

# FOR LEASE

STARBUCKS CENTER  
WESTMINSTER, CA

1,300 SF  
Restaurant  
End Cap



Goldenwest St

Natal Dr

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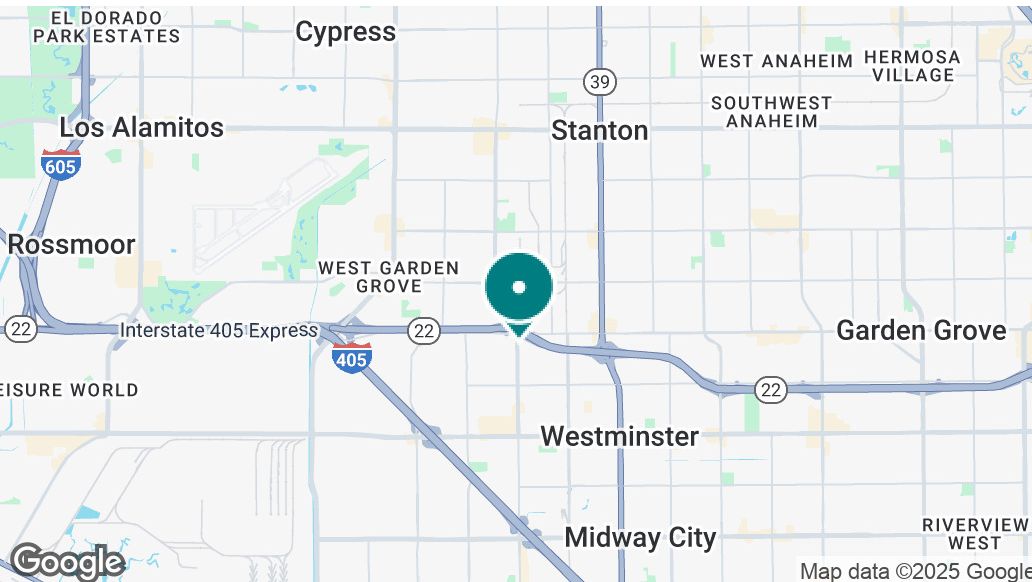
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LEASING  
BROKERAGE  
INVESTMENTS

## PROPERTY SUMMARY

STARBUCKS CENTER | 13102 GOLDENWEST ST, WESTMINSTER, CA 92683

BROCHURE | PAGE 2



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### PROPERTY DESCRIPTION

Starbucks Center is a high-visibility, three-tenant retail property anchored by a strong drive-through Starbucks and positioned on the signalized hard corner of Goldenwest Street & Natal Drive in Westminister, CA. The center enjoys exceptional exposure to both commuter and neighborhood traffic, with immediate access to the CA-22 Freeway and surrounded by dense residential, retail, and employment activity. The available ±1,300 SF end cap suite offers existing restaurant infrastructure—ideal for a quick-service, café, or fast-casual operator seeking a proven, high-performing trade area with national co-tenancy.

### LOCATION DESCRIPTION

Located just off the CA-22 Freeway with strong visibility and convenient ingress/egress from Goldenwest Street, Starbucks Center benefits from consistent daily traffic and a well-balanced surrounding demographic mix. The property sits in a thriving corridor of Westminister, minutes from Westminister Mall, Goldenwest College, and several dense residential neighborhoods. The area features strong daytime employment, excellent household incomes, and steady population growth, providing an ideal customer base for food and beverage uses.

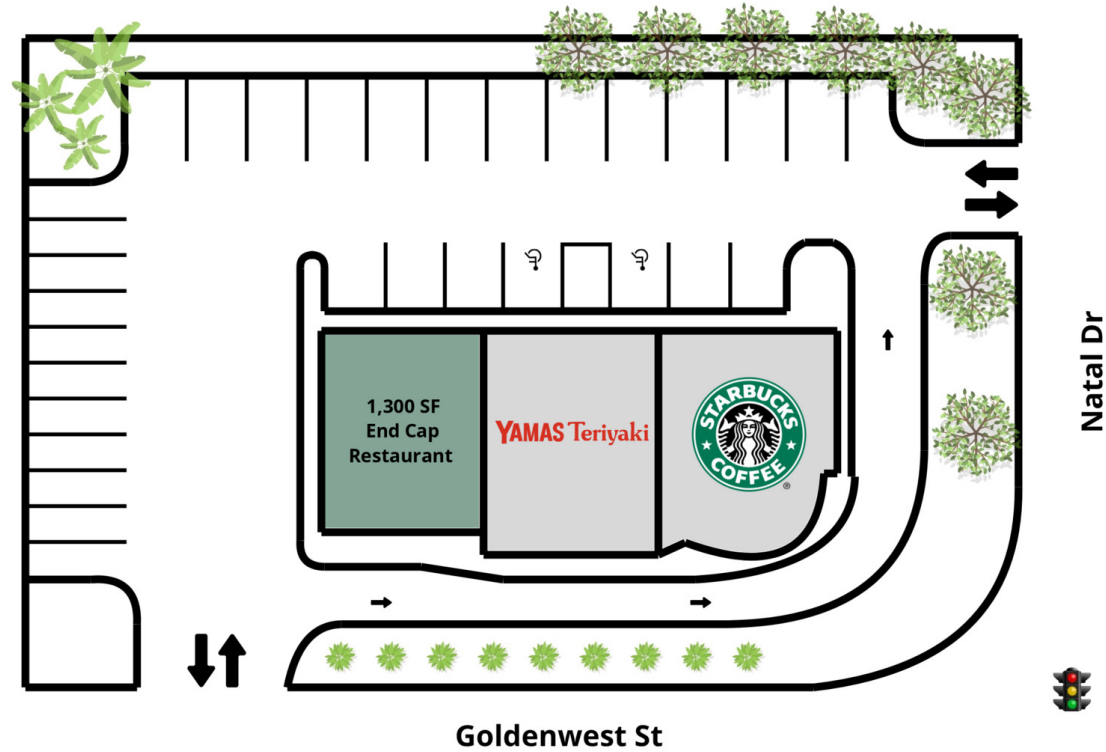
### PROPERTY HIGHLIGHTS

- Hard Corner Location with excellent exposure at Goldenwest & Natal Drive
- Starbucks-Anchored Center with drive-through generating strong daily traffic
- Existing Restaurant Infrastructure (former Subway) – ready for immediate occupancy
- Near CA-22 Freeway with strong signage visibility and easy access
- Dense surrounding residential population and strong daytime workforce
- Existing electrical, plumbing, and venting suitable for food service users
- Ample shared parking and convenient ingress/egress

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,733	62,710	190,925

# AVAILABLE SPACES & SITE PLAN

STARBUCKS CENTER | 13102 GOLDENWEST ST, WESTMINSTER, CA 92683



**AVAILABLE SPACES**

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
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BROCHURE | PAGE 4

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
End Cap Restaurant	Available	1,300 SF	Est. \$1.05 NNN	\$4.00 SF/month	This ±1,300 square-foot end cap restaurant suite offers a highly functional layout with existing quick-service restaurant infrastructure. The space features a front customer service area and a rear prep/kitchen line, with prominent corner visibility and dedicated signage opportunities facing Goldenwest Street. The suite is ideal for fast-casual QSR concepts seeking a plug-and-play location alongside Starbucks in a proven trade area.

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## ADDITIONAL PHOTOS

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BROCHURE | PAGE 5



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BROCHURE | PAGE 6



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BROCHURE | PAGE 7



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BROCHURE | PAGE 8



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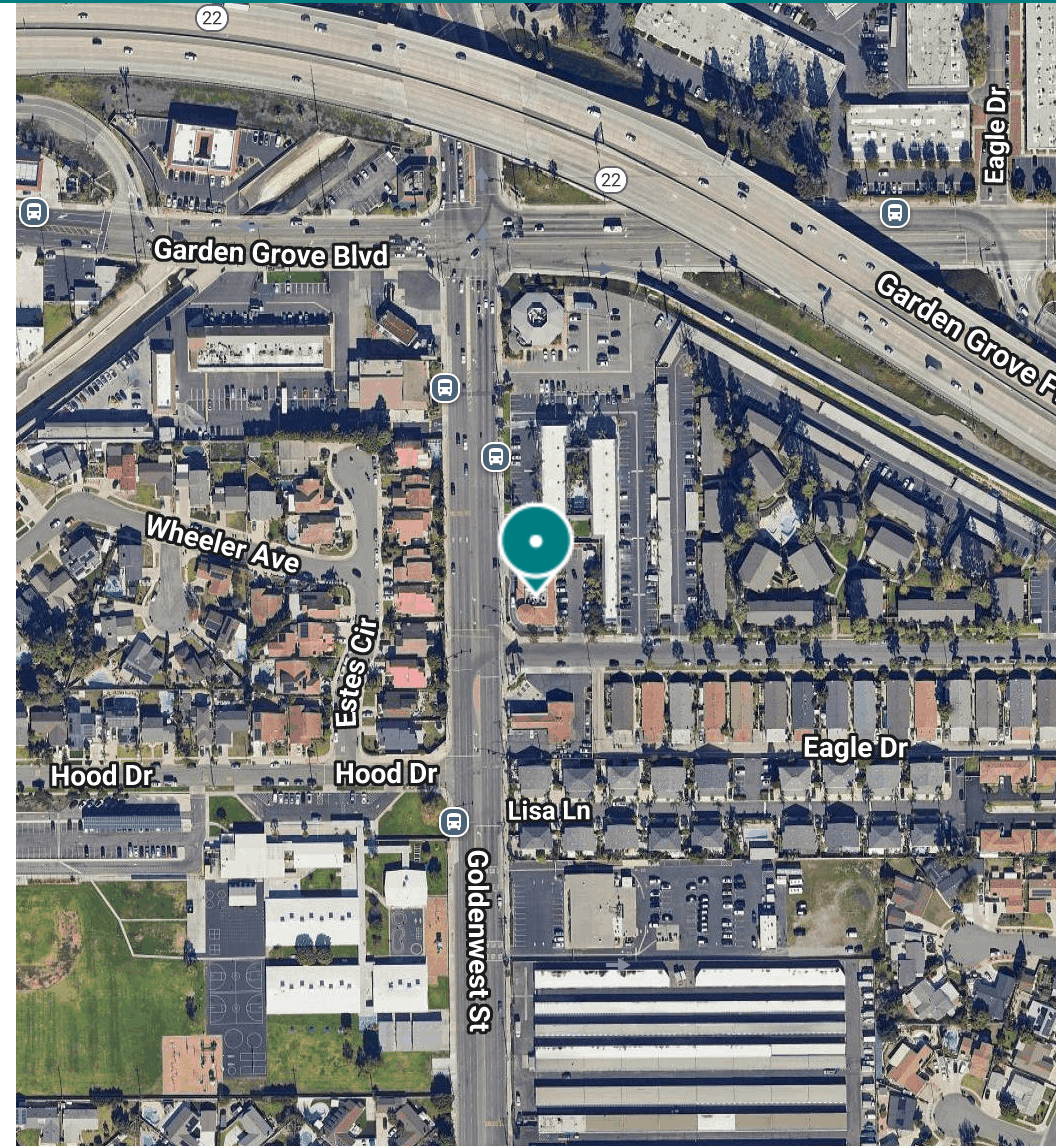
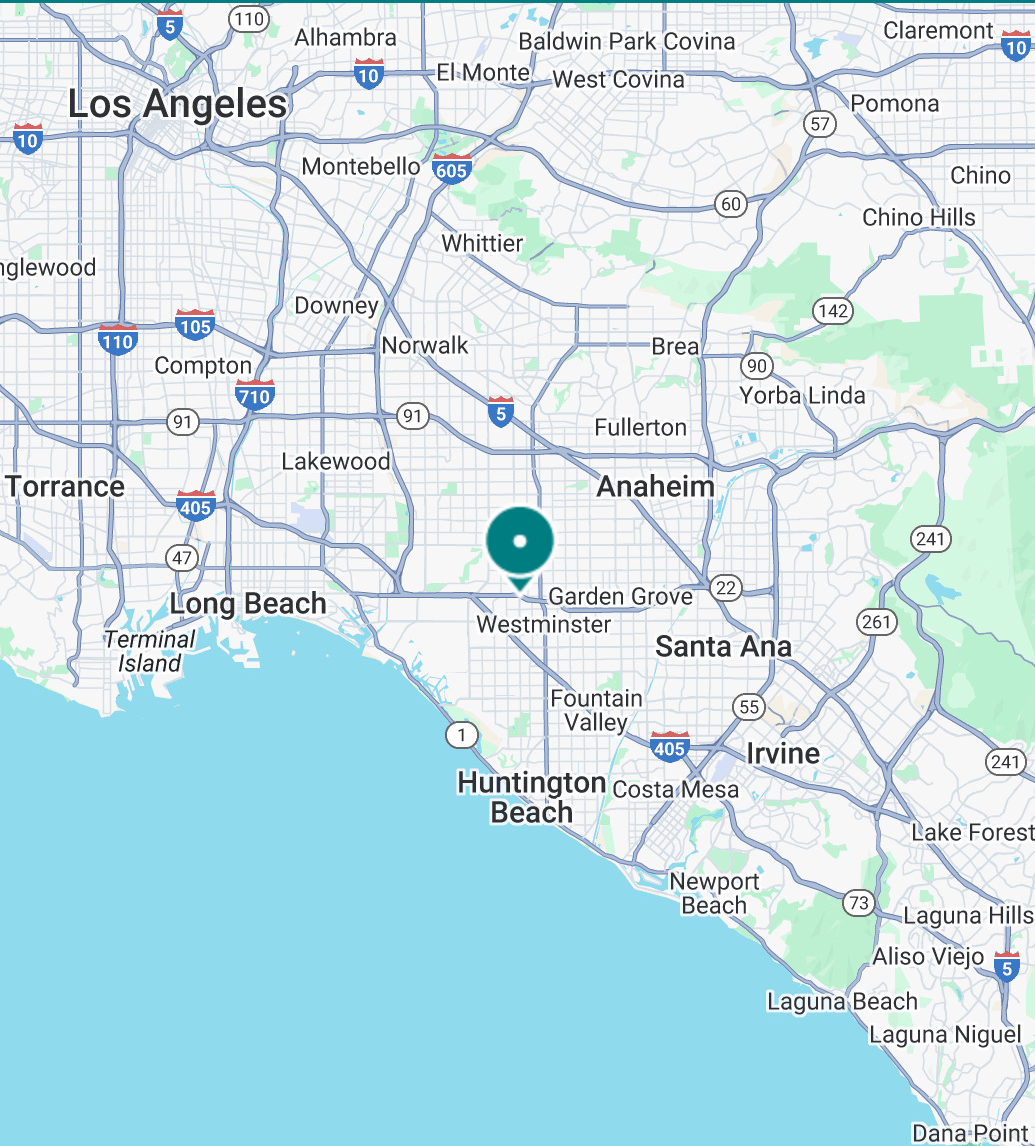
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## LOCATION MAP

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BROCHURE | PAGE 9



Google

Map data ©2025 Google

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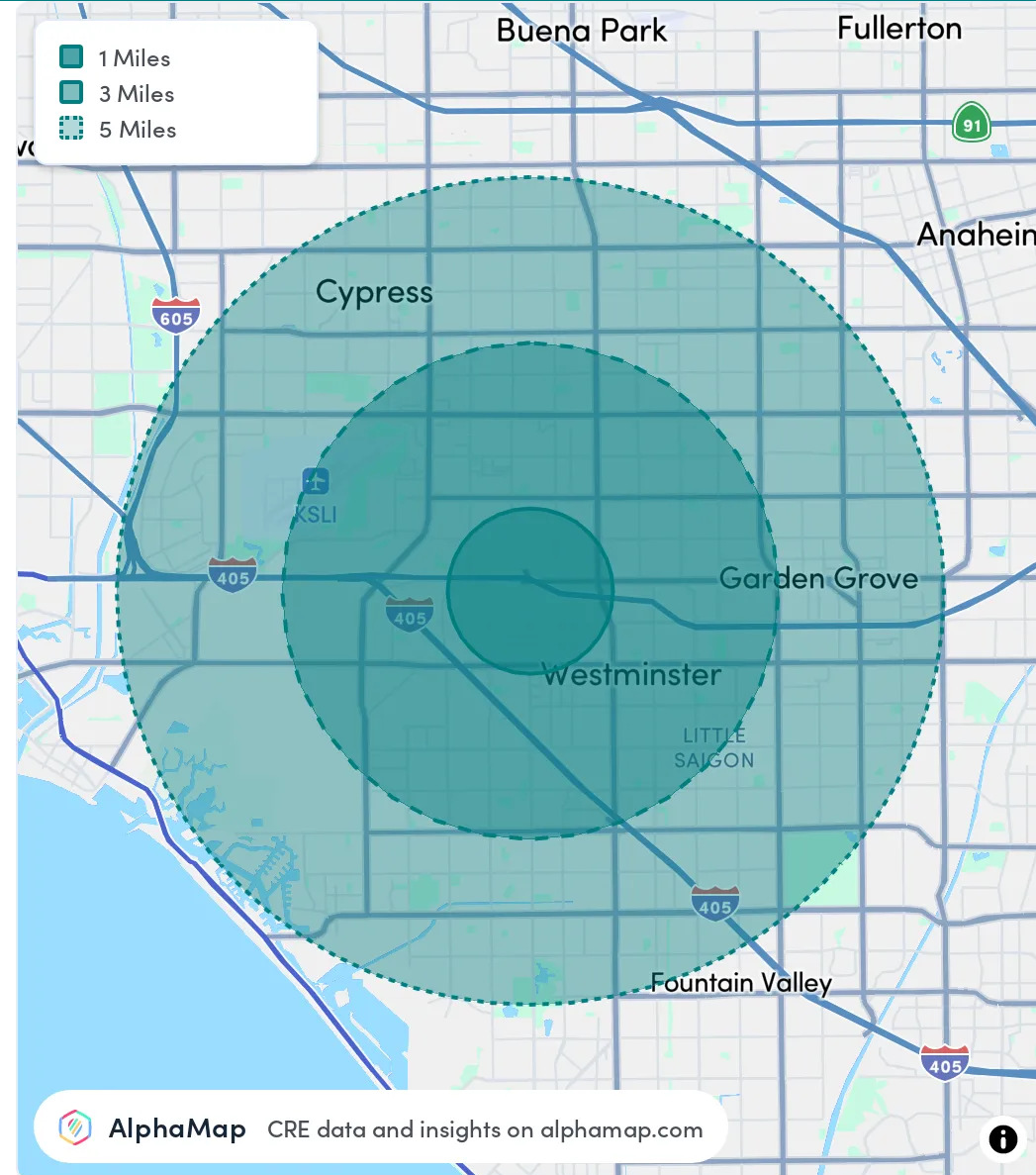
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## AREA ANALYTICS

STARBUCKS CENTER | 13102 GOLDENWEST ST, WESTMINSTER, CA 92683

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,343	204,238	611,884
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	43	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,733	62,710	190,925
Persons per HH	3.3	3.3	3.2
Average HH Income	\$100,028	\$119,885	\$122,233
Average House Value	\$784,134	\$813,987	\$831,007
Per Capita Income	\$30,311	\$36,328	\$38,197
RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	24.30%	27.10%	29.10%
Population Black (%)	1.40%	1.50%	1.90%
Population American Indian (%)	1%	1%	1.20%
Population Asian (%)	37.70%	40.90%	36%
Population Pacific Islander (%)	0.60%	0.50%	0.50%
Population Other (%)	23.20%	17.70%	18.70%

Map and demographics data derived from AlphaMap



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## MEET THE TEAM

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BROCHURE | PAGE 11



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