



7115 WESTMINSTER AVENUE

WESTMINSTER, CA 92683

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$998,888
Lot Size:	0.1 Acres
Building Size:	4,636
Zoning:	C-2
Market:	Orange County
Submarket:	West County
Price / SF:	\$215.46

PROPERTY OVERVIEW

SVN Vanguard is pleased to present a retail oriented two story building located near the Goldenwest Street and Westminster Avenue intersection. Located in an affluent Orange County Submarket and ideal proximity to both residential and commercial density which ensures the property is busy during all times of the day, every day of the week.

With the recent improvements to building this unique property provides an owner/user or investor a unique opportunity to acquire a building in a strong submarket with potential to create steady income on a month to month basis. Overall rents, coupled with immediate trade area occupancy, provides any buyer with a strong value add component.

This location is ideally located near the intersection of Goldenwest Street [33,650 vehicles per day] and Westminster Street [26,800 vehicles per day] for a total of over 60,450 vehicles passing the intersection daily.

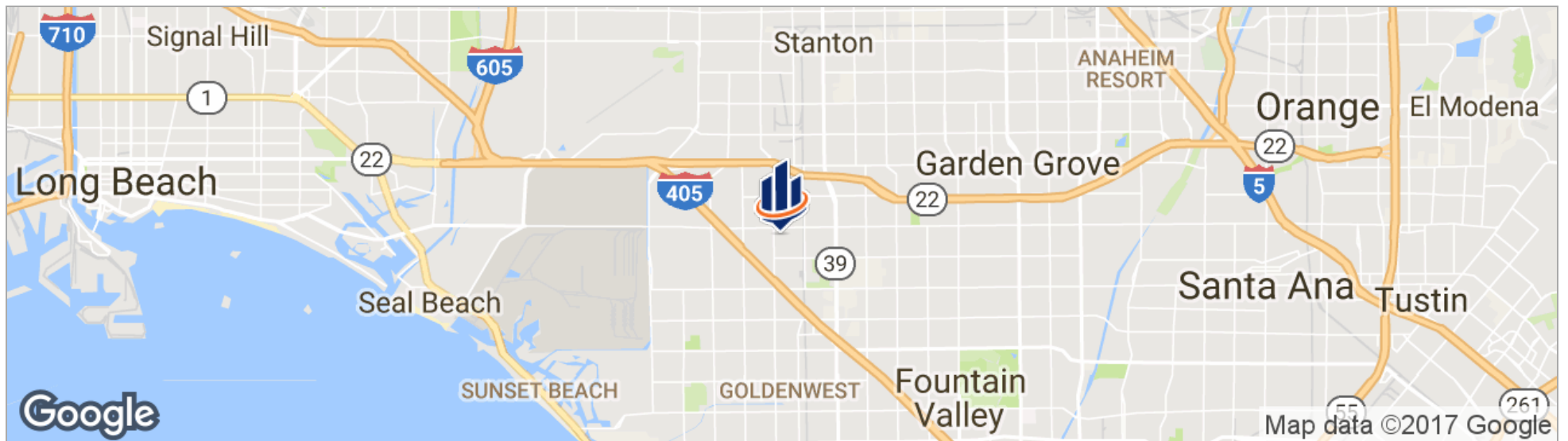
Traditional, linear two story configuration is conducive to high occupancy, optimal rents and low tenant improvement costs over the term of ownership keeping capital expenditures to a minimum.

Vacancy lease up, low rents and embedded increases should vastly grow Net Operating Income [NOI] over a 10 year hold period.

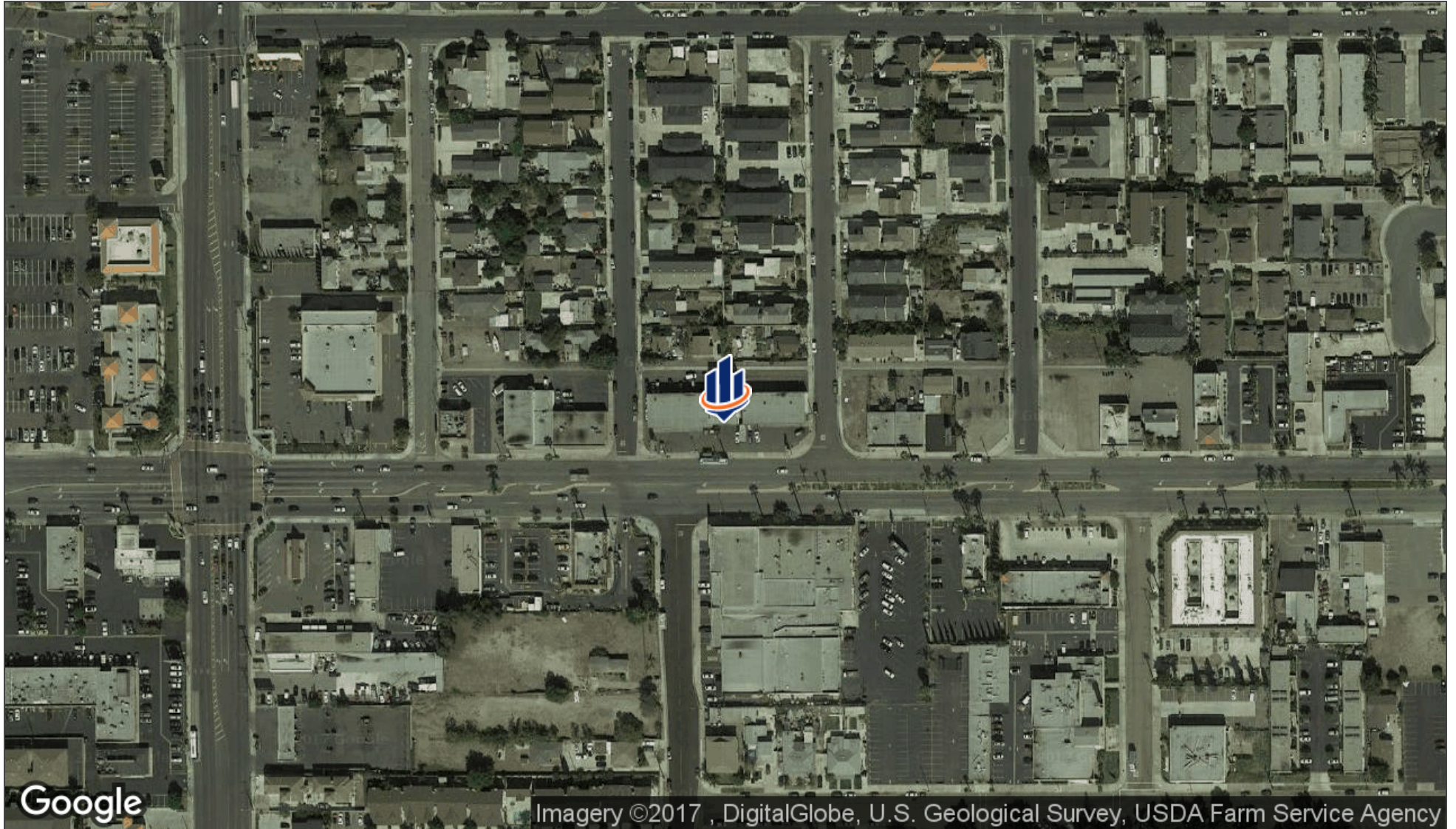
Additional Photos



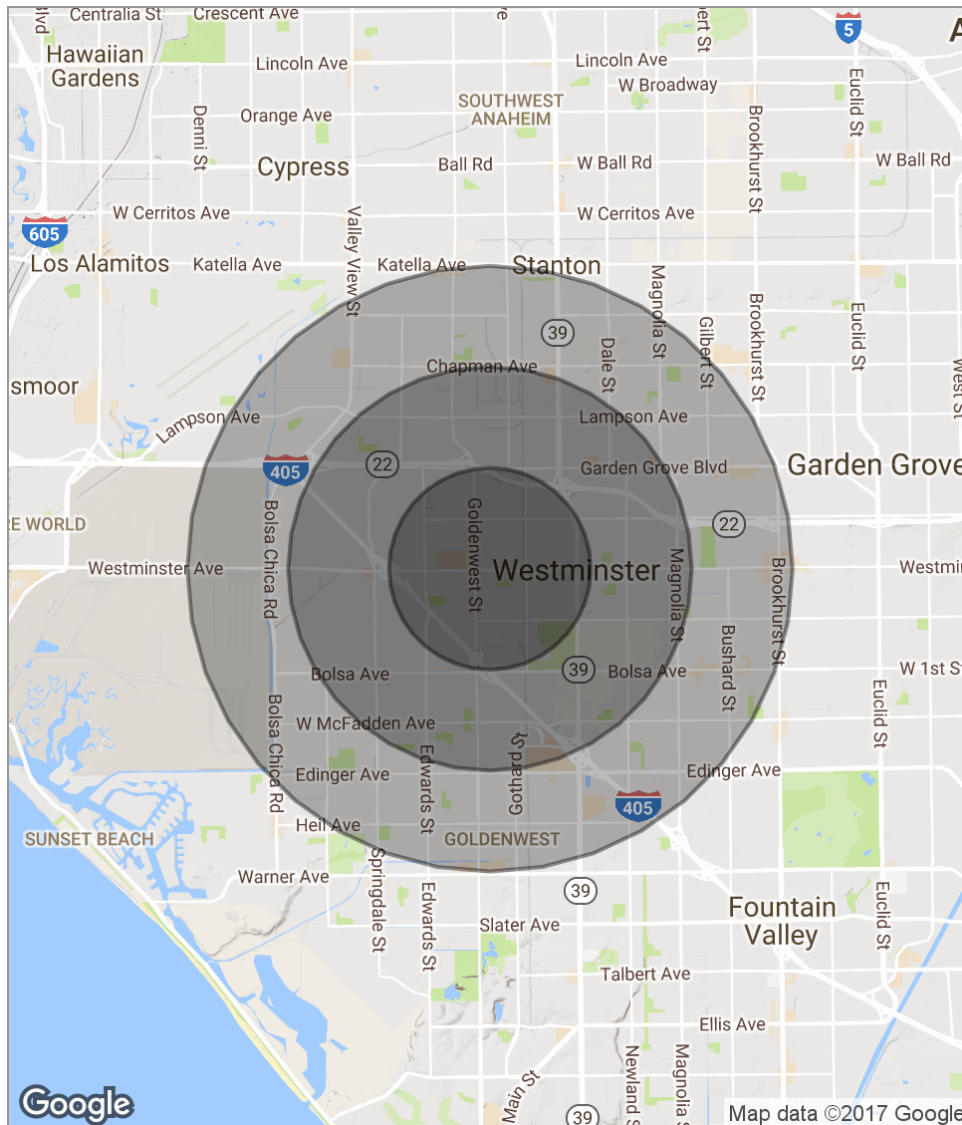
Location Maps



Aerial Map



Demographics Map



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	27,675	99,952	218,982
Median age	34.5	36.4	37.3
Median age (male)	34.2	36.1	36.7
Median age (Female)	34.5	36.6	37.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,408	31,117	68,755
# of persons per HH	3.3	3.2	3.2
Average HH income	\$57,211	\$70,910	\$77,380
Average house value	\$481,027	\$496,417	\$513,712

* Demographic data derived from 2010 US Census