

SUB-LEASE OPPORTUNITY

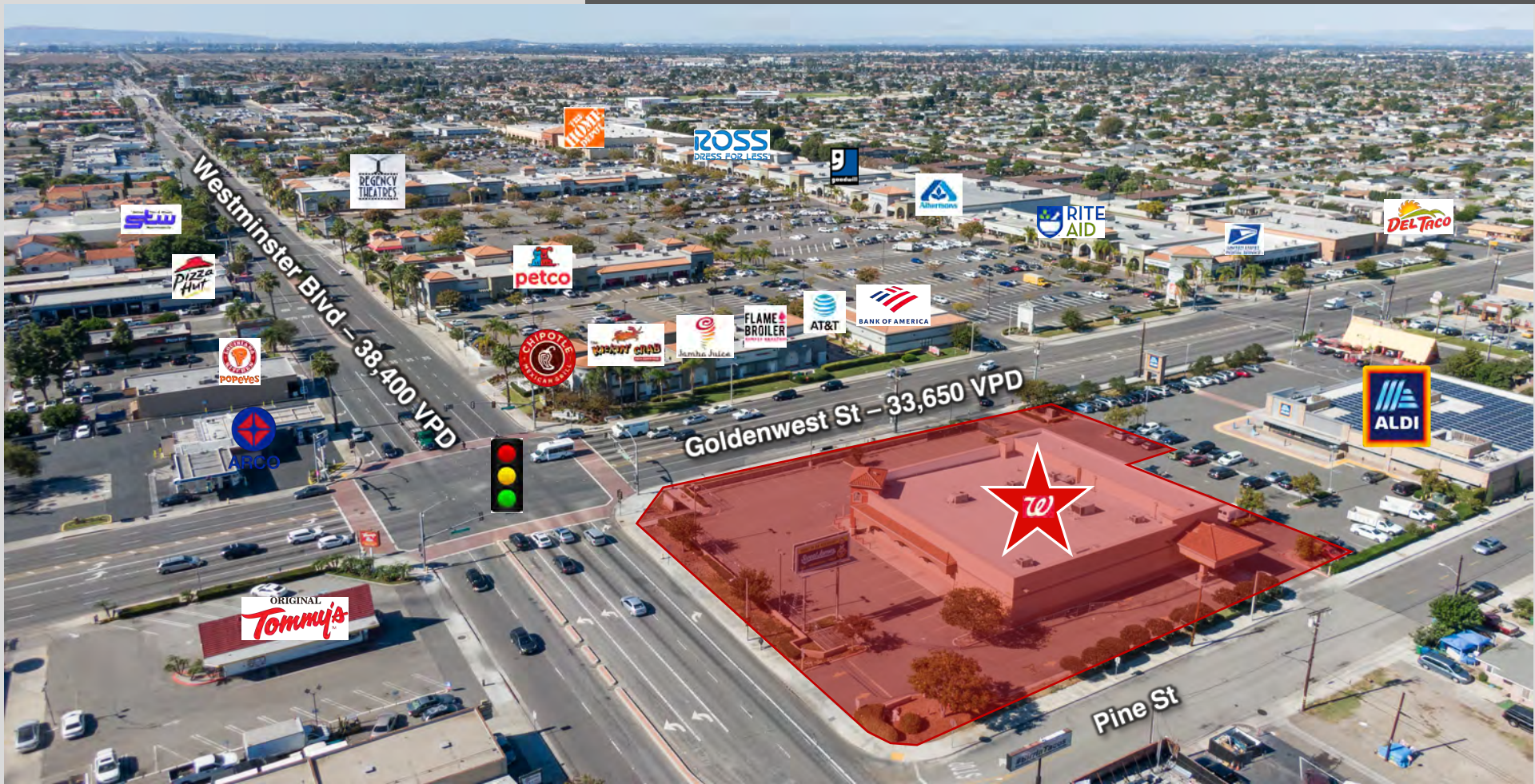


WESTMINSTER, CA

Former *Walgreens* #9533

±14K SF + DT | Oct '32 | \$195K/yr., MG

7001 WESTMINSTER BLVD



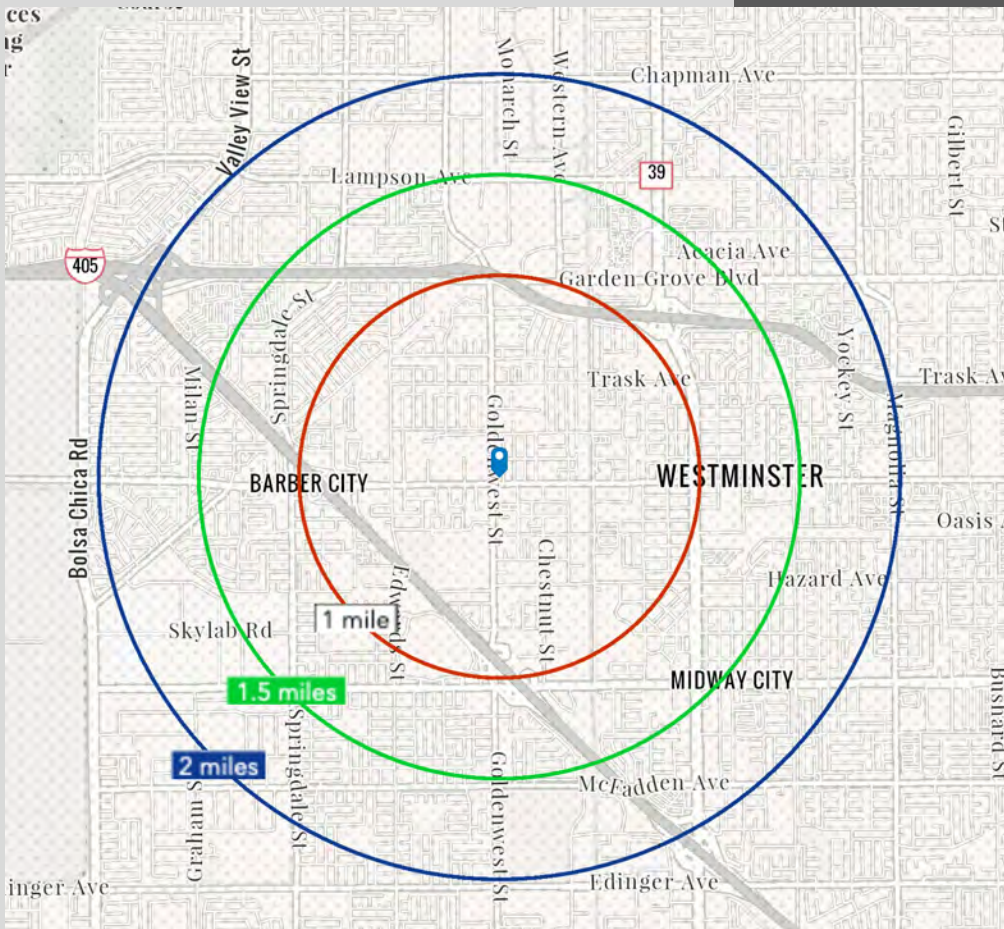
westminster, ca

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'22 Estimates	1 Mile	1.5 Mile	2 Mile
Population	30,011	60,761	104,068
Households	8,860	18,807	32,287
Avg. HH Inc.	\$87,060	\$100,740	\$111,858

Property Overview

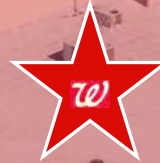
- ✦ **Rent.** \$195,000/yr (± 13.50 psf), Modified Gross*
*(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 10/31/32
- ✦ **Building.** $\pm 14,390$ SF ($\pm 12K$ 1st floor) + drive thru
- ✦ **Property.** ± 1.32 AC
- ✦ **Parking.** ± 58 spaces
- ✦ **Signage.** Monument + building
- ✦ **Parcel #.** 096-081-40
- ✦ **Zoning.** C-2, General Business [Code Info](#)
- ✦ **Opportunity.** Below market sublease
- ✦ **Frontage.** $\pm 200'$ on Westminister Blvd
 $\pm 260'$ on Goldenwest St
- ✦ **Access.** Westminister Blvd - RI/RO; Goldenwest St - extended RI/RO; Pine St - FI/FO
- ✦ **Traffic.** \pm Goldenwest St - 33,650 VPD
 \pm Westminister Blvd – 38,400 VPD
- ✦ **Nearby Businesses.** Include Aldi, Albertson's Home Depot, Ross, PetCo, Chipotle, USPS, McDonald's, & Bank of America
- ✦ **Prohibited Uses.** Pharmacy, $>2K$ SF of food sales for off premise consumption, liquor, grocery, convenience store, close-out or liquidation store, educational or training facility, health club, church.

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Westminster Blvd - 38,400 VPD

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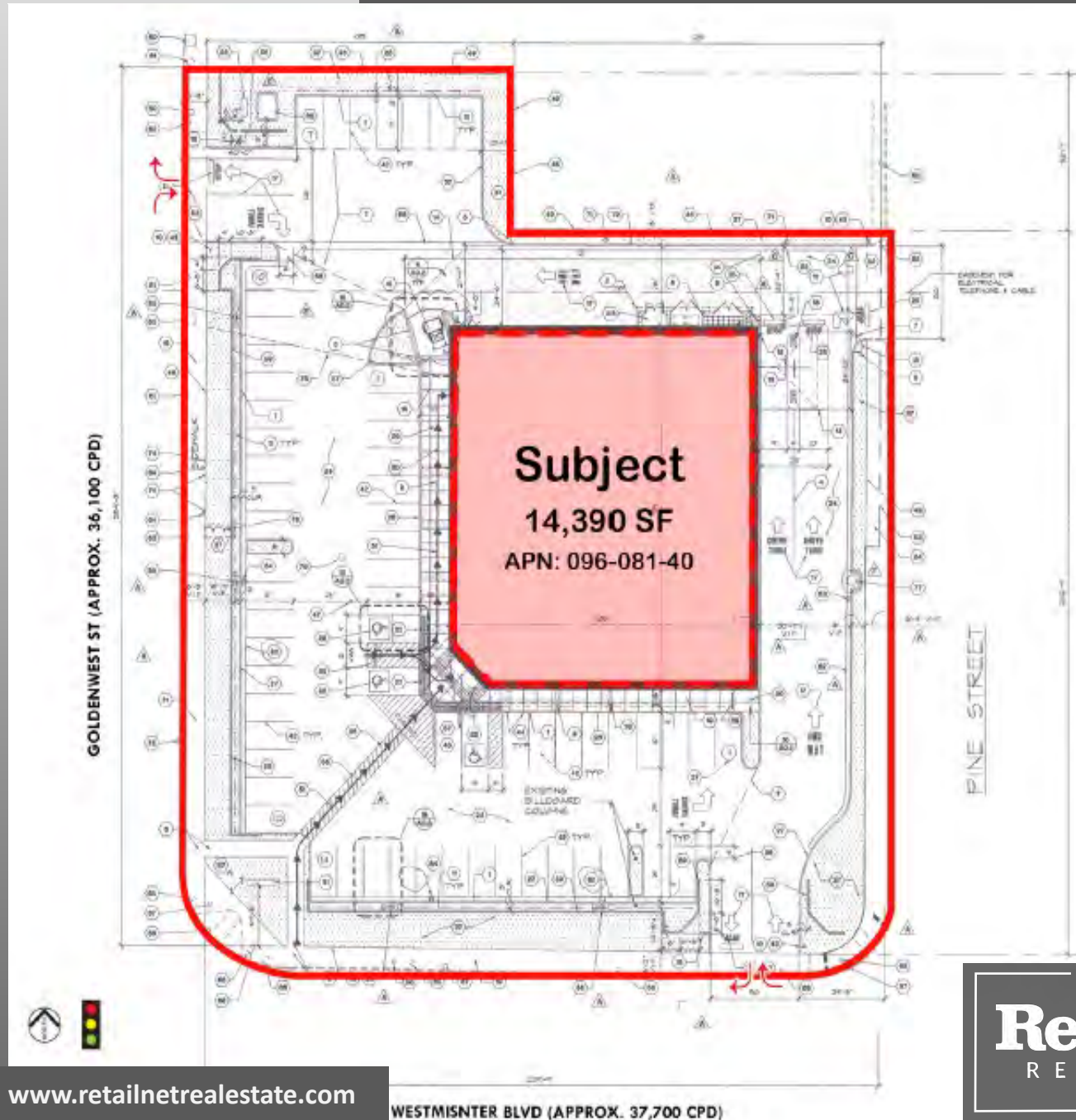
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SUB-LEASE TERMS

SUGGESTED RENT*

\$195,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

10/31/32

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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