





## **DEAL SUMMARY**

**Value** \$2,399,900

**Address** 7744 Westminster Blvd. Westminster, CA 92683

## **Physical Characteristics**

±6,089 Square Feet **Building Size** (Per architectural measurement)

±10,788 Square Feet (0.25 Acres) Land Size

Year Built 1981

±20 Parking Space - Ample Street Parking Surface Also Available

096-331-27

**Number of Buildings** One (1)

Number of Units Four (4)

Number of Electrical Meters Eight (8)

Stories

Utilities

APN

Private Yard | Gated

Zoning

Ownership

Two (2)

Separate Electrical, Master Water

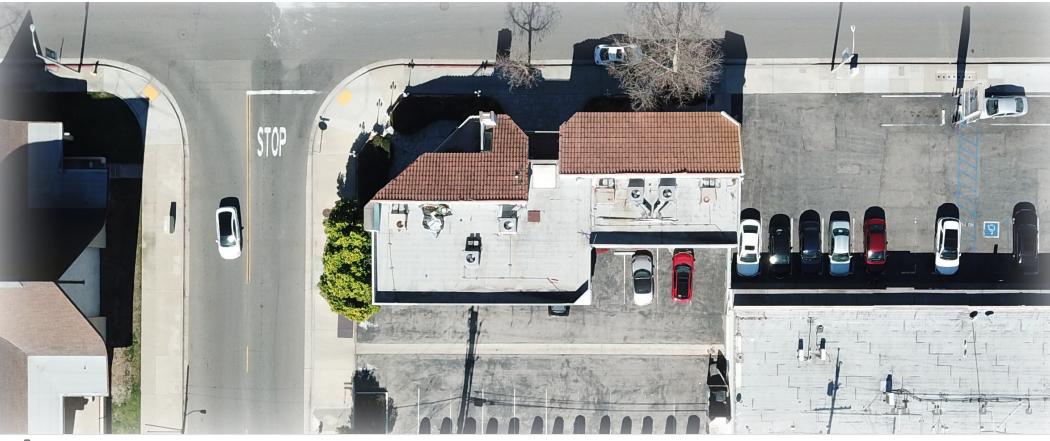
Yes | Yes

C3 - General Commercial

Fee Simple

## **INVESTMENT HIGHLIGHTS**

- Multi-Tenant Commercial Property
- Ideal Owner-User and / or Investor Opportunity
- Dense Infill Industrial Location Orange County
- Extremely High Barrier to Entry
- Priced Below Replacement Value
- SBA Financing Available for Owner-Users
- Hard-Corner Location with High Visibility and Traffic Counts
- Allowable Uses Include: Dental (Previous Use), Medical, Retail, General Office Buyer to Verify with the City





# **DEMOGRAPHICS**



+33,000 Average Daily Traffic



+630,000 Population Within <u>5 Miles</u>



\$74,637 Average Household Income Within 5 Miles

# **HIGHLIGHTS**



405 Fwy Excellent Fwy Access



Westminster Excellent Location



OC Bus Bus Transit



Westminster Blvd. Excellent Visibility

