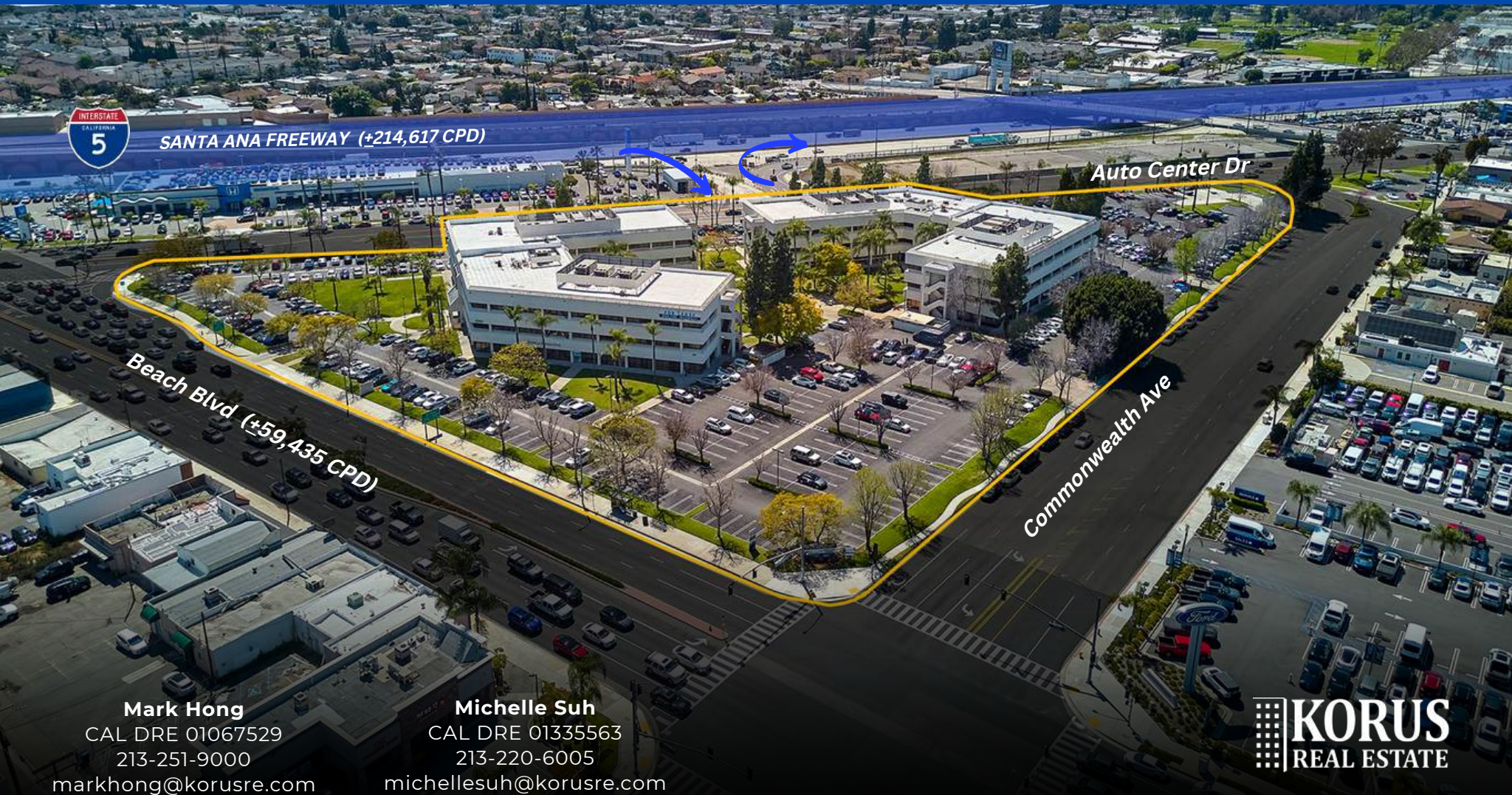


BUENA PARK COMMERCE PLAZA

FOR LEASE

6281-6301 Beach Blvd, Buena Park, CA



SANTA ANA FREEWAY (+214,617 CPD)

Auto Center Dr

Beach Blvd (+59,435 CPD)

Commonwealth Ave

Mark Hong

CAL DRE 01067529

213-251-9000

markhong@korusre.com

Michelle Suh

CAL DRE 01335563

213-220-6005

michellesuh@korusre.com

KORUS
REAL ESTATE



Commonwealth Ave

Beach Blvd (±59,435 CPD)

Auto Center Dr



Aerial Map

**BUENA PARK
COMMERCE PLAZA**
6281-6301 Beach Blvd, Buena Park, CA

±214,617
VEHICLES PER DAY



SANTA ANA FREEWAY

HONDA
Center

TOYOTA
CENTER

NISSAN

City of Buena Park City Hall

BUMPER
BMC

TESLA

BMW

Shops At Buena Park

The Source OC



±59,435
VEHICLES PER DAY



±291,420
VEHICLES PER DAY



BEACH BLVD



ARTESIA FREEWAY



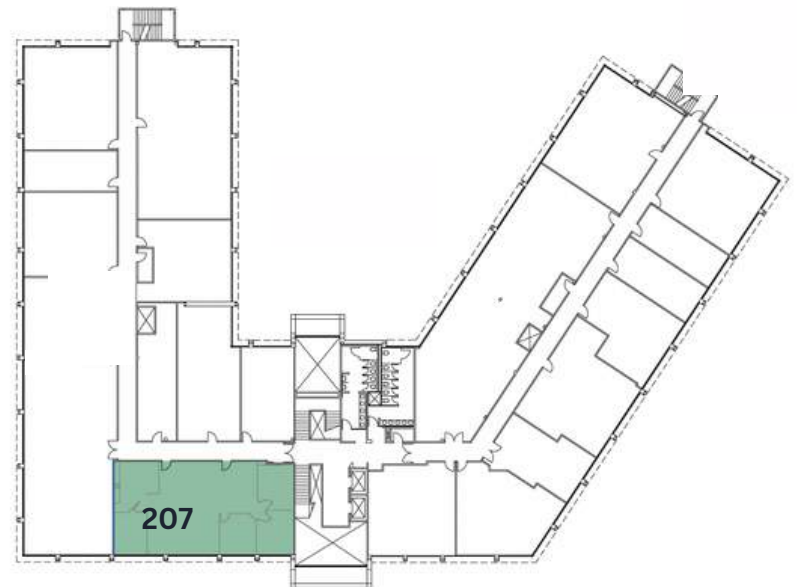
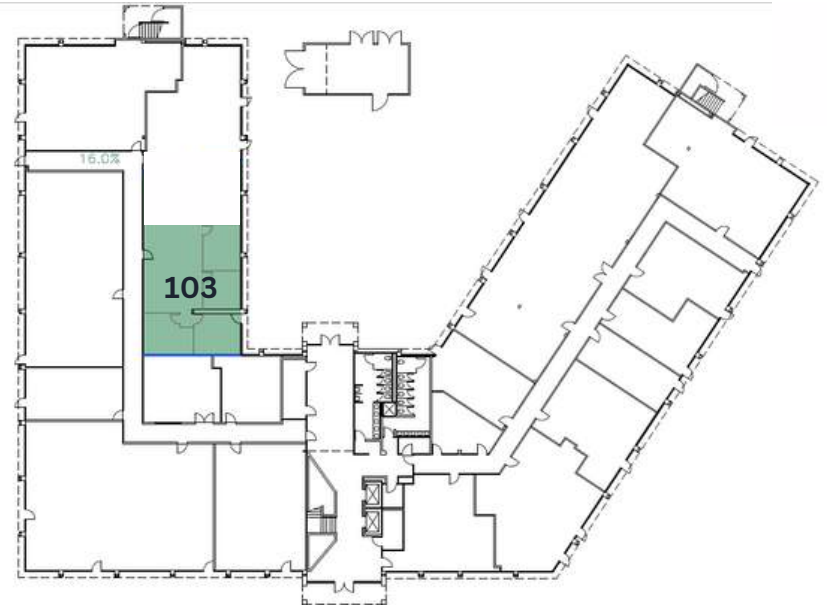
Property Overview

Address	6281 & 6301 Beach Blvd Buena Park, Ca 90621
Leasing Rate	\$2.85 per Sq. Ft. Full Service Gross
Number of Buildings	Two (2)
Number of Stories Per Building	Three (3) Levels
Building Size	±156,748 Sq. Ft.
Availability	450 - 3,356 Sq. Ft.
Land Size	±356,756 Sq. Ft. (±8.19 Acres)
Built	1986
Parking	±558 Spaces (4.2 : 1,000 USF)

Property Highlights

- Premier office/medical building in the Buena Park & Fullerton region.
- Immediate access to the 5 freeway.
- Central courtyard with a park-like setting.
- Convenient perimeter parking with several ingress and egress access entrances.





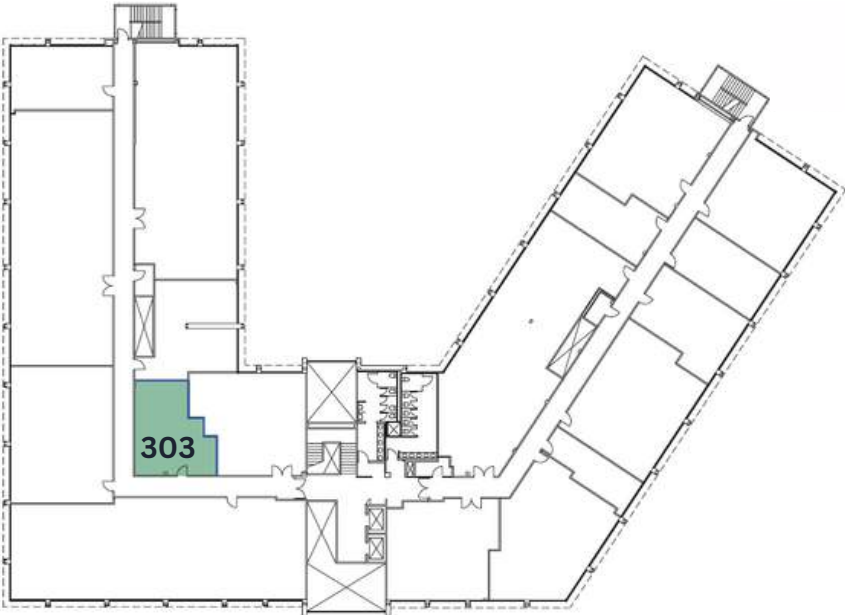
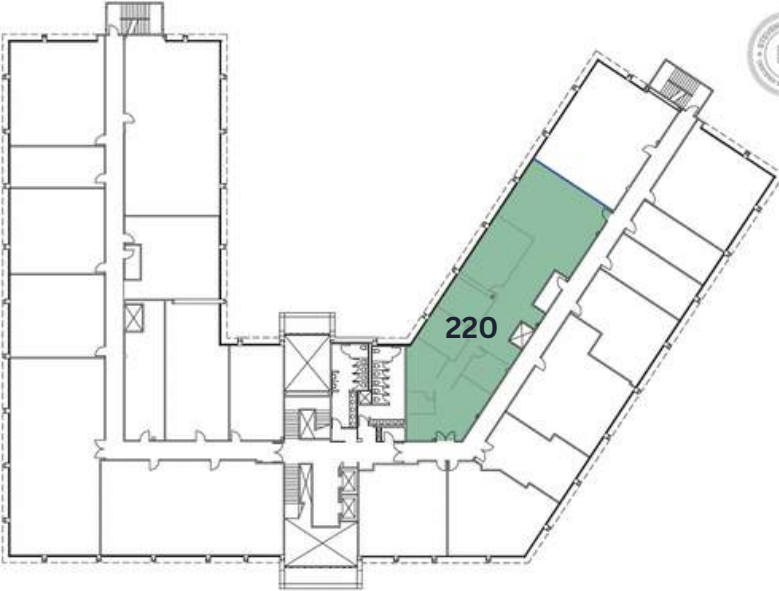
Floor Plan

6281 BEACH BLVD

Availability	UNIT NO.	SIZE
	102	1,297 Sq. Ft.
	103	1,690 Sq. Ft.
	207	2,270 Sq. Ft.

Floor Plan

6281 BEACH BLVD



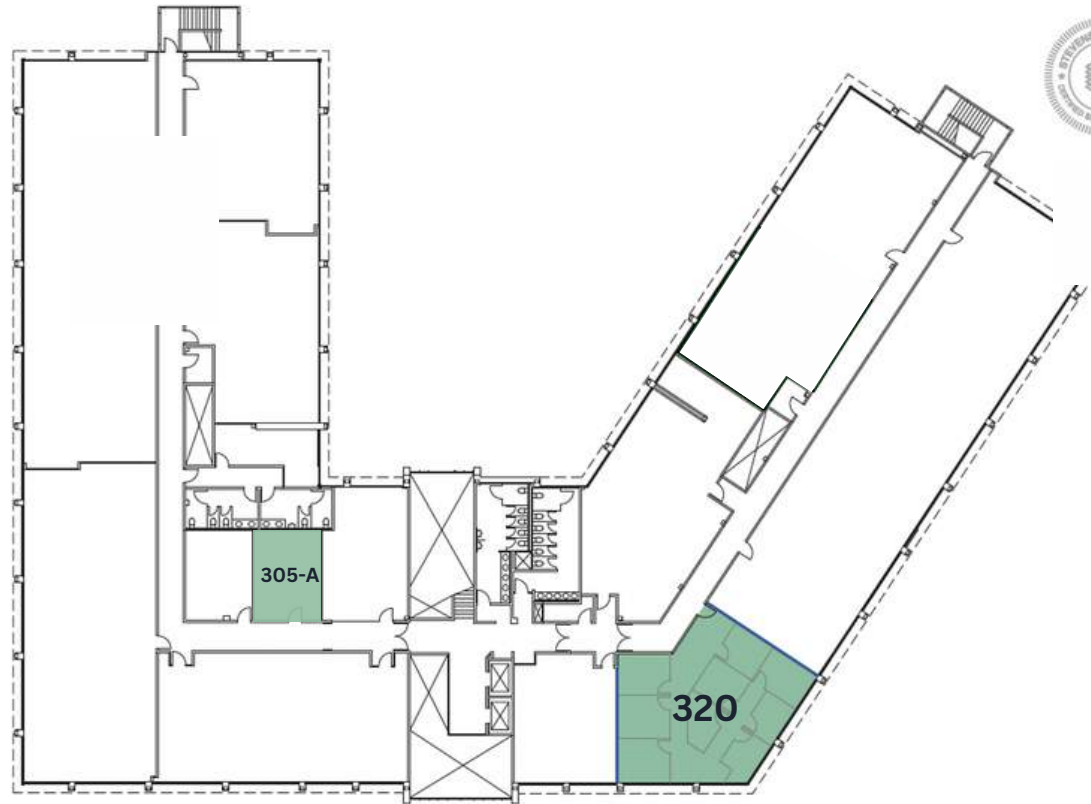
Availability	UNIT NO.	SIZE
	220	3,356 Sq. Ft.
	303	753 Sq. Ft.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Floor Plan

6301 BEACH BLVD

Availability	UNIT NO.	SIZE
	305A	450 Sq. Ft.
	320	1,674 Sq. Ft.





PROPERTY IMAGES



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6281 & 6301 Beach Blvd, Buena Park, CA 90621



PROPERTY IMAGES



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6281 & 6301 Beach Blvd, Buena Park, CA 90621

Demographics

	1 MILE	3 MILES	5 MILES
Population			
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
Households			
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
Income			
2023 Estimated Average Household Income	\$84,787	\$107,046	\$105,810
2023 Median Household Income	\$66,570	\$87,633	\$86,495



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