



14972 BEACH BOULEVARD

WESTMINSTER, CA 92683



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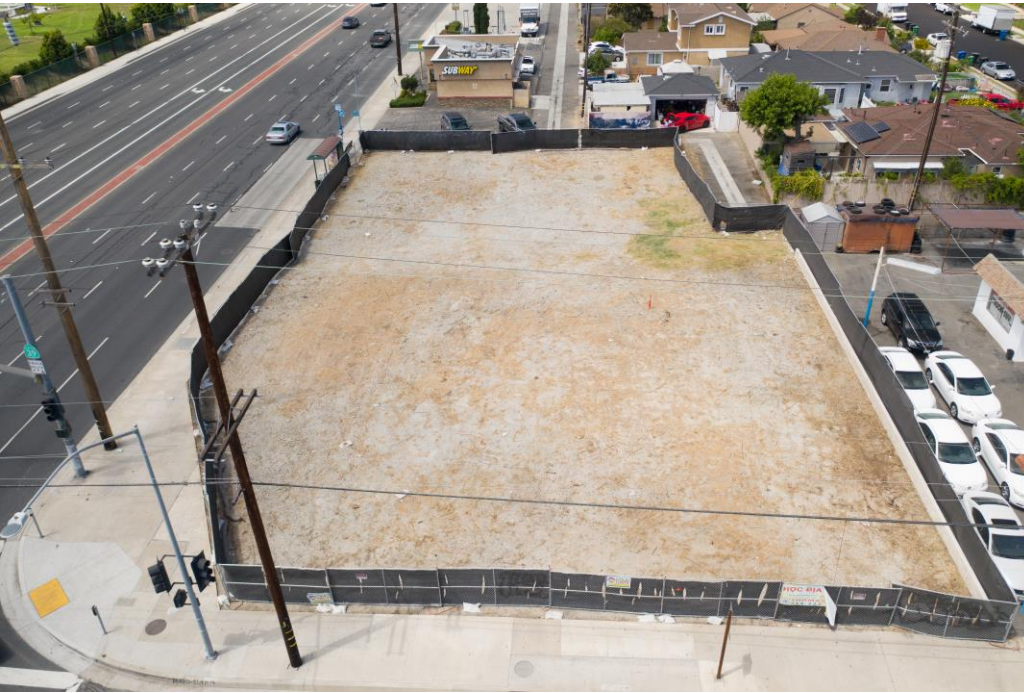
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OFFERING HIGHLIGHTS



We are pleased to present to you this extraordinary opportunity in Orange County. This prime OC hard corner location in Westminster is being offered for sale a rare Owner-User opportunity in Westminster, California as a vacant improved land with utilities access. Perfectly located on the hard lit North East corner of Beach Boulevard and Bolsa Avenue. It is on a main intersection of Westminster with approximately 100,000 VPD and approximately one mile from Huntington Beach and Westminster Mall. High traffic counts and extremely high street visibility from all corners of the intersection. This commercial land property offers an approximately 17,448 square foot lot. This property could be just what you have been looking for. With this location, you are close to multiple freeway options, surrounding communities and commerce.

COMMUNITY OVERVIEW



Prime investment opportunity to own in a heavy traffic, dense population demographics area. Westminster has a very diversified retail base with a great retail opportunity. The City of Westminster's central location in Southern California provides many opportunities for businesses and residents. The City's diverse population is a social, cultural, and retail hub for the Vietnamese American community. Located in the Little Saigon marketplace area makes this property "the heart of Westminster". This land is a great opportunity for developers to build any business & take advantage of the city of Westminster's economic versatility & its potential long-term sustainable growth attracting both large & smaller businesses alike. The city is home to many national retailers including: Lexus, Toyota, Honda, Infiniti, Harley Davidson, Indian Motorcycle, Airstream, Dillon RV, Wal-Mart, Home Depot, Best Buy, Macy's, Target, Costco, and J.C. Penney. Being an accessible central location, a unique Vietnamese-American market niche & hosting large national businesses, makes this improved, vacant land with utilities . . . the prime investment property opportunity that any investor or developer would jump at.

LOCAL LANDMARKS

WESTMINSTER MALL®

PINK  **Bath & Body Works** **BEST BUY**

OUTBACK STEAKHOUSE® **macy's** **jcpenney**



Westminster
City Hall

BEACH BLVD



BOLSA AVE

BELLA TERRA

BARNES & NOBLE BOOKSELLERS	BED BATH & BEYOND	Bank of America	carter's®	Justice
The Cheesecake Factory	COSTCO WHOLESALE	ISLANDS fine burgers & drinks.	HSS HARDWARE, HOME & SPORT	PEP BOYS
KOHL'S	OLD NAVY	REI	Jamba Juice	STARBUCKS
See's CANDIES	WHOLE FOODS MARKET	COST PLUS WORLD MARKET	Johnny Rockets	



Elmore
Toyota



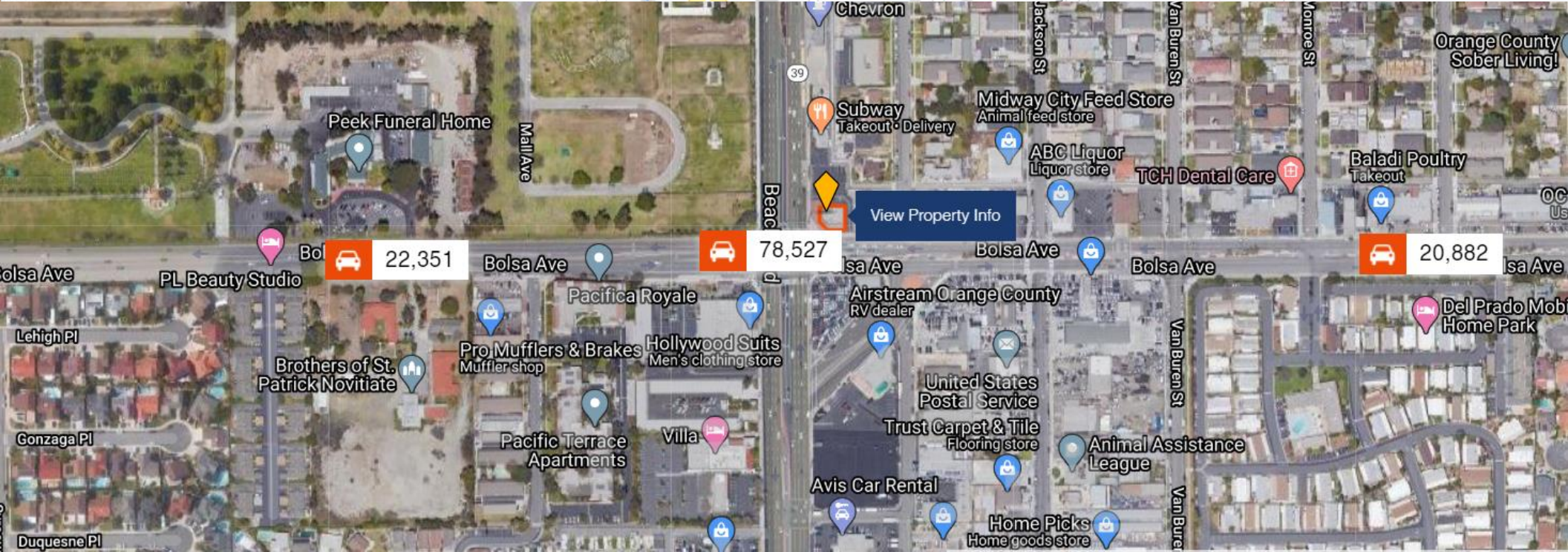
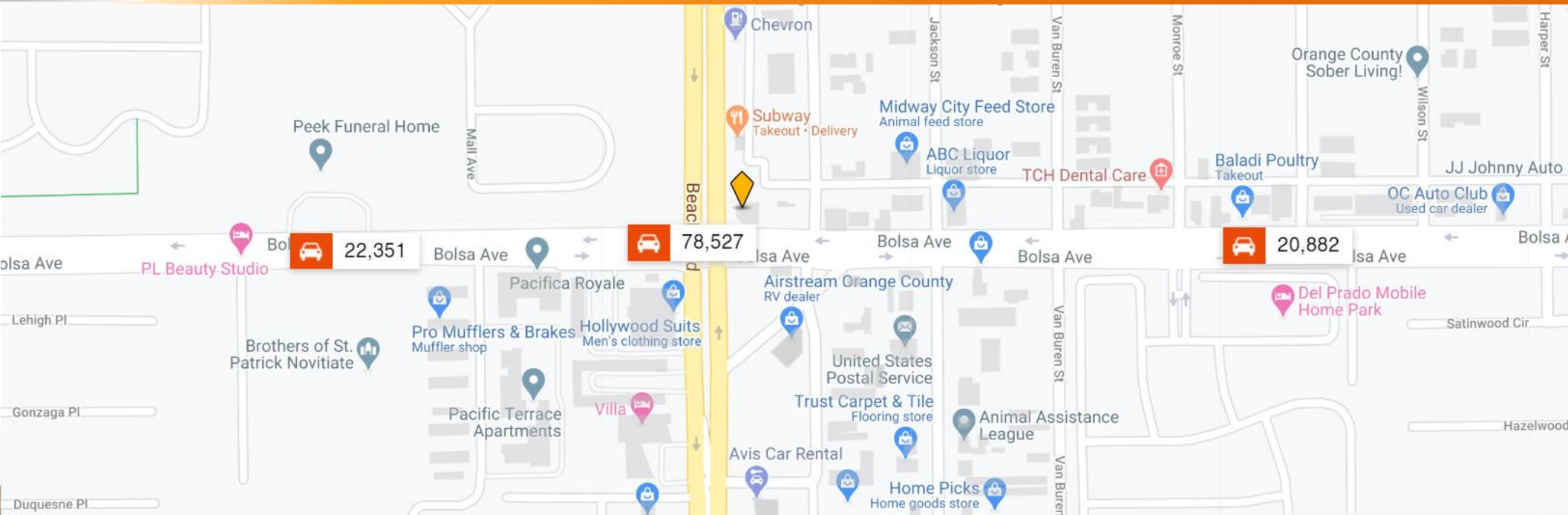
Golden West
College

Arby's	HomeGoods®	PET SMART
citibank®	Michaels THE ARTS AND CRAFTS STORE	theVitamin Shoppe®
	NORDSTROM rack	WELLS FARGO





BUSINESS & TRAFFIC FLOW MAP





DEMOGRAPHIC PROFILE

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	25,929	246,607	591,590
2020 Estimate	25,998	246,258	592,386
2010 Census	25,609	237,143	579,346
Growth 2020 - 2025	-0.27%	0.14%	-0.13%
Growth 2010 - 2020	1.52%	3.84%	2.25%
2020 Population by Age	25,998	246,258	592,386
Median Age	40.20	39.50	39.10
Average Age	40.00	39.40	39.20
2020 Avg Household Income	\$85,589	\$96,536	\$102,448
2020 Med Household Income	\$60,236	\$74,186	\$80,082
2020 Occupied Housing	7,660	73,875	178,827
Households			
2025 Projection	7,632	74,060	178,627
2020 Estimate	7,661	73,875	178,826
2010 Census	7,594	70,799	174,900
Growth 2020 - 2025	-0.38%	0.25%	-0.11%
Growth 2010 - 2020	0.88%	4.34%	2.24%
Owner Occupied	4,030 52.60%	40,226 54.45%	104,821 58.62%
Renter Occupied	3,630 47.38%	33,649 45.55%	74,006 41.38%



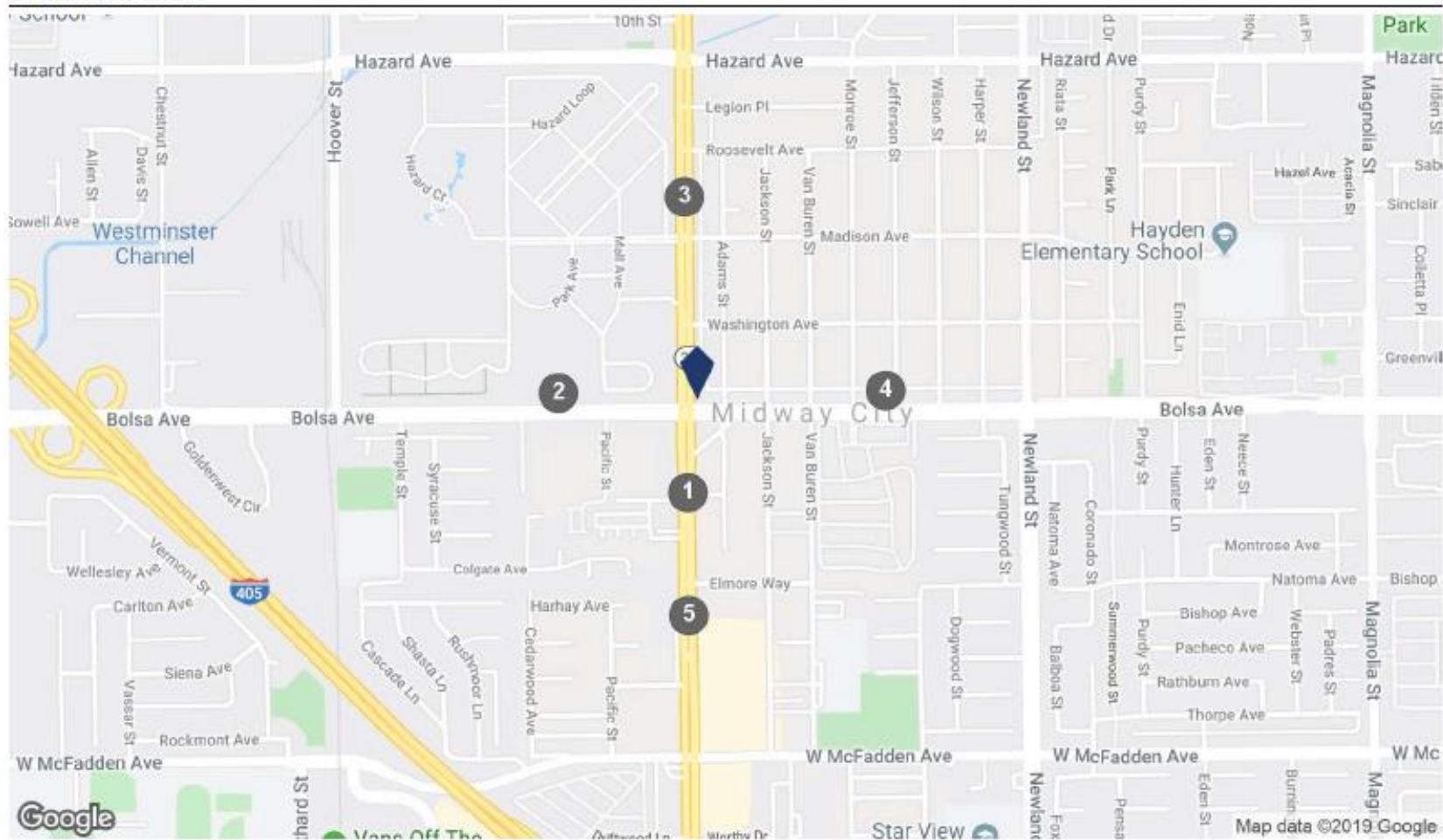
DEMOGRAPHIC PROFILE

2020 Population by Education	19,524	185,204	442,311
Some High School, No Diploma	4,365 22.36%	34,500 18.63%	85,549 19.34%
High School Grad (Incl Equivalency)	3,956 20.26%	37,336 20.16%	87,576 19.80%
Some College, No Degree	5,342 27.36%	52,208 28.19%	121,083 27.38%
Associate Degree	1,357 6.95%	13,587 7.34%	32,680 7.39%
Bachelor Degree	3,279 16.79%	33,339 18.00%	78,624 17.78%
Advanced Degree	1,225 6.27%	14,234 7.69%	36,799 8.32%

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,062	8,727	8

2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$221,707	\$2,270,767	\$5,675,628
Total Apparel	\$13,776	\$136,765	\$337,343
Total Entertainment & Hobbies	\$15,616	\$163,715	\$416,074
Total Food and Alcohol	\$61,343	\$616,947	\$1,524,359
Total Household	\$31,816	\$330,751	\$841,088
Total Education/Day Care	\$15,296	\$162,219	\$413,383
Total Transportation/Maint.	\$57,944	\$595,241	\$1,476,888
Total Health Care	\$11,403	\$114,307	\$285,894

TRAFFIC COUNTS



COUNTS BY STREETS

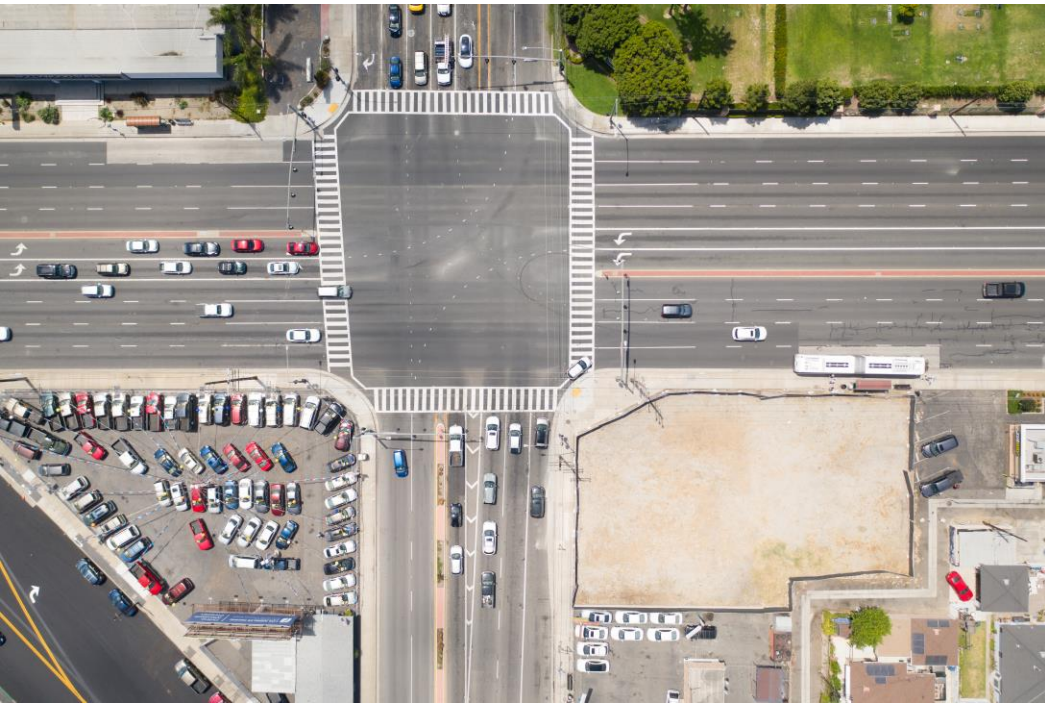
Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Beach Blvd	Pine St - N	106,554	2018	0.17 mi
② Bolsa Ave	Pacific St - E	20,049	2018	0.20 mi
③ Beach Blvd	Madison Ave - S	107,406	2018	0.26 mi
④ Bolsa Ave	Jefferson St - E	23,088	2018	0.27 mi
⑤ Beach Blvd	Bishop Ave - N	57,443	2018	0.34 mi

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