

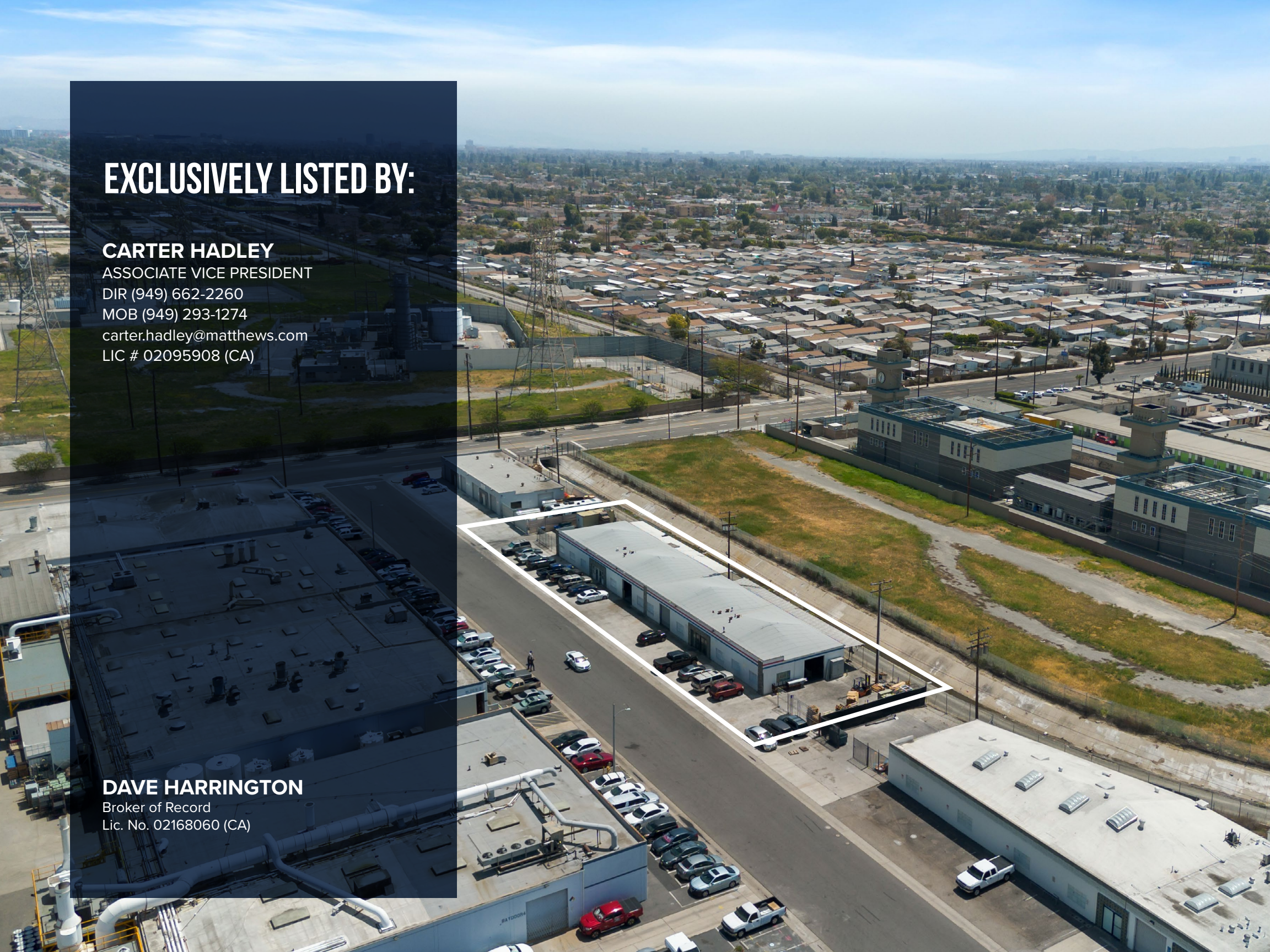
FOR SALE

**8402-8432 STANDUSTRIAL ST
STANTON, CA 90680**



**INTERACTIVE
OFFERING MEMORANDUM**

MATTHEWS™

An aerial photograph of an industrial area. A large, single-story building with a grey roof and multiple loading docks is outlined with a white border. The building is surrounded by a parking lot filled with various vehicles, including cars and trucks. In the background, there is a large residential area with many small houses, and further back, a city skyline is visible under a clear blue sky. The text is overlaid on a dark, semi-transparent rectangular area on the left side of the image.

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Broker of Record

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EXECUTIVE SUMMARY

STRATEGIC CENTRAL OC LOCATION

- Situated in **Northwest Orange County**, Stanton offers convenient access to major transportation routes:
 - **I-5, SR-22, SR-91, and I-405 Freeways**
 - 25 mins to **Port of Long Beach** and **Port of Los Angeles**
 - 20 mins to **John Wayne Airport** and Long Beach Airport
- Immediate access to dense populations and commercial hubs like Anaheim, Garden Grove, Buena Park, Santa Ana, and Huntington Beach

ORANGE COUNTY INDUSTRIAL MARKET TRENDS

- As of Q1 2025, Orange County industrial vacancy remains very tight compared to other markets nationally, with continued upward pressure on rental rates
- **Small-to mid-bay industrial** (under $\pm 20,000$ SF) is in extremely short supply
- Tenant demand driven by:
 - **E-commerce fulfillment & logistics**
 - Light manufacturing
 - Local contractors, distributors, and service providers
- Limited land availability in OC makes **new industrial development rare**, enhancing long-term value and lease rate growth for existing assets.

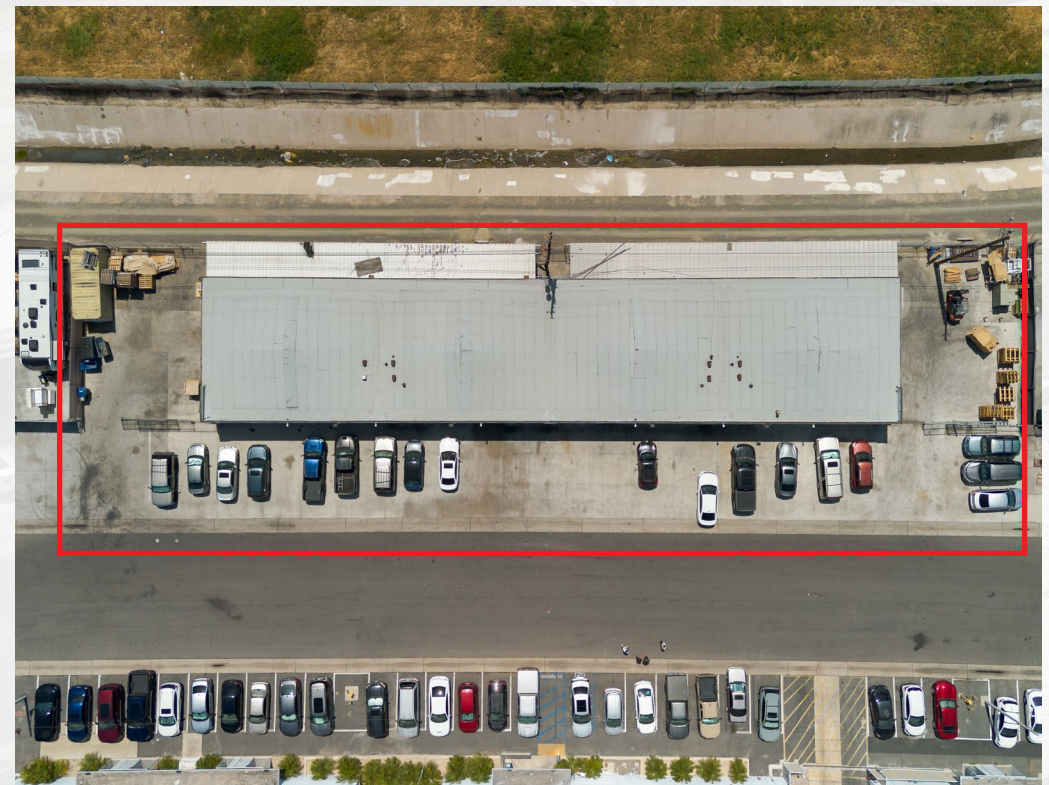
FLEXIBILITY IN LEASING OPTIONS

- Property can be leased as a **single-tenant space** or divided into **multiple units**, offering:
 - Diversified income
 - Greater rent per square foot for multi-tenant structures

- Opportunity to lease short-term at premium rates or long-term for stabilized cash flow

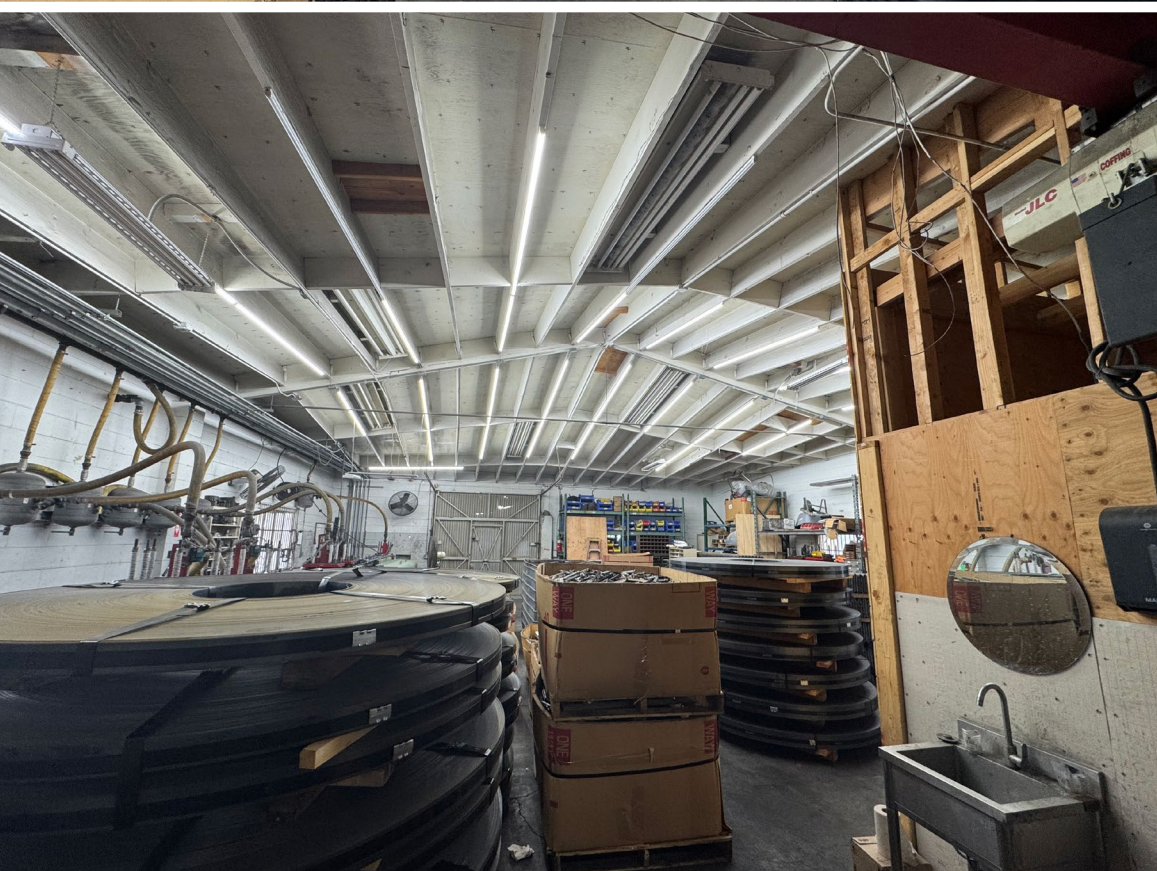
GENERAL HIGHLIGHTS

- An $\pm 8,000$ SF industrial building in Stanton offers a **rare combination of stable income, long-term appreciation, and flexible tenant utility**. It's an ideal asset for:
 - **Passive investors** looking for long-term income
 - **Owner-users** seeking control and equity buildup
 - **1031 exchange buyers** targeting growth and cash flow
 - **Value-add investors** interested in repositioning or re-tenanting at market rents





INTERIOR PHOTOS

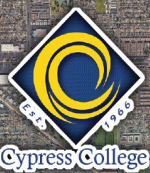




± 274,500 VPD



± 262,000 VPD



± 366,000 VPD



± 254,300 VPD



± 202,100 VPD

DRIVING DISTANCE FROM SUBJECT PROPERTY

Anaheim..... ±5.9 Miles
Long Beach Airport..... ±9.6 Miles
Port of Long Beach..... ±19.5 Miles



SW

JIFFY-SIGN

Ladner
Coatings, Inc.



connect
staffing inc.

Chem MARK

A-LINE
CRANE RENTAL

DEWOLFE

Maaco
AMERICA'S BODY SHOP

CR
CENTRAL ROOFING

ExtraSpace
Storage

**SUBJECT
PROPERTY**



CALIFORNIA
ENERGY COMMISSION

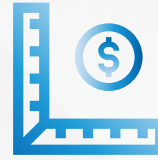
STANDUSTRIAL ST

PROPERTY OVERVIEW



\$2,350,000

LIST PRICE



\$293.75

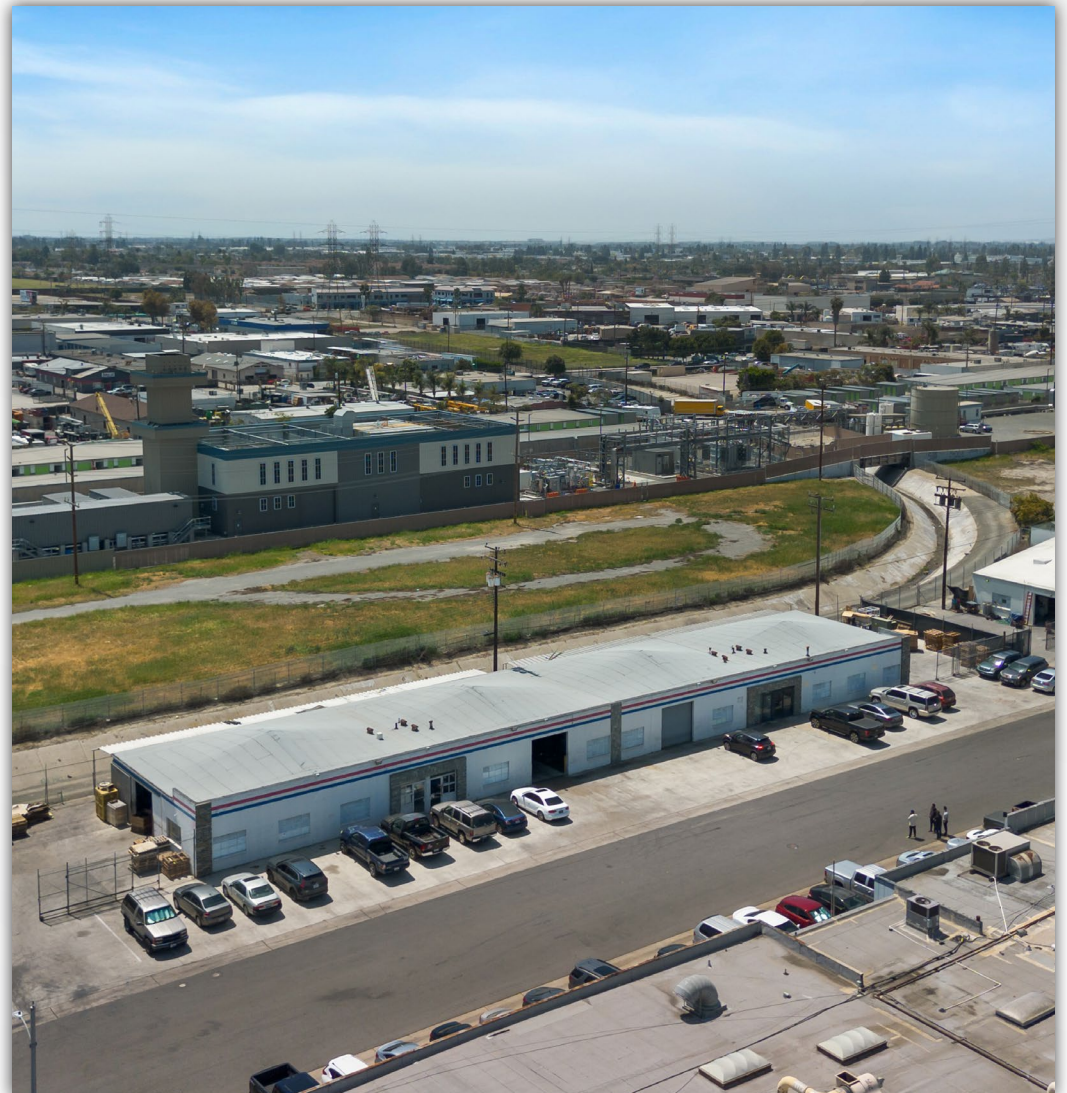
PRICE/SF



\$118.98

PRICE/SF LAND

» ADDRESS	8402-8432 Standustrial St, Stanton, CA 90680
» TOTAL BUILDING SF	±8,000 SF
» LOT SIZE (AC)	±0.45 AC
» LOT SIZE (SF)	±19,750 SF
» BUILDING/LOT COVERAGE	41%
» CONSTRUCTION	Concrete
» GRADE LEVEL DOORS	Four (4)
» POWER	800 amp (verify)
» YEAR BUILT	1961

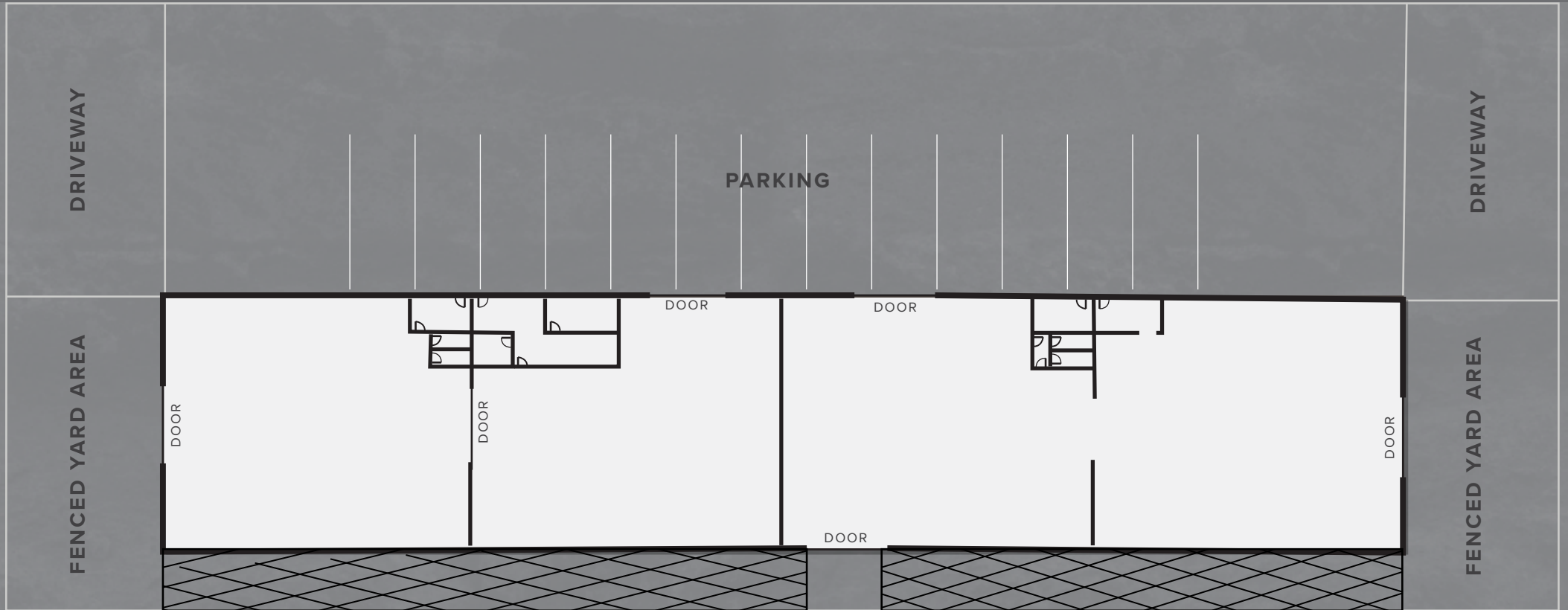


FLOOR PLAN



N

STANDUSTRIAL RD



COVERED STORAGE AREA

MARKET OVERVIEW

STANTON, CA

Stanton, California, is a well-positioned city in northern Orange County that offers significant advantages for industrial operations. Situated near major regional transportation arteries, including Interstate 5, State Route 91, State Route 22, and State Route 405, Stanton provides seamless access to critical logistics hubs throughout Southern California. The city's location allows for efficient distribution to the ports of Los Angeles and Long Beach—two of the largest and busiest ports in the United States—enabling businesses to optimize their supply chain and transportation costs. Stanton is also approximately 20 miles from downtown Los Angeles, providing access to one of the country's largest consumer markets.

The surrounding industrial market benefits from a dense population base, a well-established network of manufacturing and service-related businesses, and proximity to neighboring economic centers such as Anaheim, Garden Grove, and Buena Park. This regional strength has helped maintain steady demand for industrial space, particularly among users in the logistics, e-commerce, light manufacturing, and automotive sectors. Industrial vacancy rates throughout Orange County remain low, supporting strong rental growth and making properties in Stanton an attractive investment.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	36,551	277,619	705,391
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Households	10,019	81,530	206,927
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$91,657	\$99,307	\$103,779



3.2M
TOTAL
POPULATION

25M
VISITORS IN 2022

278
AVERAGE
SUNNY DAYS

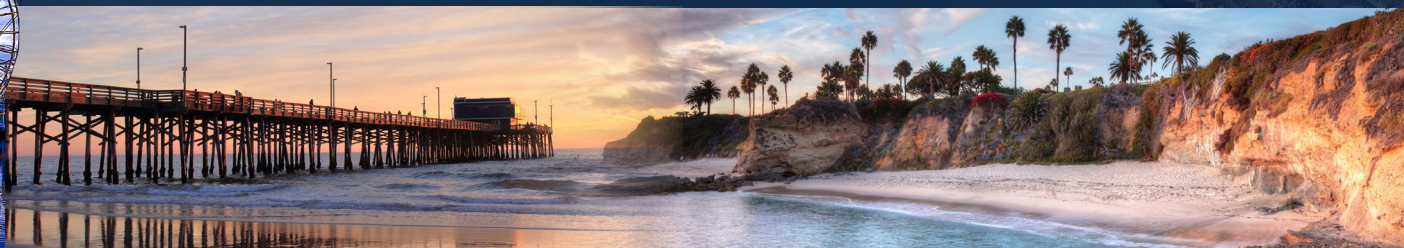
2023 GDP
\$334B
ORANGE COUNTY

ORANGE COUNTY, CA

THE O.C.

SOUTHERN CALIFORNIA

Orange County, CA, is a region in Southern California known for its picturesque coastline, affluent communities, and major attractions like Disneyland Resort and Knott's Berry Farm. With a population exceeding 3 million, it combines a mix of suburban and urban areas, offering a diverse cultural scene, upscale shopping, and numerous outdoor activities. The county's economy thrives on tourism, technology, and a robust business environment.



THE O.C. WHERE INNOVATION, DIVERSITY & COASTAL CHARM CONVERGE

ORANGE COUNTY ACCOLADES & RANKINGS

#3 MOST POPULATED
COUNTY IN CALIFORNIA
- U.S. Census Bureau

#6 MOST POPULATED
COUNTY IN THE U.S.
- U.S. Census Bureau

#1 COUNTY IN CALIFORNIA
FOR FAMILIES
- Niche

#1 BEST COUNTY IN CALIFORNIA
FOR OUTDOOR ACTIVITIES
- Niche

#4 BEST COUNTY IN THE U.S.
FOR OUTDOOR ACTIVITIES
- Niche

#2 COUNTY IN CALIFORNIA
FOR PUBLIC SCHOOLS
- Niche

#3 COUNTY IN CALIFORNIA
FOR HEALTH
- Niche

#4 COUNTY IN CALIFORNIA
FOR YOUNG PROFESSIONALS
- Niche

793 SQUARE MILES IN
ORANGE COUNTY

30 FIRMS VALUED OVER \$1B
CALL ORANGE COUNTY HOME
- Fortune

ORANGE COUNTY, CALIFORNIA, stands as one of the top locations in the U.S. due to its strong, diverse economy powered by major industries like healthcare, technology, and finance, alongside a highly skilled workforce supported by leading educational institutions. Coupled with a high quality of life featuring renowned cultural, recreational, and coastal amenities, it offers an attractive environment for both residents and businesses. Here's a few examples how Orange County stands out as one of the top places in the country:

Economic Strength and Industry Diversity | Highly Skilled Workforce | Quality of Life | Business-Friendly Environment | Tourism and Hospitality

TOURISM

Disneyland in Anaheim is the world's 2nd most visited theme park. It opened in 1955 and in 2018, the park had approximately 18.6 million visits. Its most recent addition is **Star Wars: Galaxy's Edge**. **Disney California Adventure Park**, commonly referred to as California Adventure, is a theme park that opened in 2001 at the Disneyland Resort.

Downtown Disney District is an outdoor shopping center and entertainment district located just outside of Disneyland. It features a number of restaurants and shops, as well as live music.

Knott's Berry Farm is a 57-acre theme park located in Buena Vista. It averages about 4 million visitors per year. Knott's features 40 rides including roller coasters, water rides, and family rides. Snoopy has been the mascot of Knotts Berry Farm since 1983.

Huntington Beach is known for its long 9.5-mile stretch of sandy beach, mild climate, excellent surfing, and beach culture. Three out of five Huntington beaches house fire pits, including **Huntington City Beach**, **Huntington State Beach**, and **Bolsa Chica State Beach**.

Orange County is home to several well-known shopping malls including **South Coast Plaza**, **Fashion Island**, **Brea Mall**, **Irvine Spectrum**, **Downtown Disney**, and the **Outlets at Orange**.

Laguna Beach is popular among visitors because of its many art galleries, coves, and beaches.

The Richard Nixon Presidential Library and Museum is the presidential library and burial site of Richard Milhous Nixon, the 37th president of the United States, and his wife Pat Nixon. Located in Yorba Linda, California, on land that President Nixon's family once owned, the library is one of 13 administered by the National Archives and Records Administration.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8402-8432 Standustrial St, Stanton, CA 90680** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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