


Quality NNN Leased Restaurant

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 13640 Goldenwest Street
 Westminster, CA 92683
 County: Orange

For more information, call:
 Dr. Hung Vu (714) 414-9515

Photos









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13640 Goldenwest Street - [Click to Enlarge](#) (57 KB)

For Sale	Active
Property Use Type:	Investment
Primary Type:	Retail Restaurant
Building Size:	2,112 SF
Lot Size:	17,684 SF
Occupancy:	Available
Base Rent/SF/M:	\$3.00
NNN/SF/M:	\$0.67
Orig Built:	1969
Rebuilt:	1991
Remodeled:	2019
Net Lease	Yes
Investment:Date Last	8/21/2024
Verified:	
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Attachments

 [Neighboring businesses](#)

8 KB

Additional Information

Property Description:

This NNN leased investment property, fully renovated in 2019, is on a larger corner parcel with a quality Thai restaurant operated by an experienced and established multi-store operator. Previous use was fast food with drive through. It is next to newer retail development and there are numerous neighboring restaurants along Goldenwest Street (see attached list of neighboring businesses) The property has superior exposure, high traffic, easy access, above-standard parking.

As a leased investment this is an exceptional investment... Compare the raw land value alone considering the parcel size and location to see the extraordinary opportunity this property presents to the investor.

Location Description:

The City of Westminster, with a population of about 90,000, is situated in central Orange County (near Anaheim) approximately 24 miles southeast of Los Angeles. The city's land area is 10.1 square miles.

The city was established in 1870 with the purchase of 6,000 acres from the Stearns Rancho. Forty acre farms were then sold to families. Over the ensuing years the early history of agricultural use gave way to residential and commercial development. The city was incorporated in 1957 and named All American City in 1996 for its many civic accomplishments.

Westminster is near Anaheim and is in central Orange County. It is surrounded by the Cities of Los Alamitos and Garden Grove on the north, by the City of Sana Ana on the east, by the Cities of Fountain Valley and Huntington Beach on the south, and by the City of Seal Beach on the west.

Goldenwest Street is a major north-south artery through the city with access to the 405 Freeway in the south and the 22 Freeway in the north. This major corridor has traffic counts in excess of 40,000 average cars per day. The nearby street of Westminster Blvd is a major east-west artery.