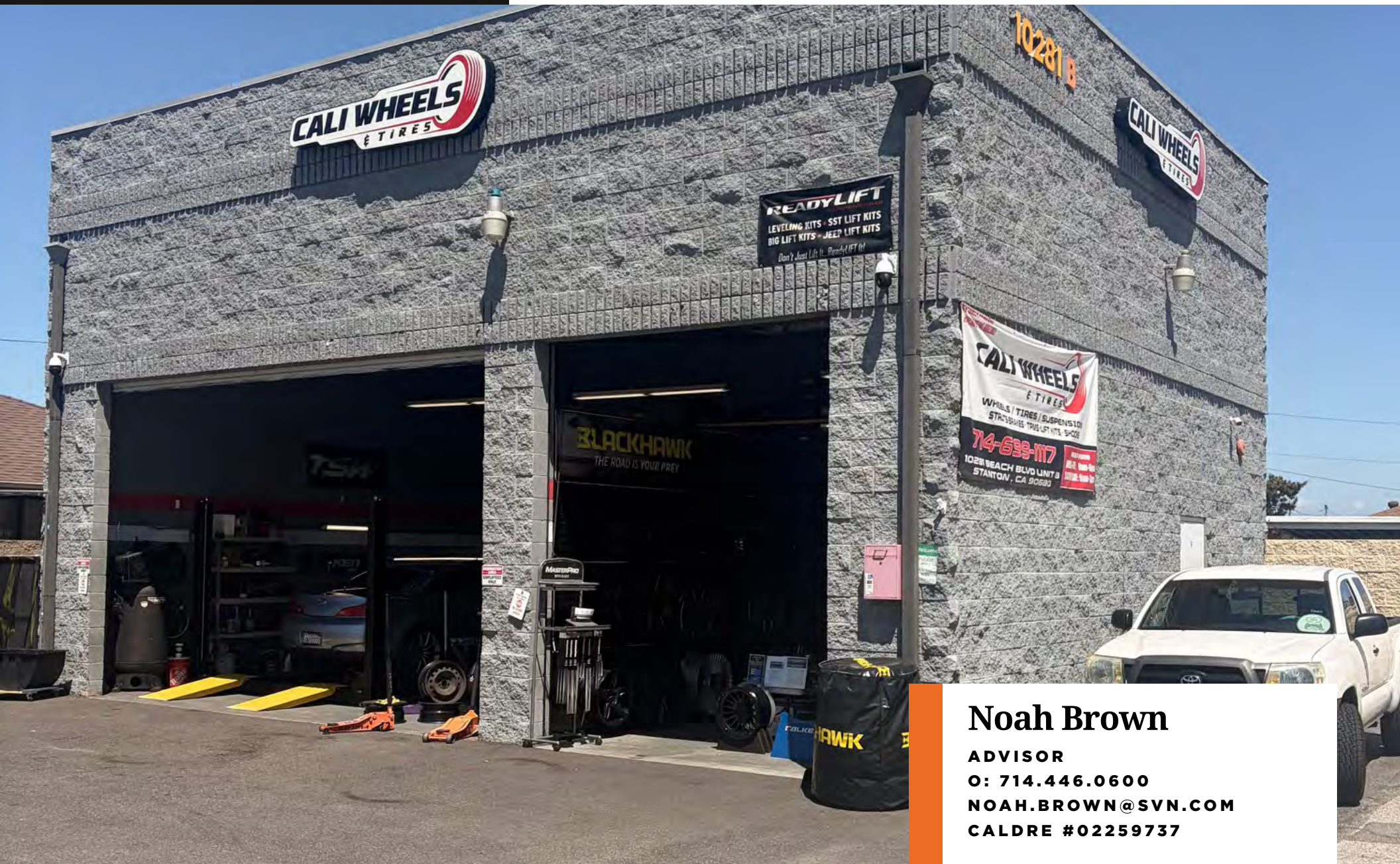




2-Bay Auto / Tire Shop For Lease

10280 BEACH BOULEVARD
STANTON, CA 90680



Noah Brown

ADVISOR
O: 714.446.0600
NOAH.BROWN@SVN.COM
CALDRE #02259737

PROPERTY SUMMARY

Available Space	2,600 sqft
Lease Rate	Negotiable
Lease Type	NNN
Number of Bays	2

Located on Beach Blvd with strong daily traffic and visibility, this Turnkey opportunity is great for a mechanic or tire operator looking to run their own shop. Functional 2-bay layout with strong visibility and shared traffic from the adjacent smog shop.

IDEAL USE:

- Tire shop
- Auto repair / Mechanic
- Brake & Alignment
- Owner-operator / independent user

HIGHLIGHTS:

- 2,600 sqft building
- 2 service bays
- Positioned on Beach Blvd (high traffic north/south corridor)
- Surrounded by automotive and service-related businesses
- Functional layout for tire, brake, and light auto service
- Equipment + inventory in place
- Easy access + visibility



PROPERTY BOUNDARIES



PROPERTY PHOTOS



PROPERTY PHOTOS

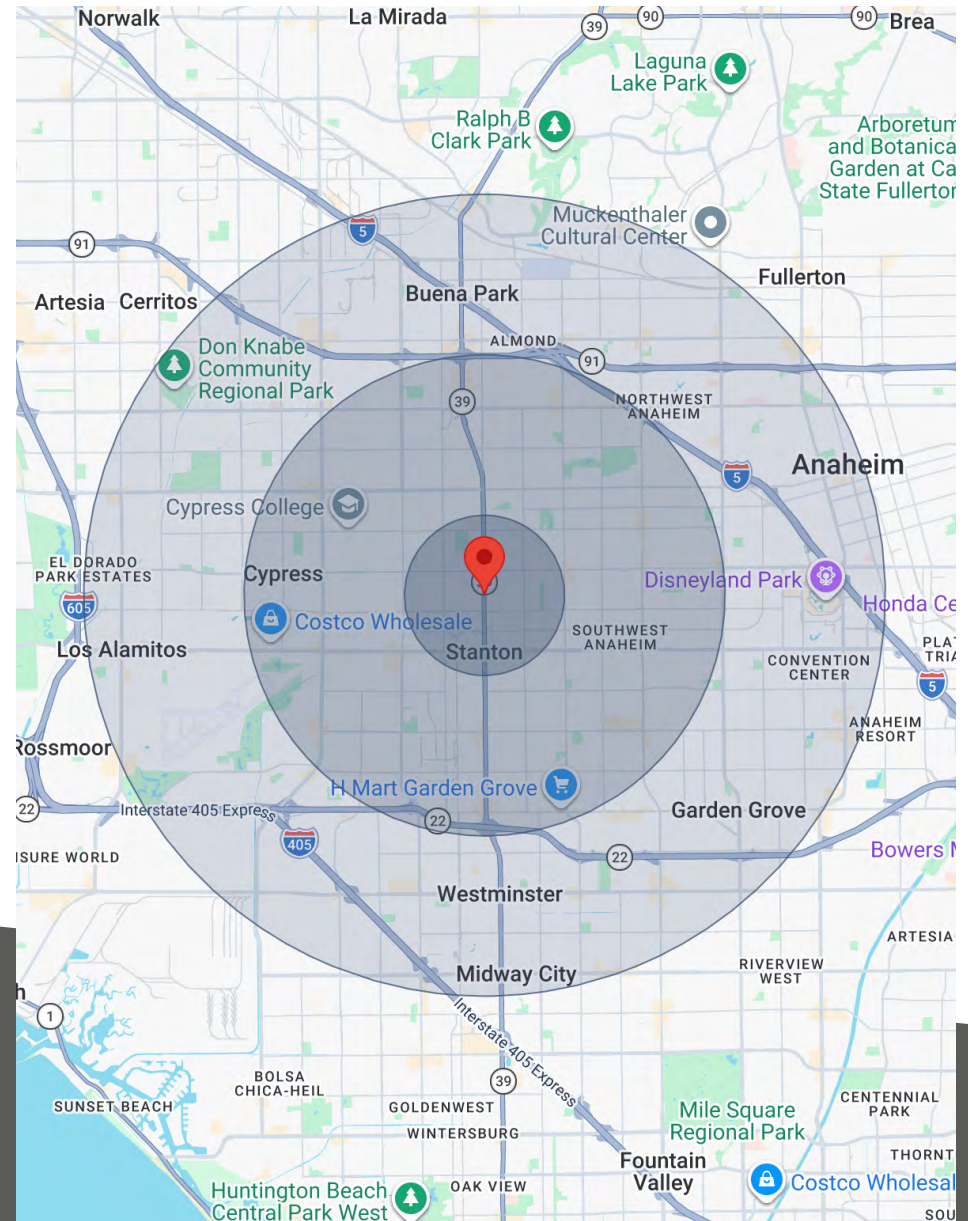


DEMOGRAPHIC MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,957	261,388	680,625
Average Age	39.5	38.7	38.5
Average Age (Male)	39.8	38.7	38.5
Average Age (Female)	39.0	39.8	40.0

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,750	79,235	207,790
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$107,593	\$112,098	\$115,874
Average House Value	\$548,326	\$746,500	\$776,170

Demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

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