

BUENA PARK COMMERCE PLAZA

6281-6301 BEACH BOULEVARD, BUENA PARK, CA 90621

KORUS
REAL ESTATE



Office & Medical Space For Lease

AVAILABLE SUITES | 600 - 3,356 SF

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LEASING INFORMATION

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EXECUTIVE SUMMARY

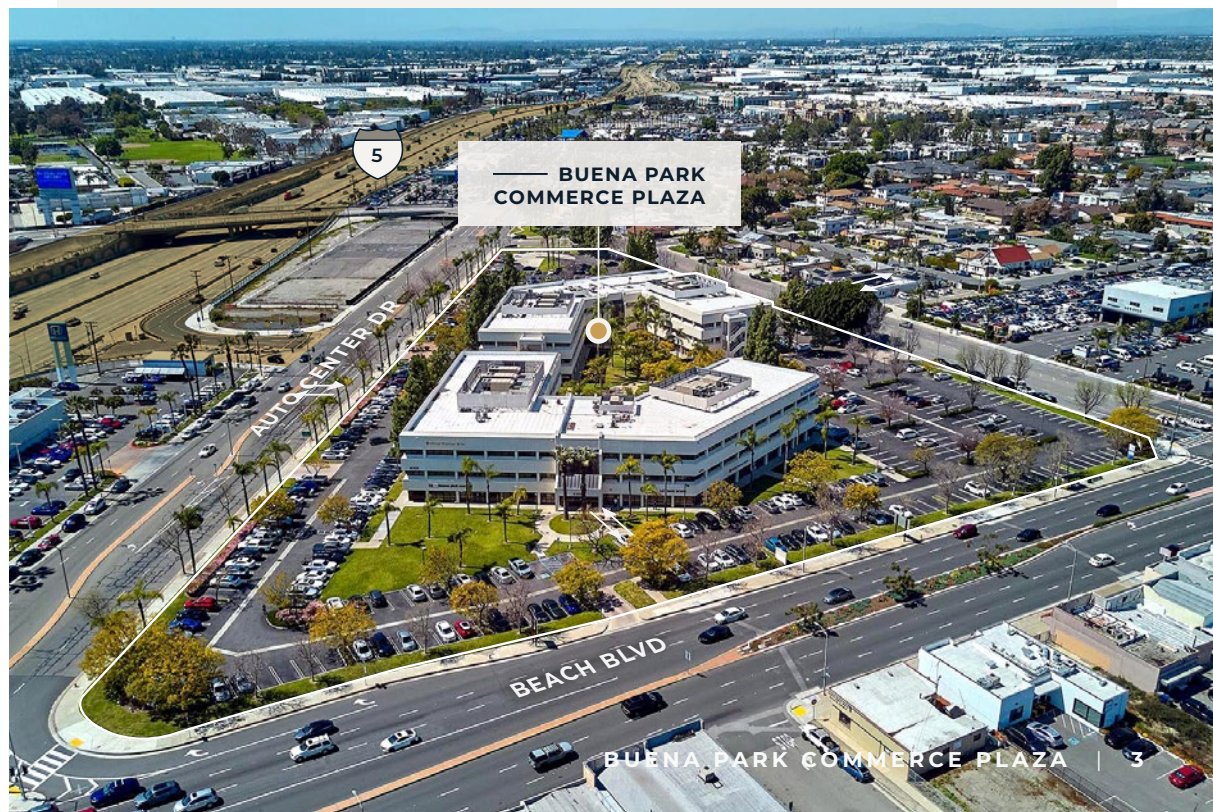
STRATEGICALLY POSITIONED OFFICE & MEDICAL CAMPUS

Buena Park Commerce Plaza is a professionally managed office and medical campus strategically located along Beach Boulevard in the heart of North Orange County. Comprised of two three-story buildings totaling approximately 156,748 square feet, the property provides a diverse mix of professional office and medical suites designed to accommodate a wide range of tenants, from established healthcare providers and professional service firms to growing businesses seeking a highly accessible regional location.

Positioned immediately adjacent to Interstate 5, the property offers exceptional connectivity to Buena Park, Fullerton, Anaheim, La Mirada, and the greater Orange County and Los Angeles metropolitan areas. Its central location allows tenants and visitors to benefit from convenient regional access, strong surrounding demographics, and proximity to major retail, dining, and entertainment destinations.

The campus is thoughtfully designed with a professionally landscaped central courtyard, abundant surface parking, multiple points of ingress and egress, and well-maintained common areas that create an attractive and efficient environment for employees, patients, and visitors. The property's institutional-quality appearance and functional layout contribute to a professional setting that supports a wide variety of office and medical uses.

Surrounded by an established commercial corridor, major hospitals, and a dense residential population, Buena Park Commerce Plaza benefits from long-term demand drivers that continue to support both healthcare and professional office occupancy. Combining excellent visibility, regional accessibility, flexible suite configurations, and quality on-site amenities, the property offers an ideal business environment for organizations seeking a well-located office or medical campus within one of Orange County's most established commercial markets.



PROPERTY HIGHLIGHTS

DESIGNED FOR EVERYDAY BUSINESS OPERATIONS



FLEXIBLE LEASING OPPORTUNITIES

Suite sizes ranging from 600 SF to 3,356 SF accommodate a wide variety of professional office and medical users.



REGIONAL ACCESSIBILITY

Immediate access to Interstate 5 and Beach Boulevard provides excellent regional connectivity.



PROFESSIONAL CAMPUS ENVIRONMENT

Two three-story office buildings surround a landscaped central courtyard, creating a comfortable and professional setting for tenants and visitors.



AMPLE SURFACE PARKING

Approximately 558 parking spaces provide convenient access for employees, clients, and patients.



EFFICIENT SITE CIRCULATION

Multiple driveways and convenient perimeter parking support easy access throughout the property.



BUENA PARK
COMMERCE PLAZA

BUILDING 6281 - FULLY OCCUPIED



BUILDING 6301 - AVAILABLE FOR LEASE

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	6281-6301 Beach Blvd Buena Park, CA 90621
PROPERTY TYPE	Office & Medical Campus
LEASE TYPE	Full Service Gross
LEASE RATE	\$2.85 PSF
AVAILABLE SUITES	600 – 3,356 SF
BUILDING SIZE	±156,748 SF
SITE AREA	±8.19 Acres
BUILDINGS	Two (2)
STORIES	Three (3)
PARKING	558 Surface Spaces
PARKING RATIO	4.2 / 1,000 SF
YEAR BUILT	1986



LOCATION OVERVIEW



AREA AMENITIES



RETAIL

Shops at Buena Park
The Source OC
Target
Walmart
Kohl's



DINING

Porto's Bakery & Cafe
Starbucks Coffee
The Cauldron
In-N-Out Burger
Portillo's Buena Park



HOTELS

DoubleTree by Hilton
Residence Inn by Marriott
Fairfield Inn & Suites
Hampton Inn & Suites
Days Inn by Wyndham



HEALTHCARE

West Anaheim Medical Center
La Palma Intercommunity Hospital
Kaiser Permanente
Anaheim Medical Plaza



BUSINESS SERVICES

Chase Bank
Bank of America
Wells Fargo Bank
The UPS Store



ENTERTAINMENT

Knott's Berry Farm
Medieval Times Tournament
Pirates Dinner Adventure



TRANSPORTATION

Buena Park Station
Fullerton Municipal Airport

ACCESSIBILITY & TRANSPORTATION

REGIONAL CONNECTIVITY



INTERSTATE CONNECTIVITY

Immediate access to Interstate 5 with connections to CA-91 and SR-39.



STRATEGIC LOCATION

Centrally located within North Orange County's commercial corridor.



HIGH VISIBILITY

Prime Beach Boulevard frontage with strong daily traffic exposure.



REGIONAL ACCESSIBILITY

Convenient access to major business, retail, and healthcare destinations.



BUSINESS CONVENIENCE

Efficient connectivity throughout Orange and Los Angeles Counties.



BUENA PARK
COMMERCE PLAZA

BEACH BLVD

LEASING OPPORTUNITIES

FULLY LEASED

This building is currently 100% occupied.

Please contact Korus Real Estate to inquire about future availability.

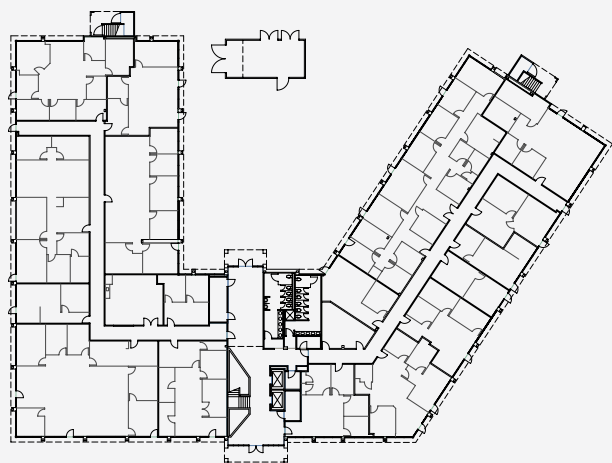
BUENA PARK
COMMERCE PLAZA

BUILDING 6281

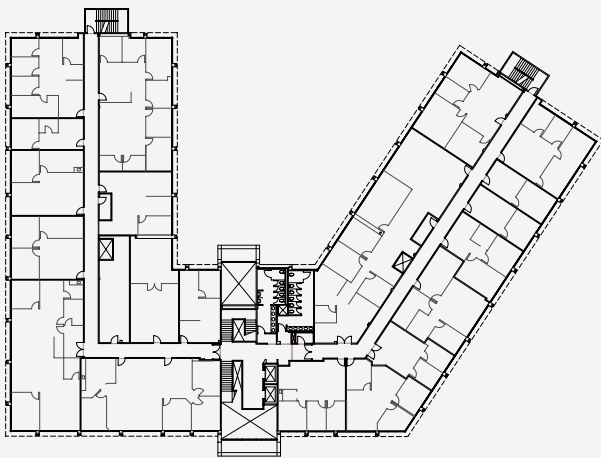
FULLY LEASED

SUITE	SUITE SIZE	STATUS
-	-	● Fully Leased

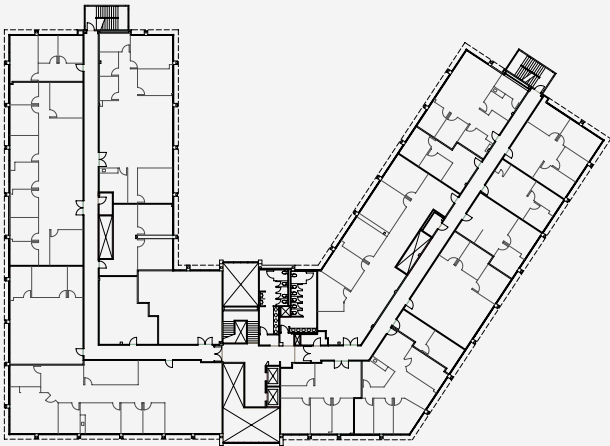
Contact us to be notified when space becomes available.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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LEASING OPPORTUNITIES

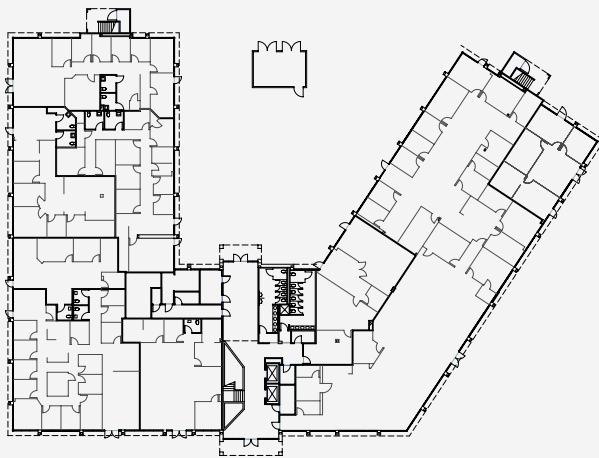
FLEXIBLE SPACES. STRATEGIC LOCATION.

Professional office and medical suites ranging from 450 SF to 2,500 SF are available for lease. Multiple suite configurations provide flexibility for a wide range of professional office and medical users seeking a highly accessible North Orange County location.

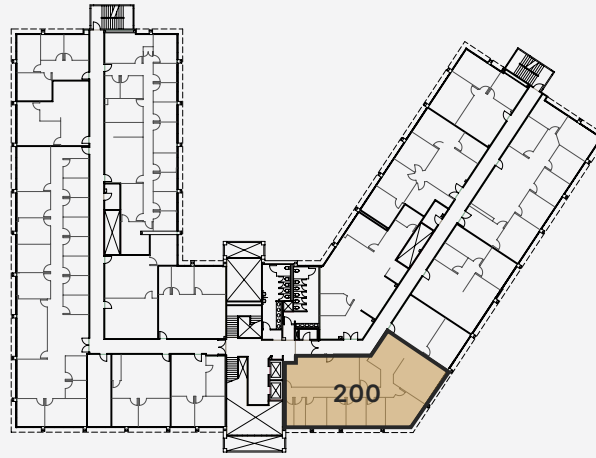
BUILDING 6301

AVAILABLE SUITES

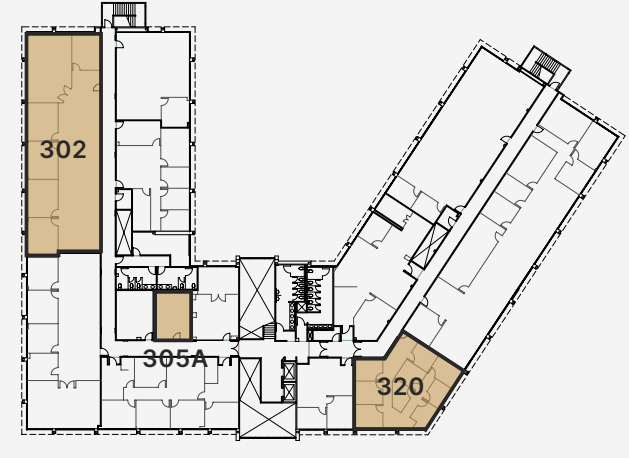
SUITE	SUITE SIZE	STATUS
200	2,500 SF	● Available
302	2,355 SF	● Available
305A	450 SF	● Available
320	1,674 SF	● Available



FIRST FLOOR



SECOND FLOOR
Suites 200 & 211



THIRD FLOOR
Suites 302, 305A & 320

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BUILDING
6301

BUILDING
6281

BUENA PARK COMMERCE PLAZA

OFFICE & MEDICAL SPACE FOR LEASE

COMMONWEALTH AVE

MARKET SNAPSHOT

SERVING A STRONG NORTH ORANGE COUNTY MARKET

Buena Park is one of North Orange County's most established commercial hubs, strategically positioned between Los Angeles and Anaheim with excellent regional connectivity via Interstate 5, CA-91, and SR-39. The city's central location, diverse employment base, and strong consumer demographics continue to support long-term business growth across office, healthcare, retail, and professional service sectors.

The surrounding trade area is anchored by a well-balanced mix of residential neighborhoods, major employers, healthcare institutions, regional shopping destinations, and tourism attractions. Nearby destinations including The Source OC, Knott's Berry Farm, Buena Park Downtown, and multiple automotive dealerships generate consistent consumer activity throughout the area.

Supported by a population exceeding 205,000 residents within three miles, more than 61,000 households, and an average household income of over \$107,000, Buena Park Commerce Plaza benefits from a stable customer base, a strong local workforce, and long-term market fundamentals that continue to attract businesses throughout Southern California.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	30,276	205,209	643,560
2028 Projected Population	30,425	203,027	636,290
2010 Census Population	27,700	203,123	635,004
2023 Estimated Households	8,628	61,733	190,789
2028 Projected Households	8,672	61,020	188,445
2010 Census Households	7,867	61,240	188,840
2023 Estimated Avg. Household Income	\$84,787	\$107,046	\$105,810
2023 Median Household Income	\$66,570	\$87,633	\$86,495

QUICK MARKET FACTS



205K+
Residents
(3 Miles)



61K+
Households
(3 Miles)



\$107K
Avg Household Income
(3 Miles)



214K+
Vehicles Per Day
(I-5 @ Beach Blvd)



Adjacent to
The Source OC



Minutes to
Knott's Berry Farm

MARKET DRIVERS

- Diverse Residential Population
- Strong Consumer Spending
- Regional Retail Destinations
- Established Healthcare Network
- Excellent Transportation Access
- Stable Employment Base



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