

# FOR LEASE

BEACH PROFESSIONAL PLAZA - OFFICES + EXECUTIVE SUITES

12362 BEACH BLVD | STANTON, CA 90680



## AARON GUIDO

CA REAL ESTATE LIC #01924254

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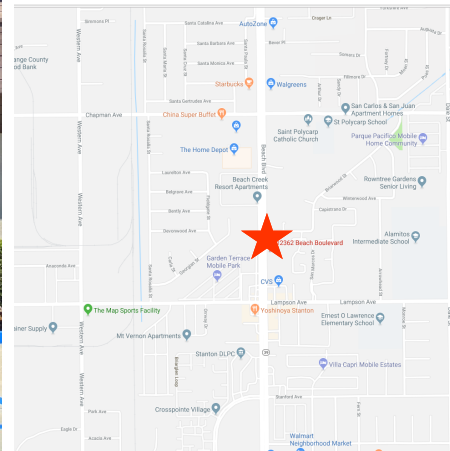
1517 S. SEPULVEDA BLVD  
LOS ANGELES, CA 90025  
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## FEATURES + AMENITIES

- HIGH IMAGE PROFESSIONAL OFFICES
- CONVENIENT ACCESS FROM BEACH BLVD WITH TWO SEPARATE DRIVEWAYS
- LARGE PARKING LOT FOR TENANTS + VISITING CLIENTS
- SITUATED ON ONE OF THE OC'S MOST HEAVILY-TRAFFICKED COMMERCIAL CORRIDORS
- CONVENIENT ACCESS TO THE 405 & 22 FWYS
- LOCATED IN PRO-BUSINESS CITY OF STANTON!
- IDEAL SITE FOR 1ST TIME BUSINESS OR BUSINESS RELOCATIONS
- **TRAFFIC COUNTS:** BEACH BLVD ±77,500 CPD

## NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	28,653	277,203	682,601
AVG HH INCOME	\$67,588	\$77,327	\$82,472

EXCLUSIVELY REPRESENTED BY

**AARON GUIDO**

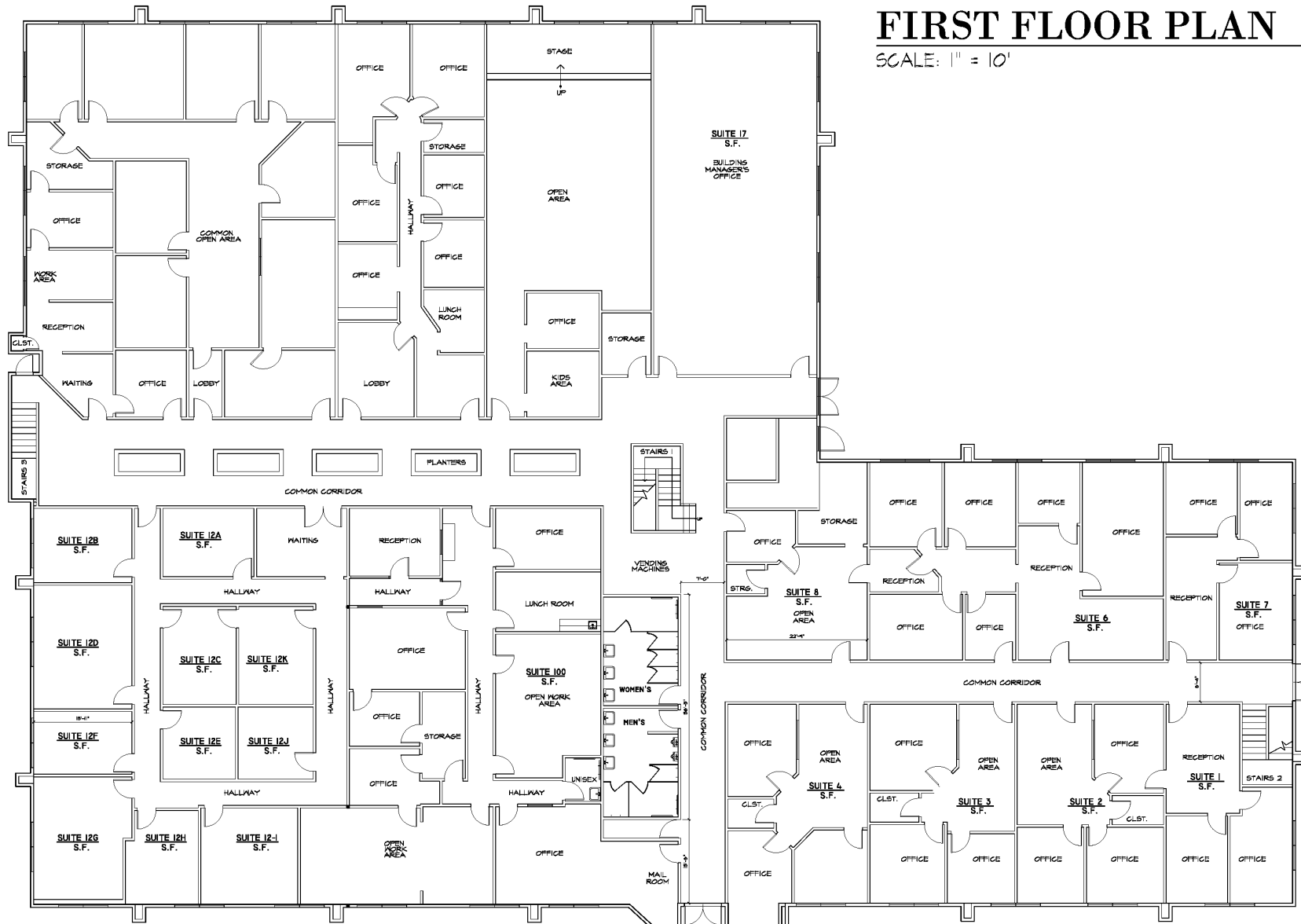
CA REAL ESTATE LIC #01924254

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## FIRST FLOOR PLAN

SCALE: 1" = 10'



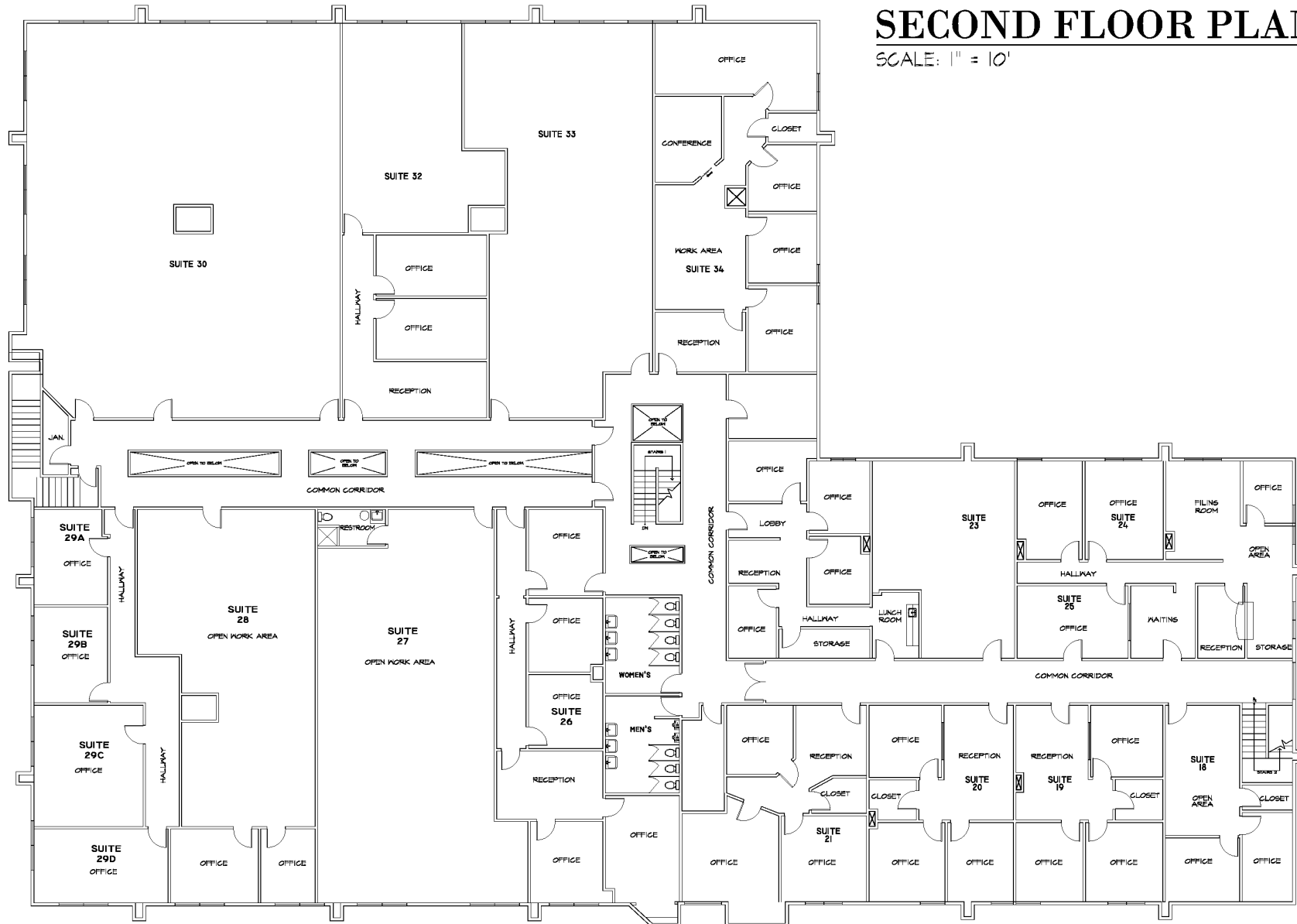
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# 2ND FLOOR PLAN

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## SECOND FLOOR PLAN

SCALE: 1" = 10'

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# AERIAL PHOTO

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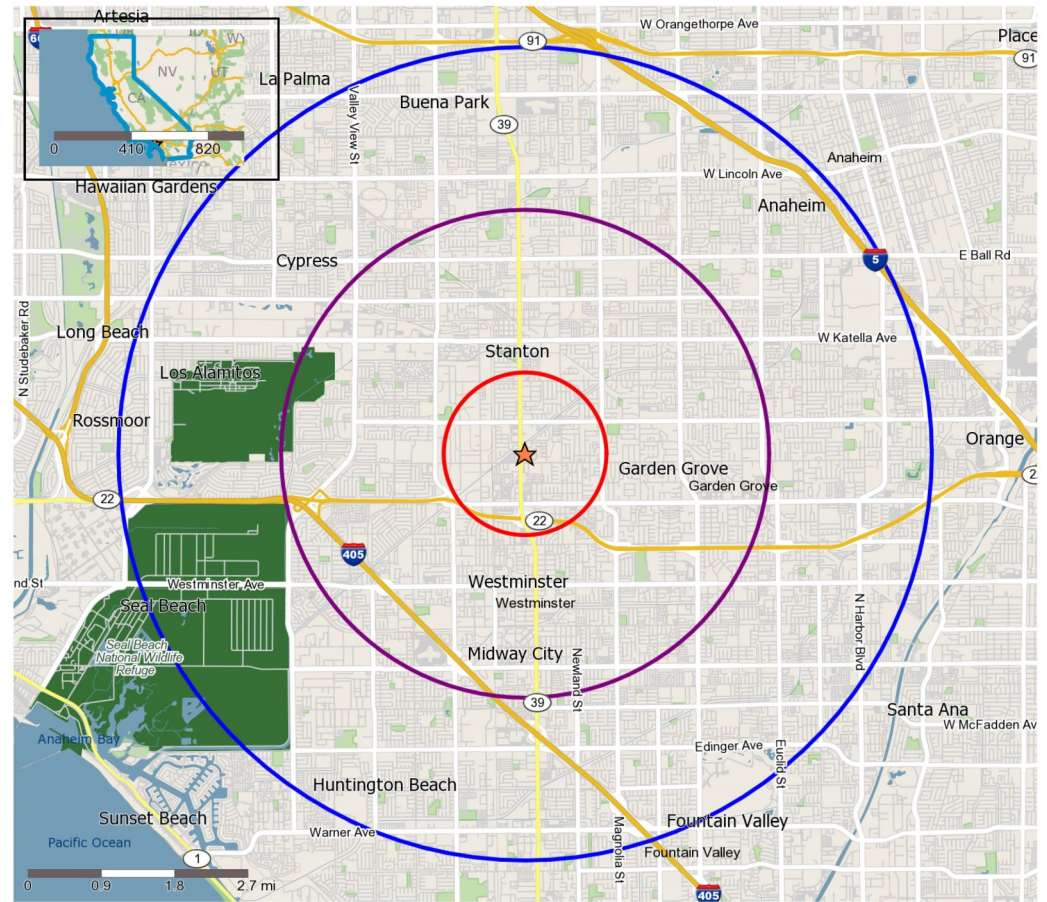
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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2015B</b>			
Total Population	28,653	277,203	682,601
Female Population	49.91%	50.34%	50.45%
Male Population	50.09%	49.66%	49.55%
Population Density	9,120	9,803	8,690
Population Median Age	35.9	37.4	36.7
Employed Civilian Population 16+	13,258	132,392	331,935
% White Collar	47.3%	53.9%	55.1%
% Blue Collar	52.7%	46.1%	44.9%
Total Employees	7,709	77,923	202,100
Total Establishments*	883	8,773	22,571
Population Growth 2000-2010	2.86%	3.18%	2.09%
Population Growth 2015B-2020	0.62%	1.07%	0.82%
<b>Income: 2015B</b>			
Average Household Income	\$67,588	\$77,327	\$82,472
Median Household Income	\$53,667	\$57,854	\$61,673
Per Capita Income	\$18,580	\$22,525	\$24,377
Avg Income Growth 2000-2010	36.21%	33.06%	33.16%
Avg Income Growth 2015B-2020	16.52%	16.46%	16.20%
<b>Households: 2015B</b>			
Households	7,746	79,887	200,128
Average Household Size	3.55	3.39	3.34
Hhld Growth 2000-2010	-3.00%	0.68%	-0.14%
Hhld Growth 2015B-2020	-0.06%	1.19%	0.89%
<b>Housing Units: 2015B</b>			
Occupied Units	7,746	79,887	200,128
% Occupied Units	99.65%	99.21%	99.25%
% Vacant Housing Units	0.35%	0.79%	0.75%
Owner Occ Housing Growth 2000-2010	-2.34%	-2.72%	-2.44%
Owner Occ Housing Growth 2000-2020	-3.04%	0.43%	0.89%
Owner Occ Housing Growth 2015B-2020	-1.02%	0.44%	0.38%
Occ Housing Growth 2000-2010	-3.00%	0.68%	-0.14%
Occ Housing Growth 2010-2020	4.46%	6.94%	6.49%
Occ Housing Growth 2015B-2020	-0.06%	1.19%	0.89%
<b>Race and Ethnicity: 2015B</b>			
% American Indian or Alaska Native Population	0.73%	0.65%	0.68%
% Asian Population	38.55%	37.21%	32.25%
% Black Population	1.57%	1.81%	2.27%
% Hawaiian or Pacific Islander Population	0.54%	0.63%	0.60%
% Multirace Population	3.90%	4.13%	4.44%
% Other Race Population	20.41%	16.09%	16.91%
% White Population	34.31%	39.48%	42.86%
% Hispanic Population	41.74%	35.39%	37.53%
% Non Hispanic Population	58.26%	64.61%	62.47%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5