

# 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

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**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



City of Buena Park City Hall



### Shops At Buena Park



TARGET



DOLLAR TREE

T Mobile



GameStop



Wendy's



BLACK ANGUS



Days Inn



Denny's

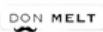
### The Source OC



CGV CINEMAS



WOORI BANK



DON MELT

ARITAM

Peliçana

Gong cha

DING TEA



±59,435  
VEHICLES PER DAY



±291,420  
VEHICLES PER DAY



ARTESIA FREEWAY





# Property Overview

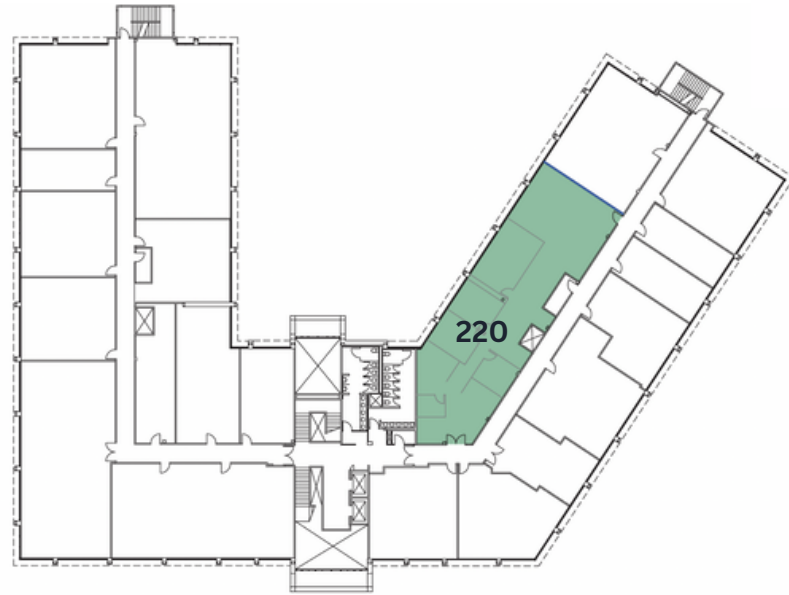
<b>Address</b>	6281 & 6301 Beach Blvd Buena Park, Ca 90621
<b>Leasing Rate</b>	\$2.85 per Sq. Ft. Full Service Gross
<b>Number of Buildings</b>	Two (2)
<b>Number of Stories Per Building</b>	Three (3) Levels
<b>Building Size</b>	±156,748 Sq. Ft.
<b>Availability</b>	450 - 3,356 Sq. Ft.
<b>Land Size</b>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



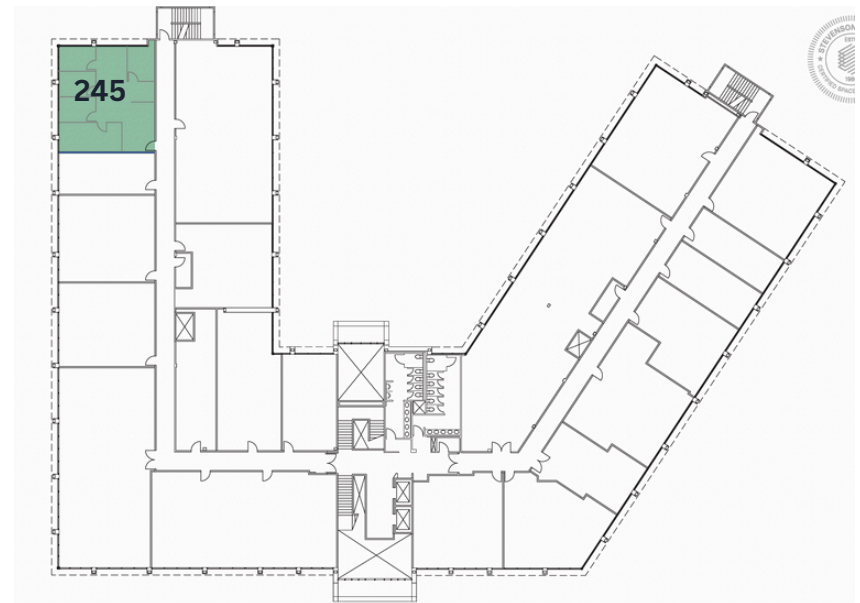




# Floor Plan

## 6281 BEACH BLVD

Availability	UNIT NO.	SIZE
	207	2,270 Sq. Ft.
	220	3,356 Sq. Ft.
	245	1,314 Sq. Ft.
	304	1,422 Sq. Ft.

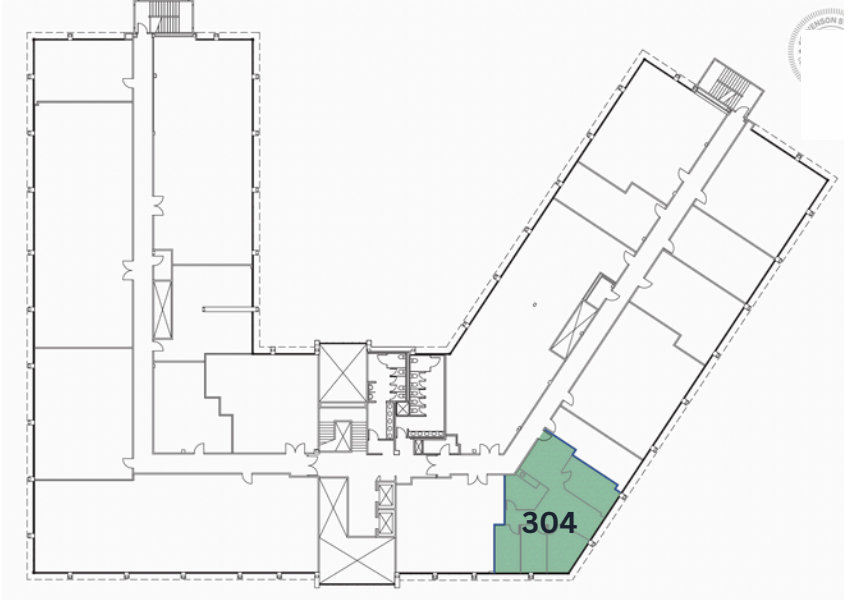




# Floor Plan

# 6281 BEACH BLVD

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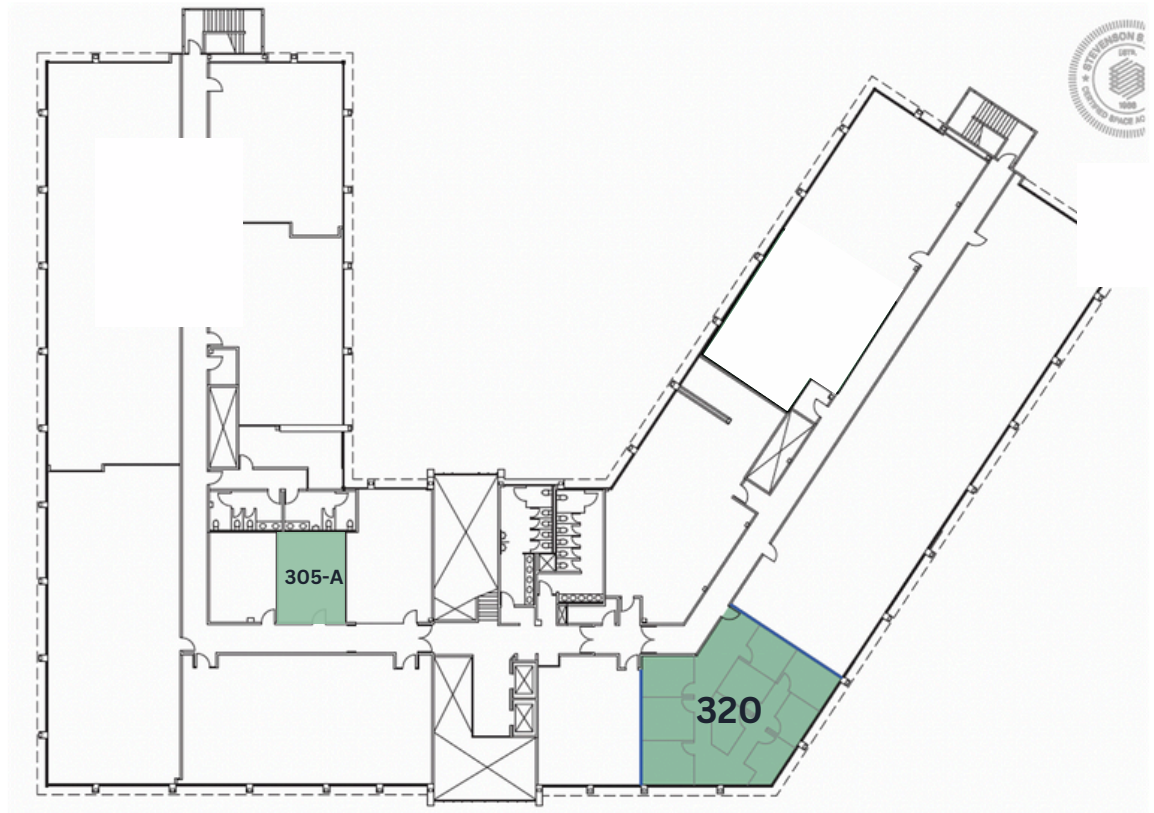
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# Floor Plan

## 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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# Demographics

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
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
<b>Households</b>			
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
<b>Income</b>			
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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