

PRIME RENOVATION / REDEVELOPMENT SITE

6561 BEACH BLVD., BUENA PARK, CA 90621



THE OFFERING

This high visibility commercial general zoning opportunity allows for this property to be developed with various business uses in mind. The highest and best use would be a renovation/redevelopment project. This is a legal, non-conforming building and at present is approximately 50% larger than allowed under the current zoning code. Current floor to area ratio (FAR) is approximately 46% compared to 30% allowable for a new building. At present, there are no setbacks with the existing building. Under the new code, building setbacks are required to be 20' on the front (Beach Blvd.) and 20' on the side (9th Street). The existing building is 5,380 square feet (buyer to verify) and under today's city planning codes the building requirement would be roughly 3,500 square feet. On-site parking features 15 parking spaces at present, with approximately 27 parking spaces if the site was redeveloped with the same size building/approximately 18 spaces if the site was redeveloped based on the current zoning code. Please visit Buena Park City Planning (located right across the street) for more information on potential development uses.

AREA REDEVELOPMENT

The city is undergoing a tremendous amount of renovation. Presently under construction is a 600,000 square foot mixed-use retail project at the corner of Orangethorpe and Beach Blvd. (less than one mile to the south). Called "The Source," this project is a visionary entertainment experience located at 6940 Beach Blvd. and includes 5 stories of class A office space, a Hilton Hotel, retail shops, dining, live music, and theater. Estimated completion is projected for early-to-mid 2017. Across the street from subject property on 9th Street is a parcel that will be developed into a new multi-family property. Other nearby proposed developments include two more hotels, residential communities, and a Butterfly Palladium located at 7711 Beach Blvd., located near the new Rock and Brews Restaurant.

INVESTMENT SUMMARY

Existing Use	Retail (Teacher Supplies)
Zoning	CG (Commercial General)
Building size	5,380 square feet (buyer to verify)
Lot size	11,673 square feet (buyer to verify)
Existing status	Legal non-conforming
Age	Constructed 1927
Current Floor to Area Ratio	46%
Current parking	15 spaces
Assessor's Parcel Number	276-282-16

Location: Corner of Beach Blvd. & 9th Street at a busy intersection located just one block from Interstate 5 freeway and less than one mile to the north of the 91 freeway. This is a heavily trafficked intersection with high visibility from two major thoroughfares.

Traffic count – Beach Blvd	53,000 cars per day
Traffic count – 5 Freeway	208,000 cars per day

CAPHARBOR CONTACTS

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