

HIGH VISIBILITY SHOPPING CENTER FOR LEASE



284,400 VPD



I-405
On/Off Ramp



Edwards St - 19,225 VPD

Westminster Blvd. - 37,871 VPD

57,096 CVPD



CLICK HERE FOR
PROPERTY VIDEO



EDWARDS CENTER

6444-6486 WESTMINSTER BLVD, WESTMINSTER, CA

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the Purchase of this Property and is not to be used for any other purpose. This information should not, under any circumstances, be disclosed to any third party without the written consent of Graystone Capital Advisors, Inc. (“GCA”), or Owner, or used for any purpose whatsoever other than to evaluate the possible Purchase of the Property. The Memorandum contains select information that pertains to the Property and the Owner, does not purport to be all-inclusive or contain all or part of the information which prospective investor may require to evaluate a Purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable but has not been verified for accuracy, completeness, or fitness for any purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions related to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. GCA and the Owner disclaim any, and all liability for representations or warranties expressed or implied, contained in or omitted from this Memorandum or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to Owner or GCA nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Memorandum and are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

NON-ENDORSEMENT NOTICE

GCA is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of GCA, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of GCA, and is solely included for the purpose of providing tenant lessee and market information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR GCA AGENT FOR MORE DETAILS.

presented by:



23 Corporate Plaza Drive, Suite 150
Newport Beach, CA 92660
www.graystoneca.com

Matt Hardke
First Vice President

matt@graystoneca.com
O. 949.942.3103
P. 949.929.0558
CA 01946266

Jim Root
Senior Associate

jim@graystoneca.com
O. 949.942.6219
P. 951.818.8188
CA 02120760

EXECUTIVE SUMMARY

Graystone Capital Advisors is pleased to present prime leasing opportunities at Edwards Center, a high-visibility retail center located at 6444-6486 Westminster Blvd, Westminster, CA. Situated at a signalized intersection with 57,096 VPD, the property offers strong consumer traffic, exceptional accessibility, and proximity to the 405 Freeway (252,342 VPD) with convenient on/off ramp access just one block away.

The available 1,365 – 9,075 SF spaces include a high-profile corner endcap and inline shop spaces, catering to a diverse range of retail, medical, and service-oriented tenants. With a stable, long-term tenant mix and demonstrated demand for higher rents, Edwards Center represents an excellent opportunity for businesses seeking a prominent retail presence in a thriving Orange County trade area.

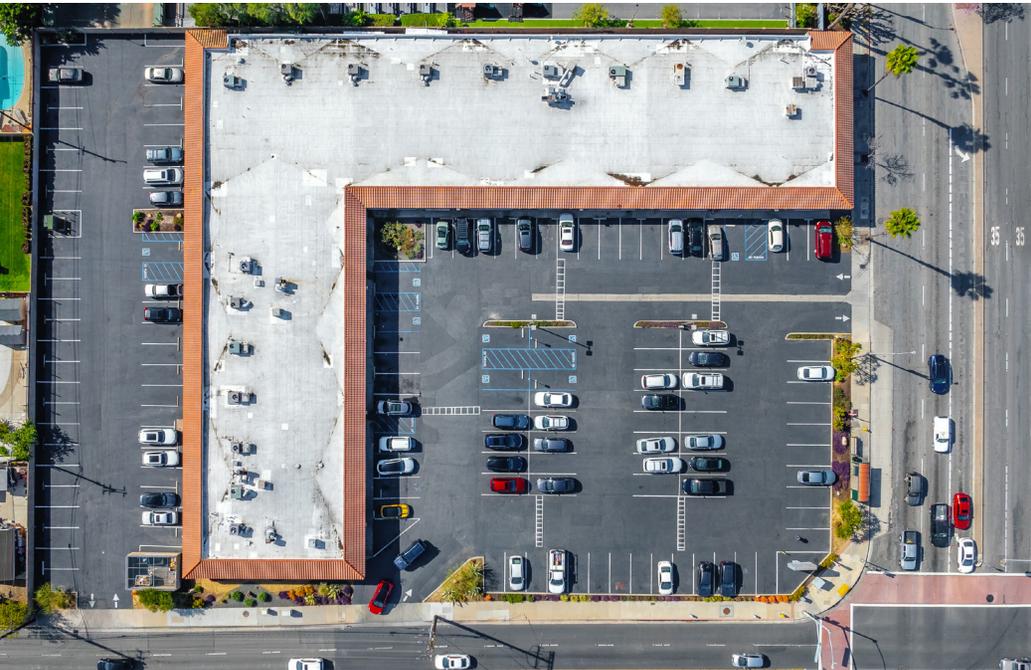


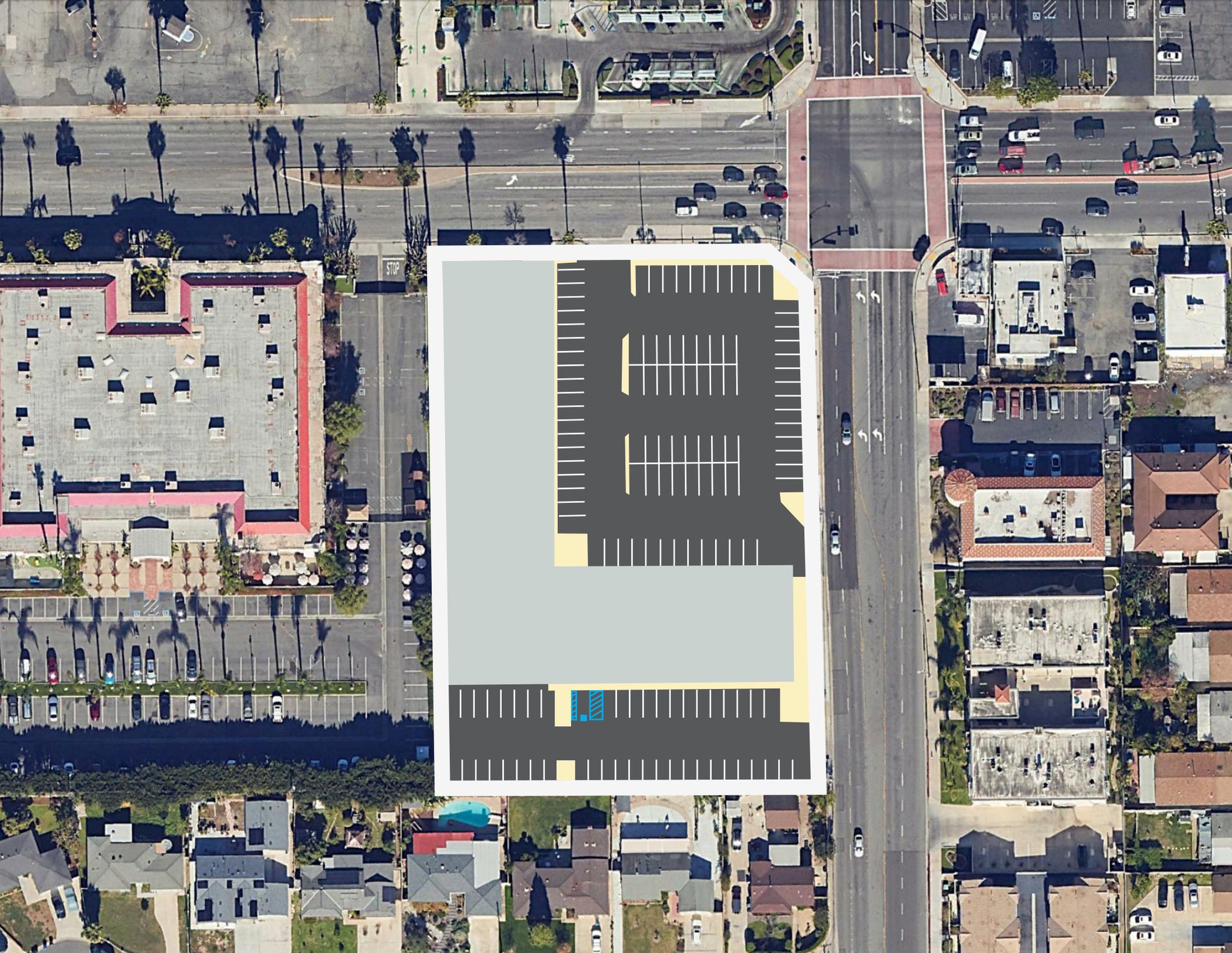
LEASE HIGHLIGHTS

- **High-Visibility Retail Center** – Located at a prime signalized intersection with strong vehicle and pedestrian traffic
- **Diverse, Established Tenant Mix** – Existing tenants with minimal turnover and strong sales performance
- **Strategic Freeway Proximity** – Immediate access to the 405 Freeway with high commuter traffic
- **Well-Maintained Asset** – Regular exterior, roof, and parking lot upkeep ensure long-term value
- **Three Ingress/Egress Points** – Convenient access from multiple entryways
- **Dense Trade Area** – 187,716 residents with an average household income of \$110,710 within 3 miles

KEY LEASE DATA

LEASE RATE	\$3.00-\$3.25/SF
LEASE TYPE	NNN
MIN SPACE AVAILABLE	1,365 SF
MAX SPACE AVAILABLE	9,075 SF
ZONING	MU36
OCCUPANCY	100.00%
WALT	0.55





FINLEY
ELEMENTARY SCHOOL

JOHNSON
MIDDLE SCHOOL

EDWARDS ST 19,225 AADT

WESTMINSTER
LANES

H2GO



curl FITNESS

Bank of America



WESTMINSTER BLVD 37,871 AADT



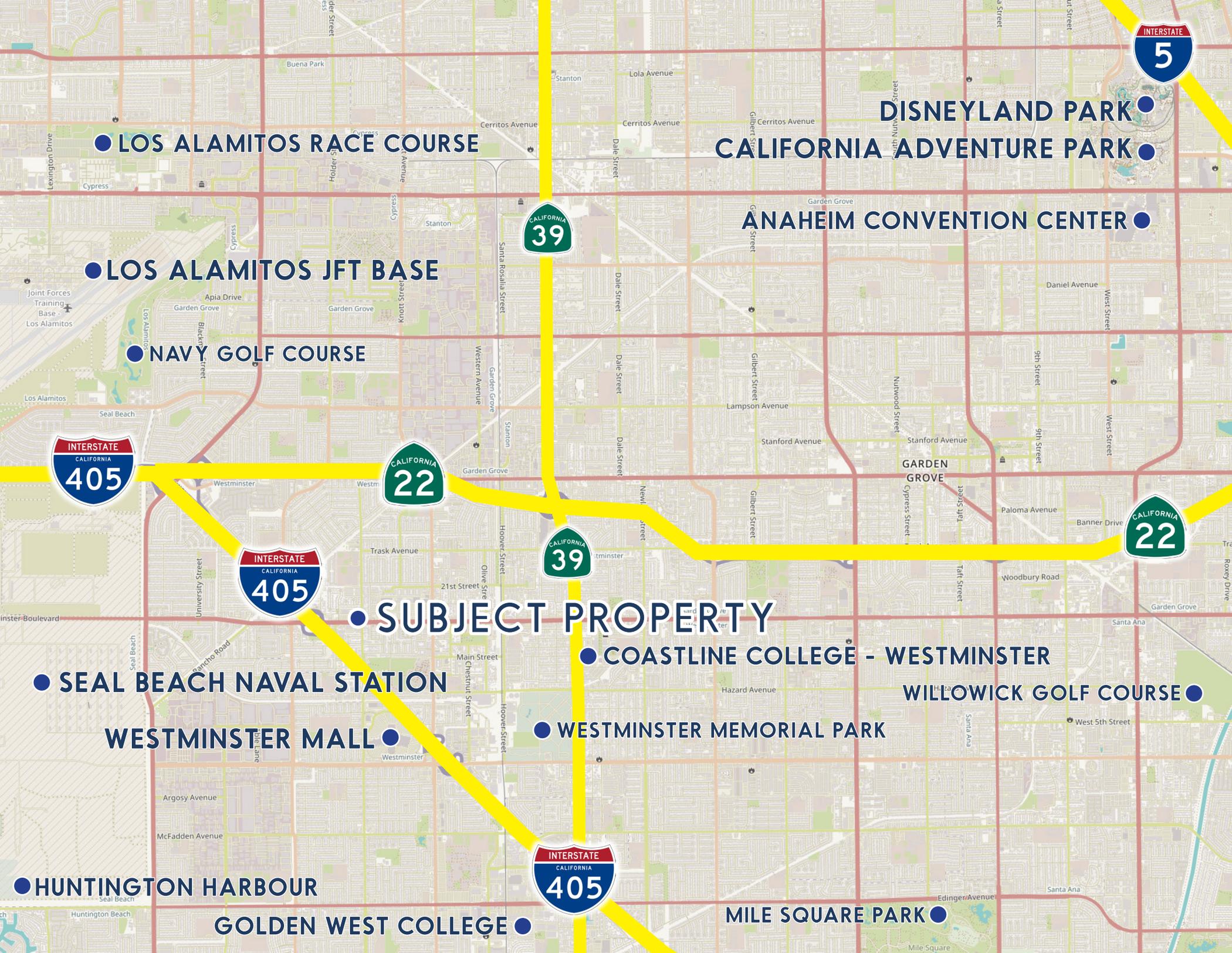
SUBJECT PROPERTY

jiffy lube



I-405 284,400 AADT

WESTMINSTER
HIGH SCHOOL



DISNEYLAND PARK
CALIFORNIA ADVENTURE PARK

LOS ALAMITOS RACE COURSE

ANAHEIM CONVENTION CENTER

LOS ALAMITOS JFT BASE

NAVY GOLF COURSE



GARDEN GROVE

SUBJECT PROPERTY

COASTLINE COLLEGE - WESTMINSTER

SEAL BEACH NAVAL STATION

WILLOWICK GOLF COURSE

WESTMINSTER MALL

WESTMINSTER MEMORIAL PARK

HUNTINGTON HARBOUR



GOLDEN WEST COLLEGE

MILE SQUARE PARK

PROPERTY PRICING

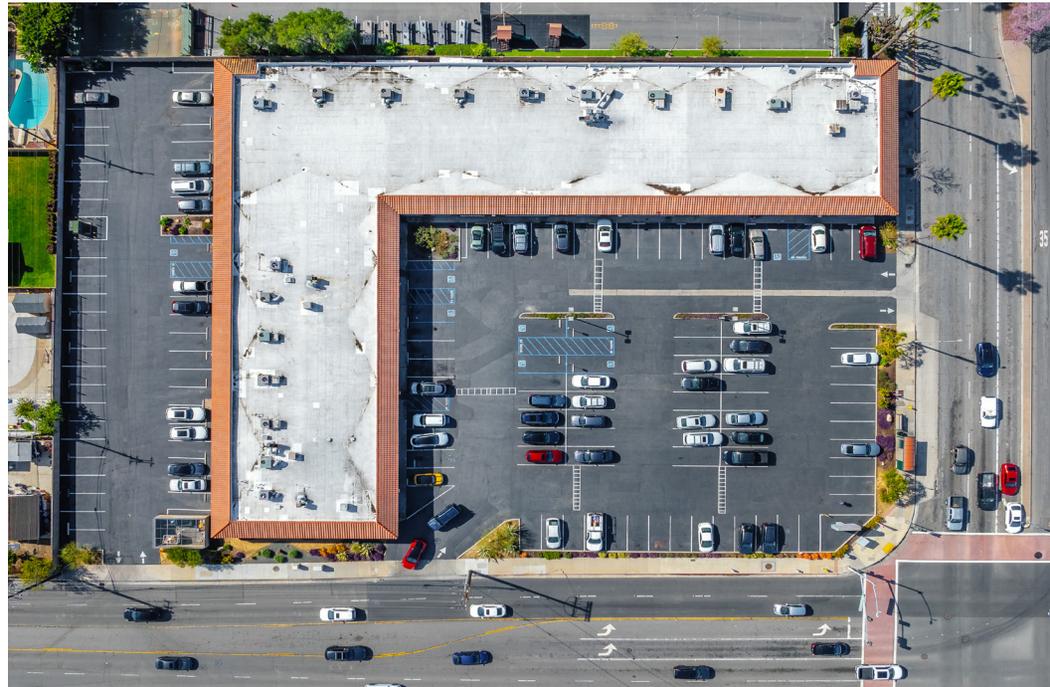


LEASE RATE	\$3.00-\$3.25/SF
LEASE TYPE	NNN
MIN SPACE AVAILABLE	1,365 SF
MAX SPACE AVAILABLE	9,075 SF
ZONING	MU36
APN	195-271-35
GLA	27,110
LOT SIZE	2.00 AC
YEAR BUILT	1981
OCCUPANCY	100.00%
PARKING RATIO	4.79:1000

TENANT LOCATIONS



ADDITIONAL PHOTOS



Westminster, California, is a city located in Orange County, known for its vibrant cultural diversity and historical significance, Westminster offers a variety of points of interest and serves as a hub for the Asian-American community in particular.

Westminster is home to Little Saigon, the largest Vietnamese community outside of Vietnam. Also in Westminster is the Westminster Mall, a large shopping mall that offers a variety of retail stores, dining options, and entertainment facilities, serving as a central shopping destination for residents and visitors.

The healthcare sector also plays a crucial role in Westminster's economy, with various clinics and medical facilities providing services to the community.

The surrounding Orange County area is home to famous attractions such as Disneyland in Anaheim, Knott's Berry Farm in Buena Park, and the coastal cities of Newport Beach and Huntington Beach, which are popular for their beautiful beaches and recreational activities.

The county's economy is diverse, with significant contributions from tourism, technology, and healthcare sectors. Major corporations have headquarters or significant operations in the area, and is home to several well-regarded educational institutions, including the University of California, Irvine (UCI)

The area is well-connected with a comprehensive transportation network that includes major highways, the John Wayne Airport, and public transportation options like buses and trains, facilitating easy access to neighboring cities and counties.

POPULATION	1-MILE	3-MILE	5-MILE
2010 CENSUS	27,773	184,938	518,732
2023 ESTIMATE	27,626	187,716	526,215
2028 PROJECTION	27,302	186,220	521,944
HOUSEHOLDS			
2010 HOUSEHOLDS	7,909	58,395	165,213
2024 HOUSEHOLDS	7,831	59,212	167,448
2029 HOUSEHOLDS	7,730	58,709	166,019
GROWTH 2010-2024	0.3%	0.5%	0.4%
GROWTH 2024-2029	-0.3%	-0.2%	-0.2%
INCOME			
2024 MEDIAN HH INCOME	\$79,411	\$86,286	\$86,324
2024 AVG HH INCOME	\$102,977	\$110,710	\$110,468
CONSUMER SPENDING	\$304 MIL	\$2.33 BIL	\$6.58 BIL