



Properties of Interest

City of Stanton

12605 BEACH BLVD.

APN: 131-592-21



Property owner information:

Sanh Troung /Xa Cat

6435 Setting Sun Dr.

Huntington Beach, CA 92648

General Plan: South Gateway Mixed-Use

Zoning: General Commercial

Property Size: 47,916 sq. ft.

Structures : 20,532 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial General - Shopping center, Harbor Pacific Plaza
- **East:** Commercial General - Shopping center, Beach and Lampson Square
- **South:** Planned Development – Single family homes
- **West:** High Density Residential – Apartments, Pine Village



11550 BEACH BLVD.

APN: 131-211-02



Property owner information:

Gamanlal B Patel

4631 Saloma Ave.

Sherman Oaks, CA 91403

General Plan: General Mixed-Use

Zoning: General Commercial

Property Size: 31,799 sq. ft.

Structures : 1,764 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial General – Gas station, Shell
- **East:** Residential Estate- Single family homes
- **South:** Planned Development –Restaurant, Venus Lounge
- **West:** Single-Family Residential- Single family homes



11002 BEACH BLVD.

APN: 131-101-01



Property owner information:

Stanton Corner LLC.
11100 Beach Blvd.
Stanton, CA 90680

General Plan: General Mixed-Use

Zoning: Industrial General

Property Size: 18,295 sq. ft.

Structures : n/a

Adjacent Properties: (Zone/Use)

- **North:** Commercial Neighborhood– Commercial, Speedy Cash
- **East:** Industrial General- Manufacturing, Orco Block)
- **South:** Commercial Neighborhood– Vacant lot
- **West:** Commercial General-Shopping center, Bright Now Dental, Food 4 Less, McDonalds, T-Mobile, Bank of the West , and fast-food take-outs.



11052 BEACH BLVD.

APN: 131-101-05 & 131-101-16



Property owner information:

Stanton Corner LLC.

11100 Beach Blvd.

Stanton, CA 90680

General Plan: General Mixed-Use

Zoning: Industrial General

Property Size: 8,276 sq. ft. & 18,295 sq. ft.

Structures : n/a

Adjacent Properties: (Zone/Use)

- **North:** Industrial General – Vacant lot
- **East:** Industrial General- Manufacturing (Orco Block)
- **South:** Open Space– Offices, Orco Block and Hardscape
- **West:** Commercial General-Shopping center, Bright Now Dental, Food 4 Less, McDonalds, T-Mobile, Bank of the West , and fast-food take-outs.



Property owner information:

11100 Beach Blvd.

General Plan: General Mixed-Use

Zoning: Industrial General

Property Size: 300,564 sq. ft.

Structures : 1,968

Adjacent Properties: (Zone/Use)

- **North:** Industrial General – Single family homes and office space
- **East:** Industrial General- Office and retail. Katella Business Park
- **South:** Open Space– Edison right-of-way
- **West:** Commercial General- Vacant lot



10692 BEACH BLVD.

APN: 126-434-11; 126-434-12; 126-434-13



Property owner information:

Park Hyuncho

71 Gardenhouse Way

Irvine, CA 92620

General Plan: General Mixed-Use

Zoning: Commercial Neighborhood

Property Size: 13,068 sq. ft.

Structures : 1,740 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial Neighborhood-Automotive repair, Best Tint
- **East:** Industrial General- Tool Repair
- **South:** Commercial Neighborhood – Restaurant, Mr. Lee BBQ
- **West:** Commercial Neighborhood- Auto parts, NAPA Auto Parts



11221 BEACH BLVD.

APN: 131-091-53



Property owner information:

Padilla Brothers

11221 Beach Blvd.

Stanton, CA 90680

General Plan: General Mixed-Use

Zoning: Commercial General

Property Size: 13,068 sq. ft.

Structures : 4,000 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial General –Automotive sales, Mother Trucker Truck Accessories
- **East:** Specific Plan- Restaurant, II Restaurant Garage
- **South:** Commercial General – Motel, Jade Place
- **West:** Public Institutional – School, Carver Elementary School



11231 BEACH BLVD.

APN: 131-091-22



Property owner information:

Chou Dachen/Wang Li

11231 Beach Blvd.

Stanton, CA 90680

General Plan: General Mixed-Use

Zoning: Commercial General

Property Size: 20,038 sq. ft.

Structures : 9,249 sq. ft.

Adjacent Properties: (Zone/Use)

- North: Commercial General –Bar and Nightclub
- South: Commercial General – Restaurant
- East: Specific Plan- Restaurant
- West: Public Institutional – School



12000 BEACH BLVD.

APN: 131-411-21



Property owner information:

State of California

12000 Beach Blvd.

Stanton, CA 90680

General Plan: General Mixed-Use

Zoning: Commercial General

Property Size: 17,424 sq. ft.

Structures : 5,200 sq. ft.

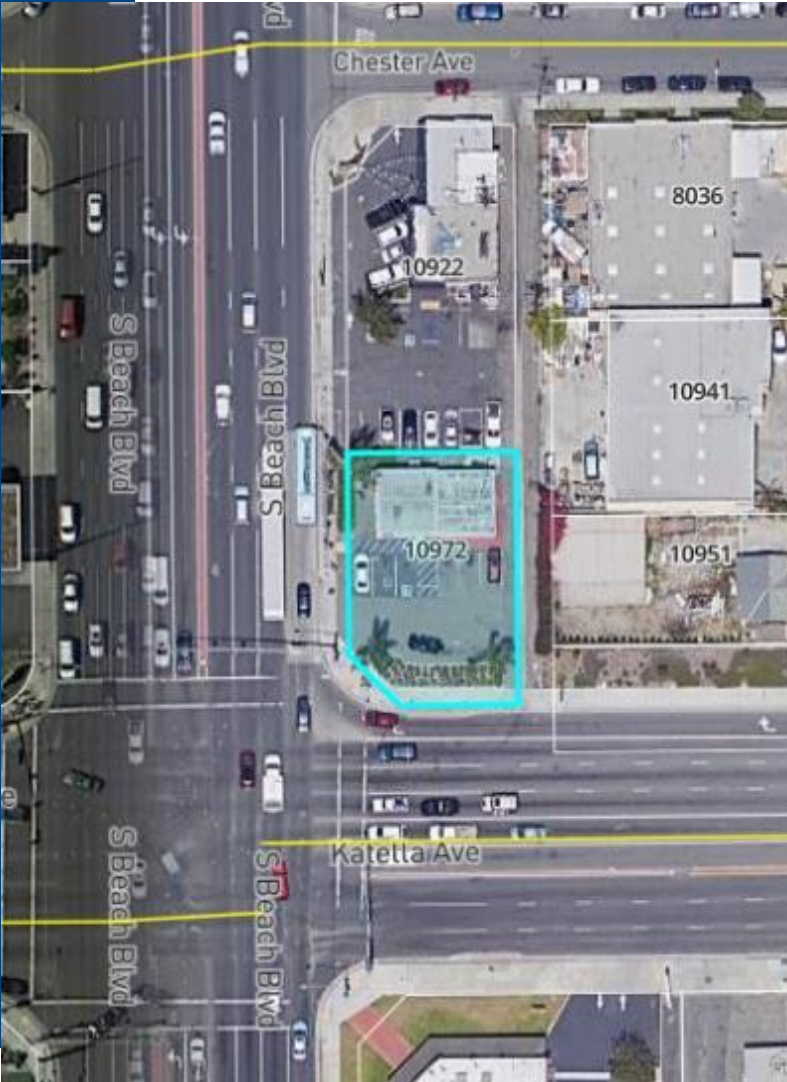
Adjacent Properties: (Zone/Use)

- **North:** Commercial General – Retail, Walgreens
- **East:** Commercial General-Restaurant, Alberto's Mexican Food
- **South:** Commercial General – Vacant lot
- **West:** Commercial General– Shopping center, Playa Galleria Shopping Center



10972 BEACH BLVD.

APN: 126-568-05



Property owner information:

Benalder Inc.

12142 Silver Fox Rd.

Los Alamitos, CA 90720

General Plan: General Mixed-Use

Zoning: Industrial General

Property Size: 7,405 sq. ft.

Structures : 1,274 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial Neighborhood- Restaurant, La Parilla Guacamole Grill
- **East:** Industrial General-Office, Single family home
- **South:** General Mixed-Use-Vacant lot
- **West:** Commercial Neighborhood-Gas station, Chevron



8024 ORANGEWOOD AVE.

APN: 131-211-33



Property owner information:

B Dog LLC

200 Main St. #206

Huntington Beach, CA 92648

General Plan: General Mixed-Use

Zoning: Commercial General

Property Size: 22,216 sq. ft.

Structures : 7,840 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Specific Plan- Gas Station, Arco
- **East:** High Density-Apartments, Orange Creek
- **South:** Low- Density Residential- Single family home, and car dealership, Gaynor Imports
- **West:** Commercial General -Gas station, Shell



11500 BEACH BLVD.

APN: 131-211-32



Property owner information:

Best California Gas LTD

13116 Imperial Hwy.

Santa Fe Springs, CA 90670

General Plan: General Mixed-Use

Zoning: Commercial General

Property Size: 14,810 sq. ft.

Structures : 1,050 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial General-Gas station, Arco
- **East:** Commercial General-Small shopping center
- **South:** Commercial General-Car dealership, Gaynor Imports
- **West:** Parks & Recreation-Single-family homes



12302 BEACH BLVD.

APN: 131-482-19



Property owner information:

SB Good Fortune

324 Broad Ave.

Ridgefield, NJ 07657

General Plan: South Gateway Mixed-Use

Zoning: Commercial General

Property Size: 29,185 sq. ft.

Structures : 2,420 sq. ft.

Adjacent Properties: (Zone/Use)

- **North:** Commercial General –Mixed-use
- **East:** Commercial General- Townhomes, Stanton Square
- **South:** Commercial General-Offices, Beach Professional Plaza
- **West:** Commercial General-Commercial, Wholesale Tiny Homes

