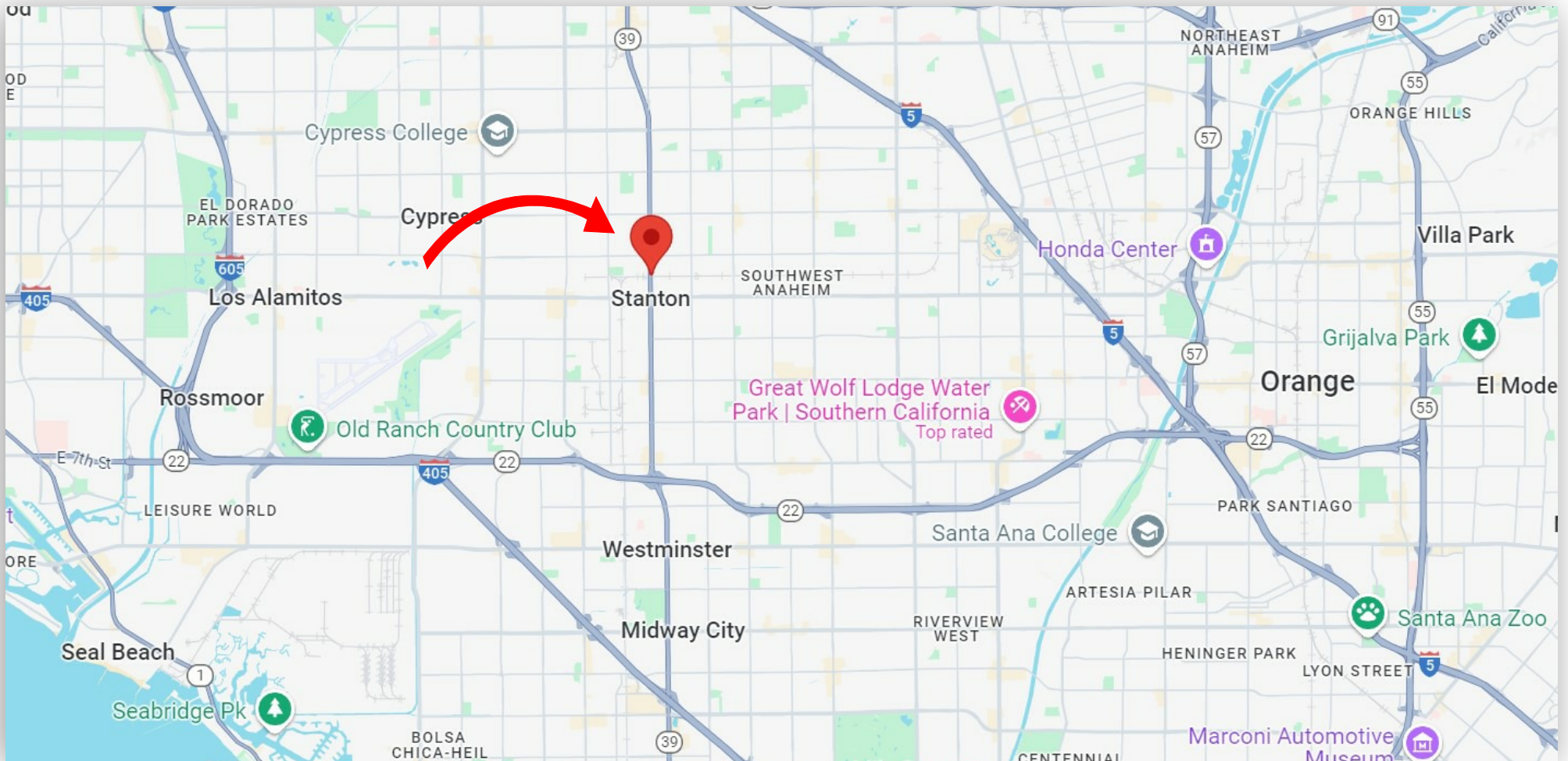


10692 Beach Blvd Stanton, CA 90680



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OFFERING MEMORANDUM



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This is a complete redevelopment project. According to the City of Stanton's Town Center Specific Plan (TCSP), the property is zoned for a mixed-use commercial and residential development.

The plan is designed with flexibility to accommodate changes in the economy that may impact demand for different residential, commercial, or industrial development scenarios over time.

- **Asking Price: \$2,200,000**
- 13,231 SQFT total of 3 Lots
- APN: 12-64-413
12-64-412
12-434-11
- Redevelopment



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History of Beach Blvd

Historically, Beach Boulevard has served as an important commercial corridor within the City of Stanton. Residential and industrial development in this area occurred in the post-war population boom of the 1950's and 1960's and has not undergone substantial redevelopment or improvements since this time. The Stanton Town Center Specific Plan Area covers approximately 156.9 acres that generally follows the land use and development pattern of early development within the City of Stanton. Existing zoning classifications are depicted on Exhibit 2.5. Regardless of zone, parcels within the Plan Area commonly feature some form of rear alley access. The primary uses along Beach Boulevard are commercial and retail uses. Some areas along Main Street also feature commercial uses. Residential neighborhoods within the Plan Area typically feature single-family or two-story multifamily residential development constructed in the 1950's and 1960's. The majority of residential development occurs in the northeastern and northwestern portions of the Plan Area, along Rose Street, Flower Avenue, Chestnut Avenue, Court Avenue, Sycamore Avenue, and Fern Avenue.

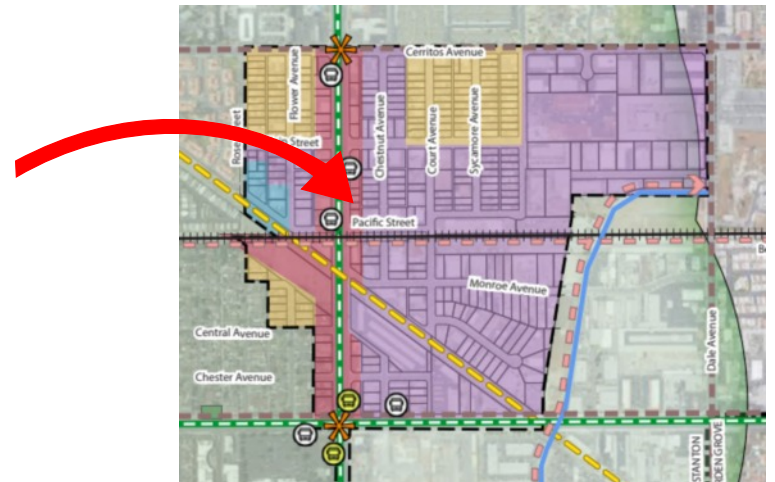
Industrial development within the Plan Area predominantly occurs in the eastern and southeastern portion of the Plan Area. Businesses within these areas range from lumber supply yards and mini-storage facilities to chemical supply factories, autoshops, and steel fabricators. Industrial buildings tend to be concrete tilt-up structures with long, unbroken facades and flat roofs.

A small public facilities area exists along Pacific Street that contains the Orange County Fire Authority (OCFA) Station, Number 46 and ancillary support buildings. OCTA is in possession of multiple parcels and parcel corridors throughout the plan area that are either vacant or are encumbered with easements for freight rail rights-of-way. Historically these long linear parcels served many uses, including functioning as the route of the former Pacific Electric Rail line that served the City of Stanton as well as other cities within the area. Today, the majority of these parcels are vacant, with some used for storage activities.

Opportunities and Challenges

The Plan Area includes multiple contextual factors that influence the project's suitability for redevelopment. These influences are shown on Exhibit 2.5 — Opportunities and Challenges Analysis, and are described below:

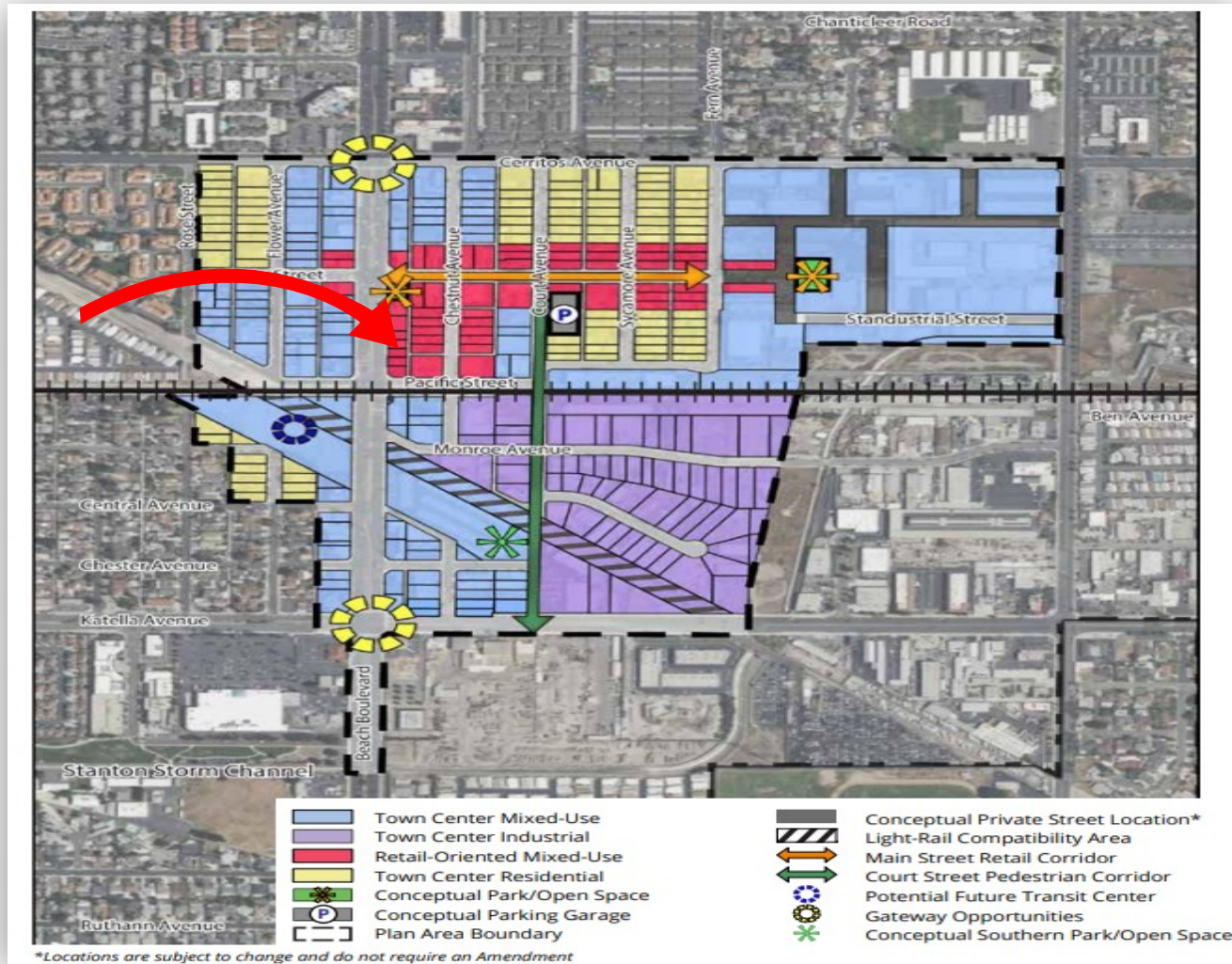
- Proximity of residential, commercial and industrial uses within walking distance of one another.
- Beach Boulevard, a designated “smart-street” and high-quality bus route, as the defining circulation feature within the Plan Area.
- Two major arterials, Cerritos Avenue and Katella Avenue, adjacent to the Plan Area.
- Opportunity to provide multi-modal connections and increased access via active and inactive rail corridors traversing the Plan Area.
- Vacant OCTA site at the intersection of Beach Boulevard and Pacific Street.
- Proximity to potential future trails and open spaces.
- Large parcels and multiple parcels under the same ownership, presenting lot consolidation opportunities for cohesive development.
- Low-quality of existing pedestrian and bicycle circulation within the Plan Area.
- Existing heavy-industrial land uses that may be incompatible with residential or commercial uses.
- Opportunity to encourage redevelopment along Stanton's Main Street.



Specific Plan Objectives

Based on the vision established during the outreach process, This Plan aims to create a new collection of mixed-use, residential, commercial, and industrial neighborhoods while allowing existing businesses to continue and preserving existing, single-unit residential neighborhoods. The TCSP is designed to implement a series of realistic and achievable project objectives that implement applicable City of Stanton General Plan goals and policies and ensure that the Plan Area develops as a high-quality mixed-use neighborhood. These objectives are as follows:

1. Preserve existing residential neighborhoods and create a vibrant, pedestrian friendly environment.
2. Maintain existing businesses while encouraging a broader mix of uses and encouraging the revitalization of existing industrial uses.
3. Improve existing streetscape and landscape.
4. Provide for more locally-serving retail and commercial developments.
5. Abandon alleys throughout the Plan Area when feasible and larger development is proposed
6. Create a true “Main Street.”
7. Link the Specific Plan area to other districts.
8. Create design guidelines for streetscape, open space, architecture, landscape, and public improvements.
9. Reduce vehicle trips and trip duration by encouraging efficiency between trip origin and trip destination.
10. Reduce greenhouse gas (GHG) emissions and pollution through zoning changes that would reduce reliance on motorized vehicles and support active transportation modes.
11. Ensure adequate and efficient infrastructure to support existing and future development.
12. Encourage economic development and incentive investing in infill development.





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