



FORMER PIZZA HUT AT INTERSECTION

12003 Beach Blvd., Stanton, CA 90680



STEFAN SIEGEL
(818) 697-9372 | stefan@illicre.com
DRE#01356621



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE
STANTON, CA

PROPERTY FEATURES

12003 Beach Blvd., Stanton, CA 90680



APPROX. 1,380 SF

RESTAURANT SPACE AVAILABLE

- ✓ Freestanding pad end-cap closest to the intersection
- ✓ Intersection with over 90,000 vehicles per day

AREA AMENITIES

- ✓ Located along busy Beach Blvd Corridor
- ✓ Home Depot anchored shopping center at major intersection of Beach and Chapman

RENTAL RATE

\$4.90 + 0.52 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,031	266,331	658,569
 Avg. HH Income	\$100,021	\$109,390	\$117,875
 Daytime Pop	23,925	238,965	604,881
 Traffic Count	± 143,022 CPD ON BEACH BLVD & CHAPMAN AVENUE		

RESTAURANT SPACE
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INTERIOR PHOTOS

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RESTAURANT SPACE
STANTON, CA

SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

STEFAN SIEGEL
VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.