

FOR LEASE

15601-15613 BEACH BLVD
WESTMINSTER, CA 92683-7106



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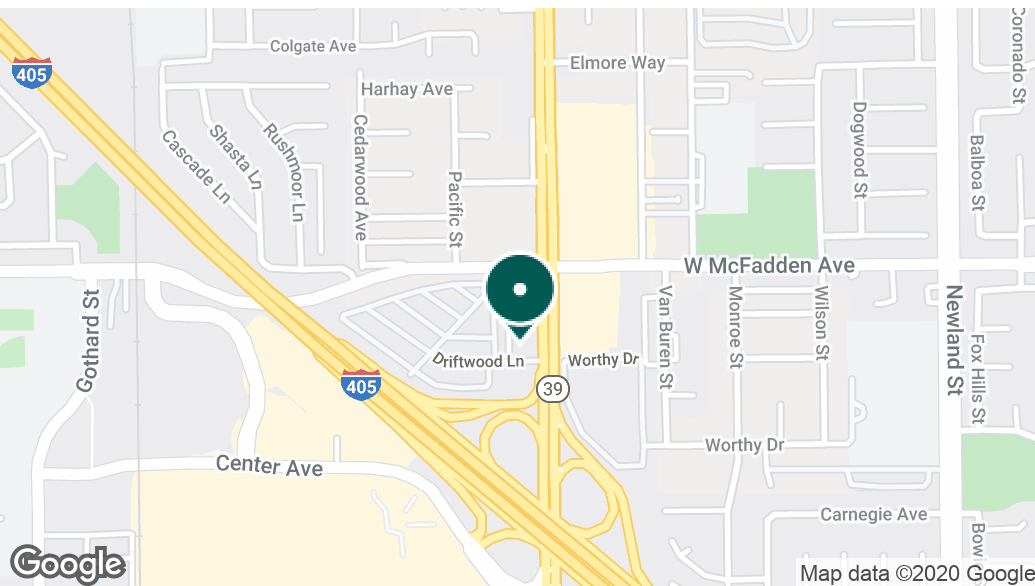
CBM1.COM



PROPERTY SUMMARY

15601-15613 BEACH BLVD | WESTMINSTER, CA 92683-7106

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OFFERING SUMMARY

Building Size: 10,595 SF

SPACES

15601 Beach Blvd, Westminister

LEASE RATE

\$1.50 SF/month

SPACE SIZE

2,665 SF

DETAILS

The Best & Only Space Available At This Highly Trafficked Center

Great For Fitness, Martial Arts, Convenience, Dental, Medical, or QSR User

Outstanding Signage & Storefront Visibility!

Situated on a Major North/South Thoroughfare, Along a Booming Retail Corridor
Freeway Close, Immediately Adjacent to 405 Freeway On/Off-Ramps

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AERIAL PHOTO

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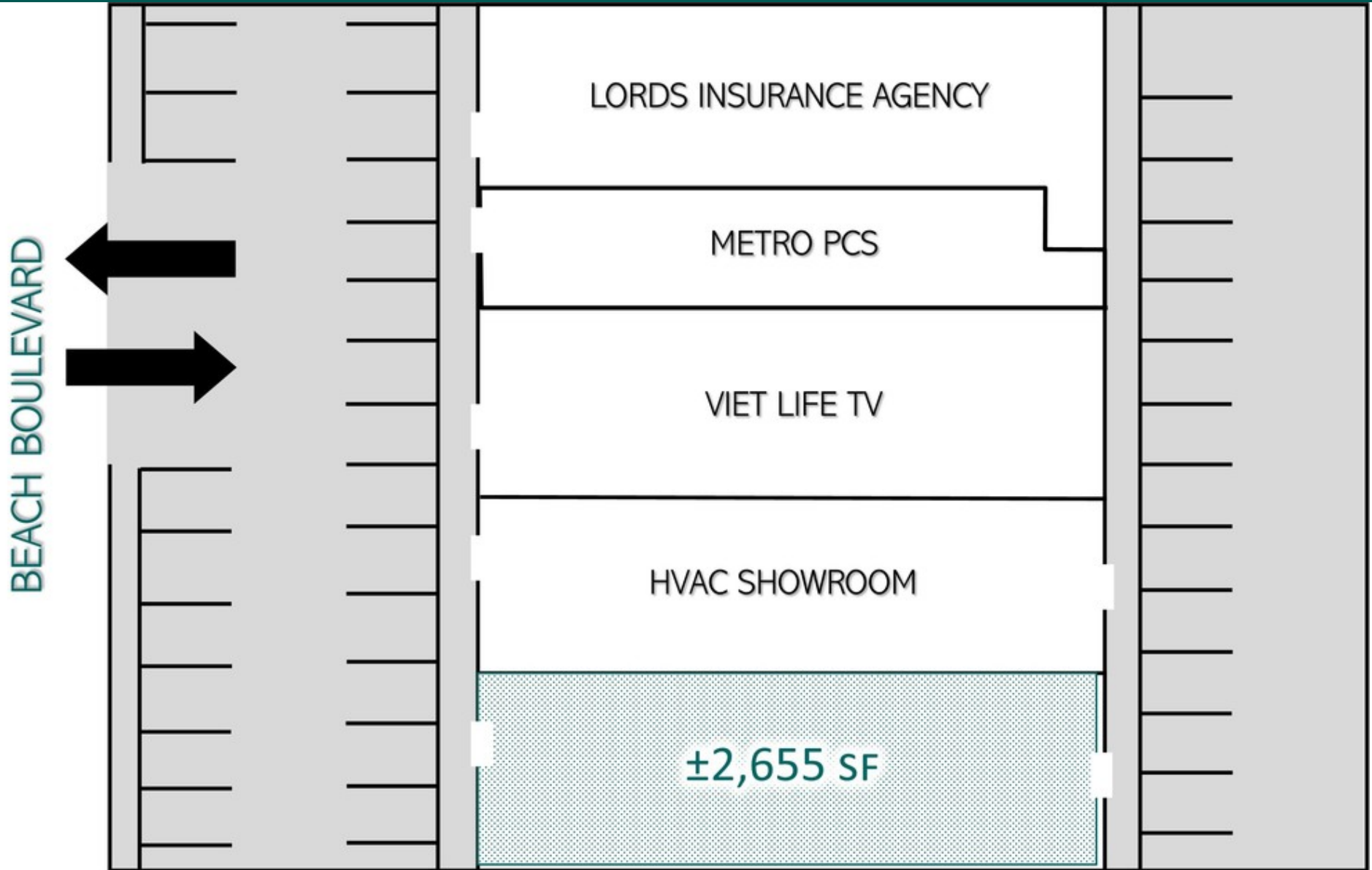
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SITE PLAN

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,329	103,590	228,112
Average age	37.3	37.2	37.3
Average age (Male)	36.7	36.3	36.5
Average age (Female)	38.2	37.9	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,159	33,511	72,535
# of persons per HH	3.1	3.1	3.1
Average HH income	\$77,101	\$75,069	\$79,066
Average house value	\$566,103	\$521,113	\$549,733

RACE	1 MILE	2 MILES	3 MILES
% White	48.1%	48.7%	48.8%
% Black	0.9%	0.9%	0.8%
% Asian	38.3%	37.0%	36.2%
% Hawaiian	0.3%	0.3%	0.5%
% American Indian	0.1%	0.3%	0.5%
% Other	9.6%	10.6%	10.7%

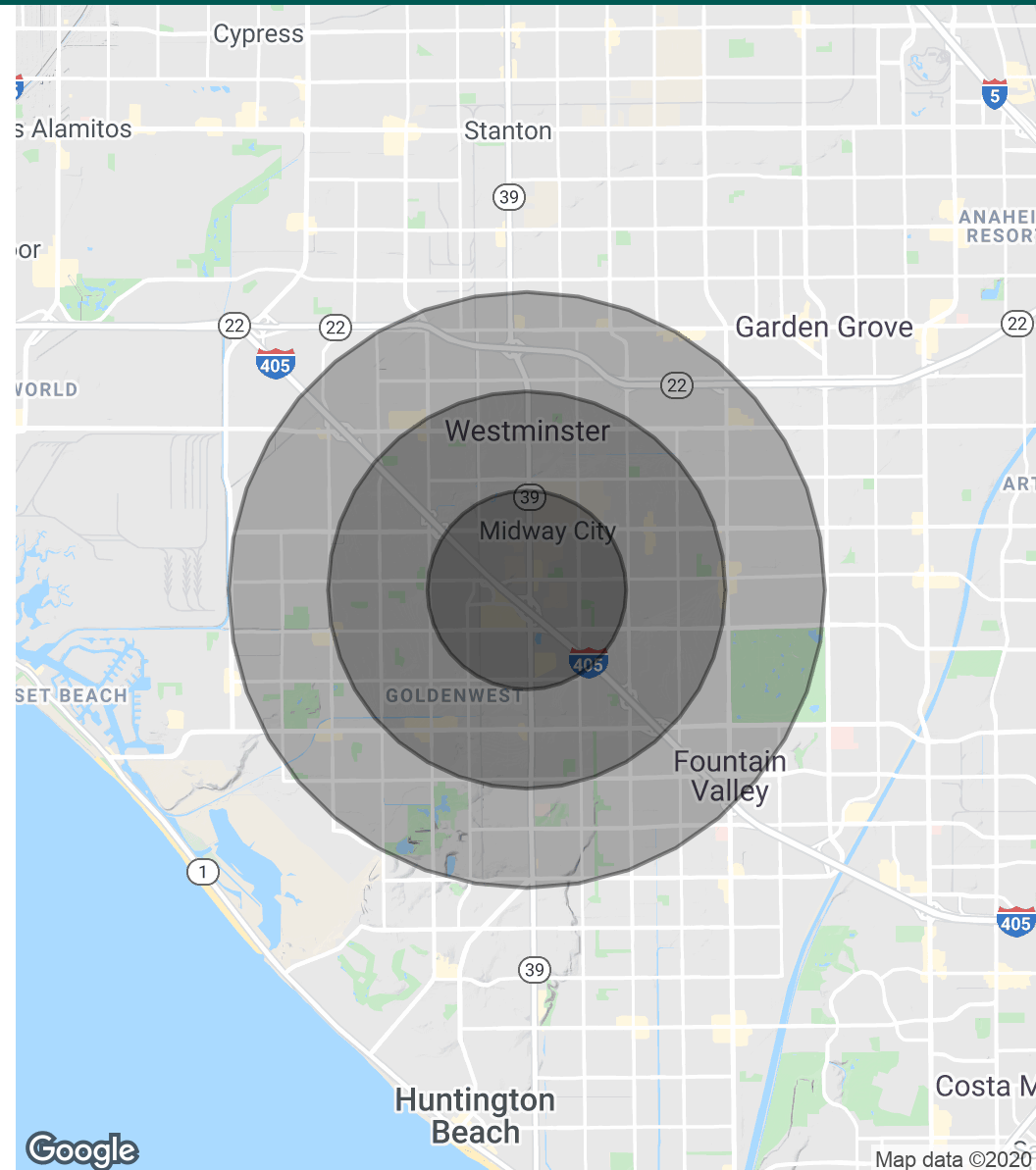
TRAFFIC COUNTS

Beach Boulevard +/- 83,000
405 FWY +/- 273,000 /day

* Demographic data derived from 2010 US Census

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MEET THE TEAM

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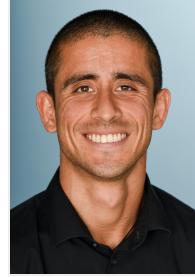


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