

FOR LEASE

±1,800 SQFT RETAIL/OFFICE ADJACENT TO 405 FRWY + BELLA TERRA
15609 BEACH BOULEVARD | WESTMINSTER, CA 92683



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±1,800 SQFT RETAIL/OFFICE ADJACENT TO 405 FREEWAY + BELLA TERRA

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FEATURES + AMENITIES

- RECENTLY REMODELED EXTERIOR FAÇADE
- MASSIVE STREET FRONTAGE
- FREEWAY VISIBLE POLE SIGNAGE
- SUPERB STOREFRONT VISIBILITY FROM BUSY BEACH BLVD.
- FRONT + REAR PARKING LOTS
- SITUATED ON A MAJOR NORTH/SOUTH THOROUGHFARE, A LONG A BOOMING RETAIL CORRIDOR
- ADJACENT TO 405 FREEWAY ON/OFF -RAMPS
- HIGH AUTO & FOOT TRAFFIC COUNTS
- STRONG DAYTIME POPULATIONS COUNTS

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	28,158	240,648	573,367
AVG HH INCOME	\$86,928	\$90,337	\$97,603

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



AERIAL PHOTO

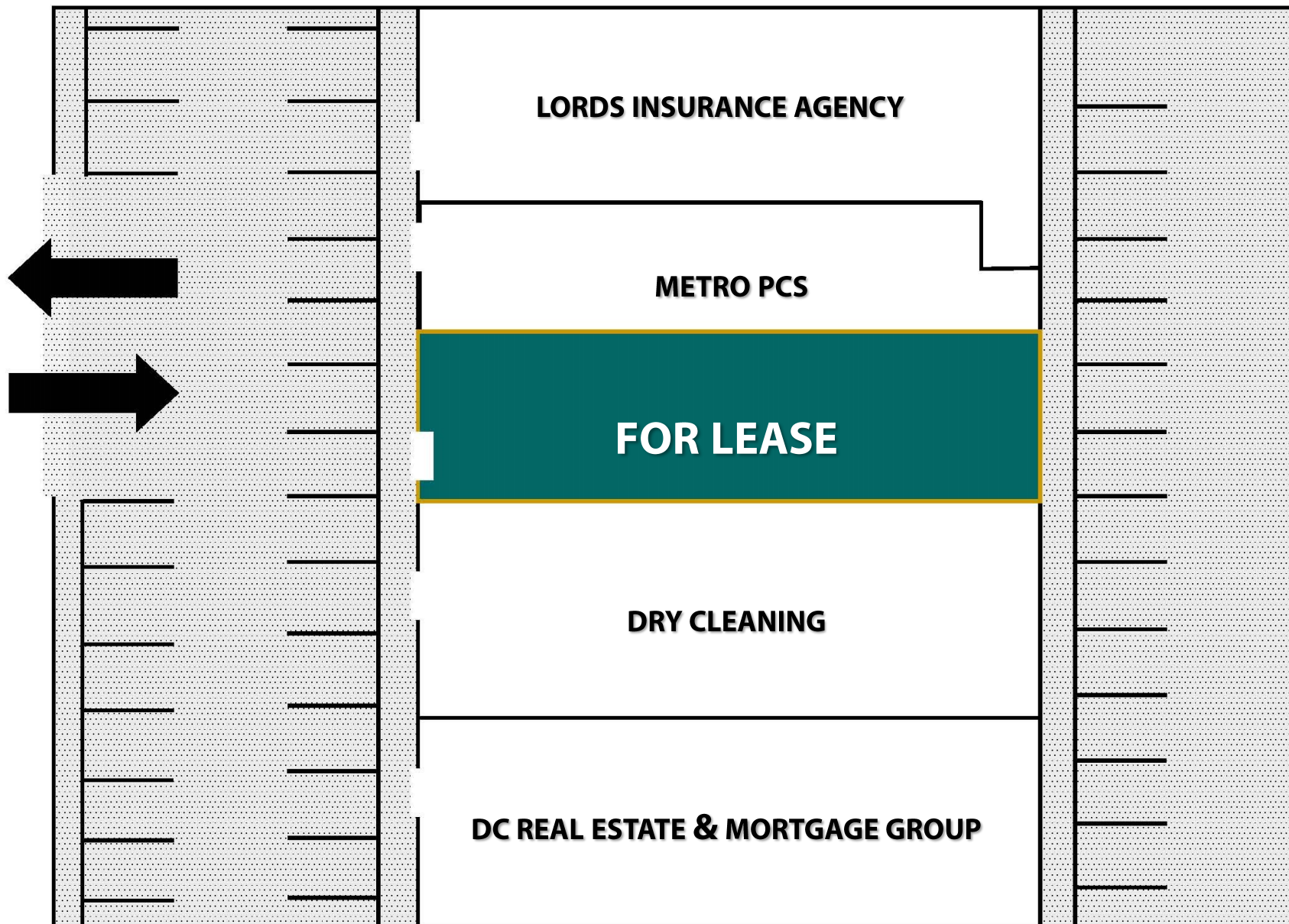
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AERIAL PHOTO

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BEACH BOULEVARD

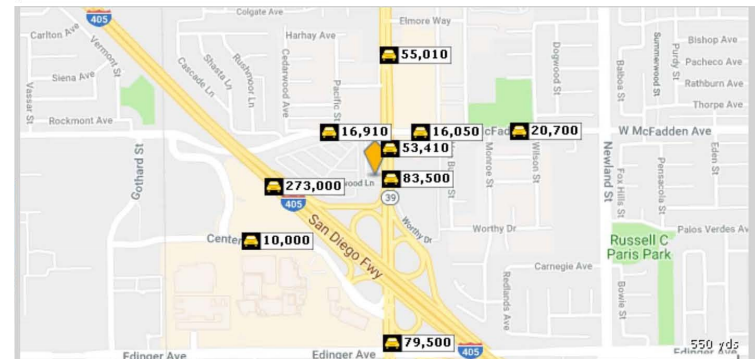


DEMOGRAPHICS

15609 BEACH BOULEVARD | WESTMINSTER, CA 92683

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	29,387		247,266		587,572	
2018 Estimate	28,158		240,648		573,367	
2010 Census	24,231		228,164		552,162	
Growth 2018 - 2023	4.36%		2.75%		2.48%	
Growth 2010 - 2018	16.21%		5.47%		3.84%	
2018 Population by Hispanic Origin	6,087		58,743		170,995	
2018 Population	28,158		240,648		573,367	
White	15,024	53.36%	128,915	53.57%	354,311	61.79%
Black	472	1.68%	3,292	1.37%	7,991	1.39%
Am. Indian & Alaskan	217	0.77%	2,271	0.94%	6,026	1.05%
Asian	11,282	40.07%	97,252	40.41%	183,944	32.08%
Hawaiian & Pacific Island	174	0.62%	1,216	0.51%	3,003	0.52%
Other	988	3.51%	7,701	3.20%	18,091	3.16%
U.S. Armed Forces	1		83		220	
Households						
2023 Projection	10,162		76,489		183,120	
2018 Estimate	9,678		74,353		178,611	
2010 Census	7,998		70,065		171,719	
Growth 2018 - 2023	5.00%		2.87%		2.52%	
Growth 2010 - 2018	21.01%		6.12%		4.01%	
Owner Occupied	4,569	47.21%	40,593	54.59%	106,697	59.74%
Renter Occupied	5,109	52.79%	33,760	45.41%	71,914	40.26%
2018 Households by HH Income	9,676		74,352		178,609	
Income: <\$25,000	1,929	19.94%	12,416	16.70%	26,584	14.88%
Income: \$25,000 - \$50,000	1,926	19.90%	15,208	20.45%	33,009	18.48%
Income: \$50,000 - \$75,000	1,549	16.01%	12,702	17.08%	30,900	17.30%
Income: \$75,000 - \$100,000	1,034	10.69%	9,438	12.69%	23,432	13.12%
Income: \$100,000 - \$125,000	1,170	12.09%	8,013	10.78%	20,013	11.20%
Income: \$125,000 - \$150,000	659	6.81%	4,925	6.62%	12,001	6.72%
Income: \$150,000 - \$200,000	802	8.29%	6,260	8.42%	16,293	9.12%
Income: \$200,000+	607	6.27%	5,390	7.25%	16,377	9.17%
2018 Avg Household Income	\$86,928		\$90,337		\$97,603	
2018 Med Household Income	\$66,627		\$68,676		\$74,009	

Traffic Count Report



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Beach Blvd	Driftwood Ln	0.01 S	2017	83,500	MPSI	.04
2 Beach Blvd	McFadden Ave	0.04 N	2013	53,410	Converte	.08
3 McFadden Ave	Pacific St	0.02 E	2017	16,910	MPSI	.14
4 McFadden Ave	Jackson St	0.04 E	2017	16,050	MPSI	.15
5 I-405	McFadden Ave	0.12 NW	2017	273,000	MPSI	.23
6 Beach Blvd	Bishop Ave	0.07 N	2017	55,010	MPSI	.28
7 Center Ave	Huntington Village Ln	0.06 W	2017	10,000	MPSI	.32
8 McFadden Ave	Wilson St	0.04 E	2016	20,700	MPSI	.35
9 McFadden Ave	Wilson St	0.04 E	2017	20,700	MPSI	.35
10 Beach Blvd	Edinger Ave	0.02 S	2017	79,500	MPSI	.38

Consumer Spending Report

2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$284,652	\$2,301,474	\$5,734,334
Total Apparel	\$16,431	\$135,979	\$333,555
Women's Apparel	6,642	54,477	134,365
Men's Apparel	3,624	29,937	73,811
Girl's Apparel	1,187	10,061	24,622
Boy's Apparel	815	6,863	16,761
Infant Apparel	708	5,771	13,956
Footwear	3,456	28,870	70,040
Total Entertainment & Hobbies	\$20,903	\$166,522	\$422,712
Entertainment	5,381	43,500	109,679
Audio & Visual Equipment/Service	8,594	67,382	169,511
Reading Materials	1,166	9,018	22,791
Pets, Toys, & Hobbies	5,762	46,622	120,730
Personal Items	19,254	155,027	389,579
Total Food and Alcohol	\$76,692	\$619,401	\$1,522,914
Food At Home	43,134	353,717	856,484
Food Away From Home	28,990	230,079	574,584
Alcoholic Beverages	4,568	35,604	91,847
Total Household	\$42,237	\$341,457	\$867,278
House Maintenance & Repair	6,196	53,933	140,717
Household Equip & Furnishings	16,259	128,211	323,580
Household Operations	14,319	115,398	290,670
Housing Costs	5,462	43,915	112,311