

BEAUTY SALON FOR SALE

HANSON CENTER

5871 WESTMINSTER BLVD. SUITE B | WESTMINSTER, CA 92683



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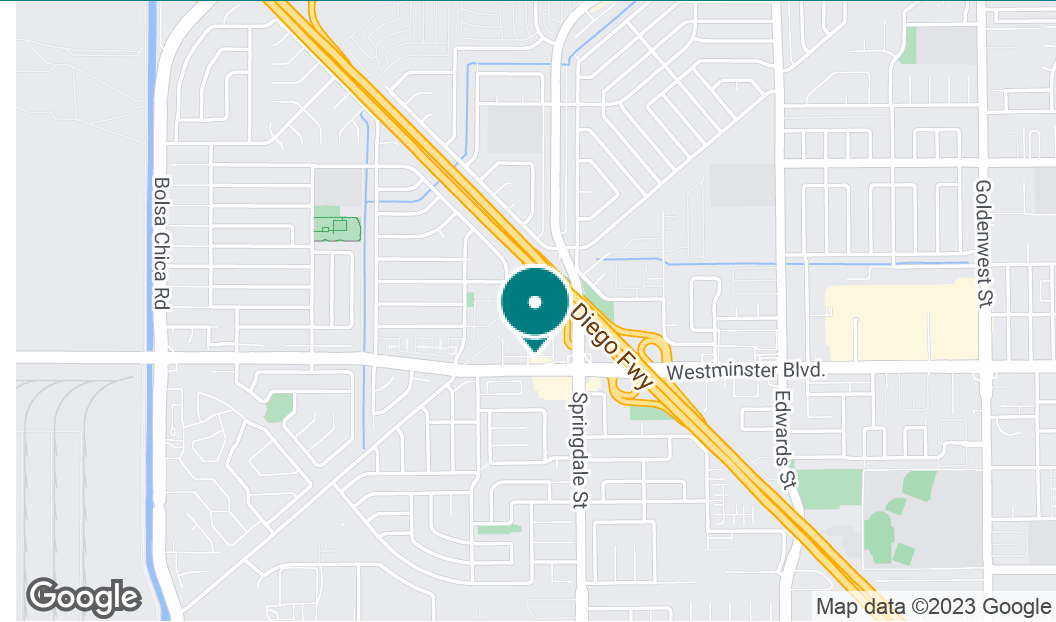
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LEASING
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INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$74,999
Building Size:	5,593 SF
Available SF:	Approx. 1,000 SQFT
Lot Size:	0.42 Acres
Price / SF:	\$13.41
Market:	Westminster Proper
Submarket:	Little Saigon Proximity

PROPERTY HIGHLIGHTS

- Located in Hanson Center, Immediate Of the 405 FWY Springdale Exit
- Rare Business Opportunity to Purchase Gorgeous Hair & Nail Salon
- Well-Established Salon Serving Westminster & Surrounding Communities For Over 20 Years
- Outstanding Reviews, With Many 5-Star Ratings on Yelp + Google
- Equipment Incorporated in Business Includes 2 Hair Stations, 5 Pedicure Spa Chairs, 2 Manicure Stations
- Additional Rooms for Wax, Facial & Beauty Services
- Washer/Dryer, TV + Other Modern Fixtures Include in The Sale

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

****BUSINESS FOR SALE**** “Gorgeous Hair & Nail Salon,” a popular, well-reviewed hair and nail salon has cultivated a flourishing business since 2000. The establishment has earned a stellar reputation (evidenced by a bevy of 5-star reviews on Yelp + Google), yielding an ample and consistent customer base. Purchasing the business is an excellent opportunity for a new operator to step in and take the reins of a thriving enterprise, or for an experienced salon owner to take over and rebrand the location, remaking it in your preferred image. The turn-key operation includes multiple hair and nail stations, pedicure spa chairs, washer + dryer, wall-mounted TV, and loads more equipment and fixtures. And the upcoming lease renewals (5-year term takes effect July 1, 2023) locks in the lease and ensures financial stability for the next half-decade.

LOCATION DESCRIPTION

As with any service business, location-location-location is critical! And Gorgeous Hair & Nail Salon is exceptionally well-located, immediately off the 405 freeway at the Westminster Boulevard access point. The site is situated along a highly active commercial corridor hosting numerous successful retailers and surrounded by a network of densely populated residential neighborhoods. Key factors that combine to ensure a stable, steady consumer foundation.

ADDITIONAL PHOTOS

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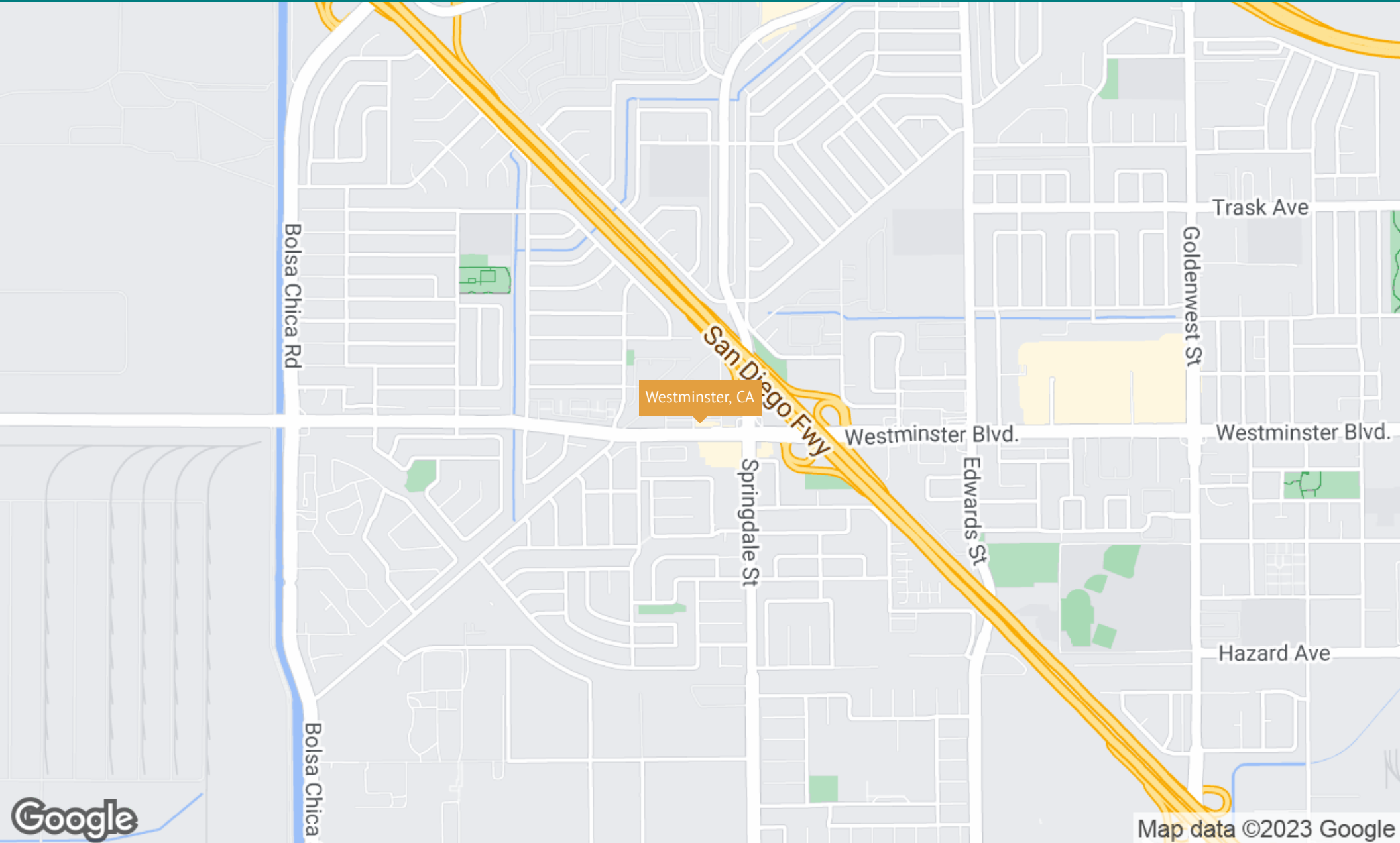
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REGIONAL MAP

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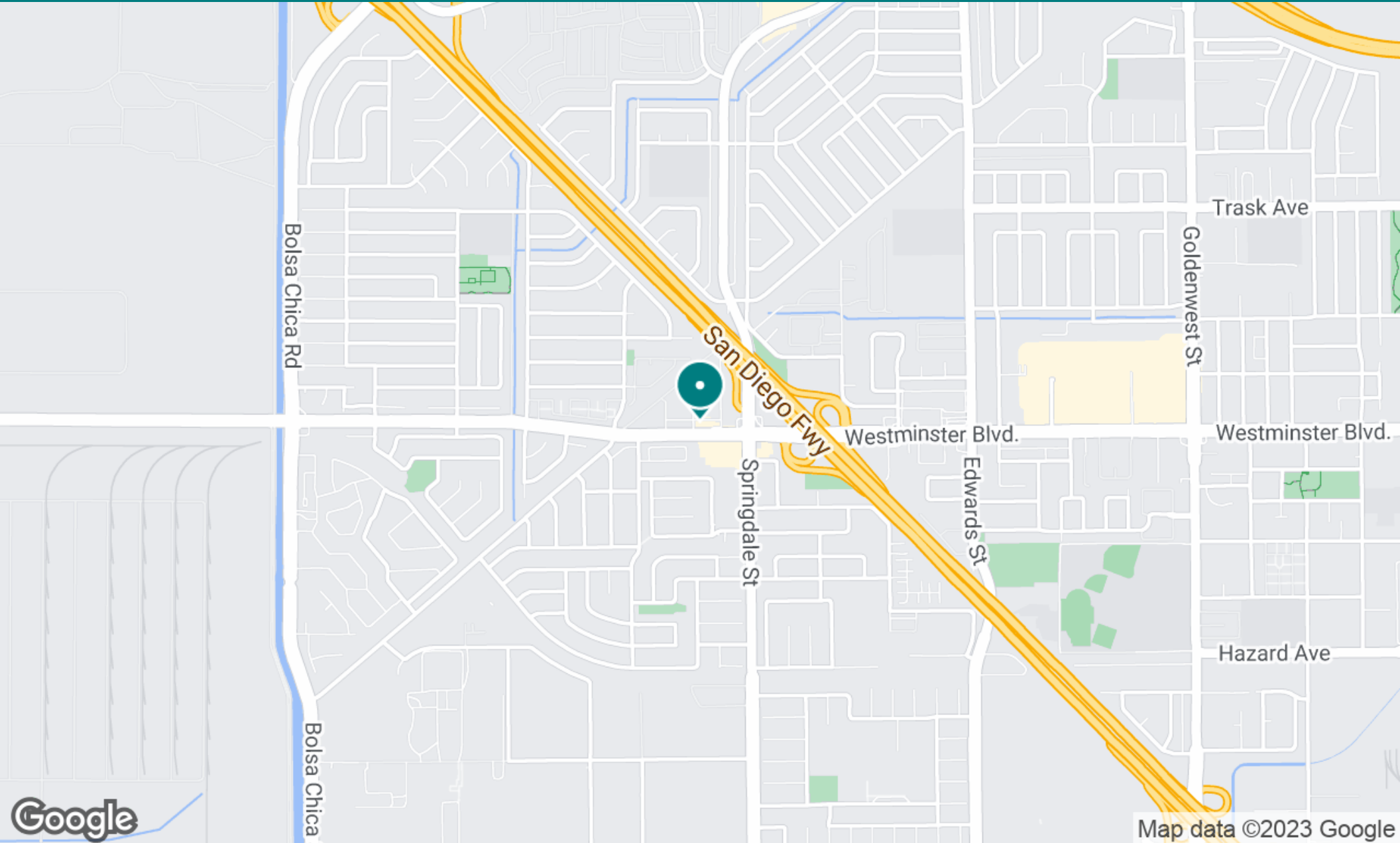
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LOCATION MAP

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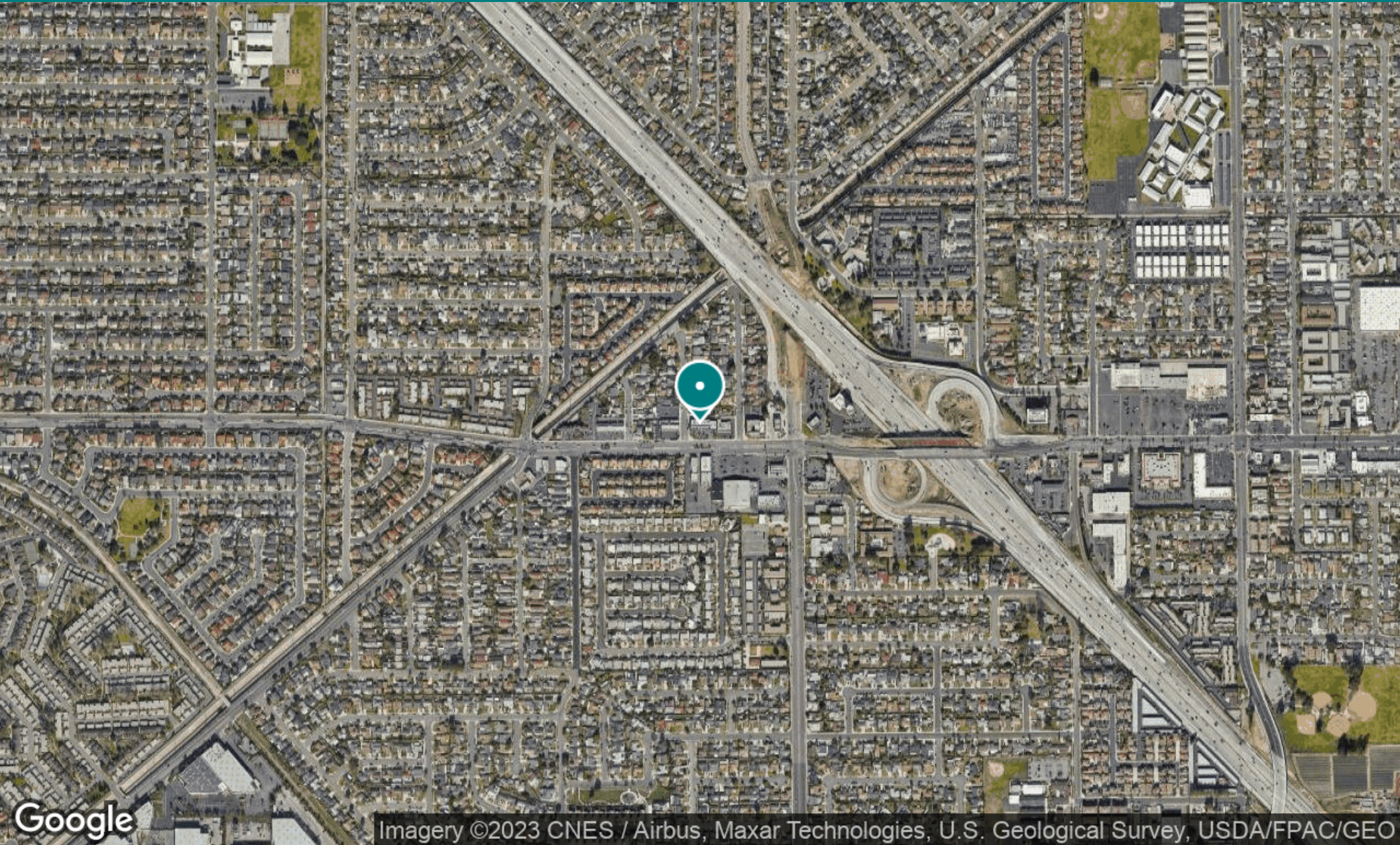
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AERIAL MAP

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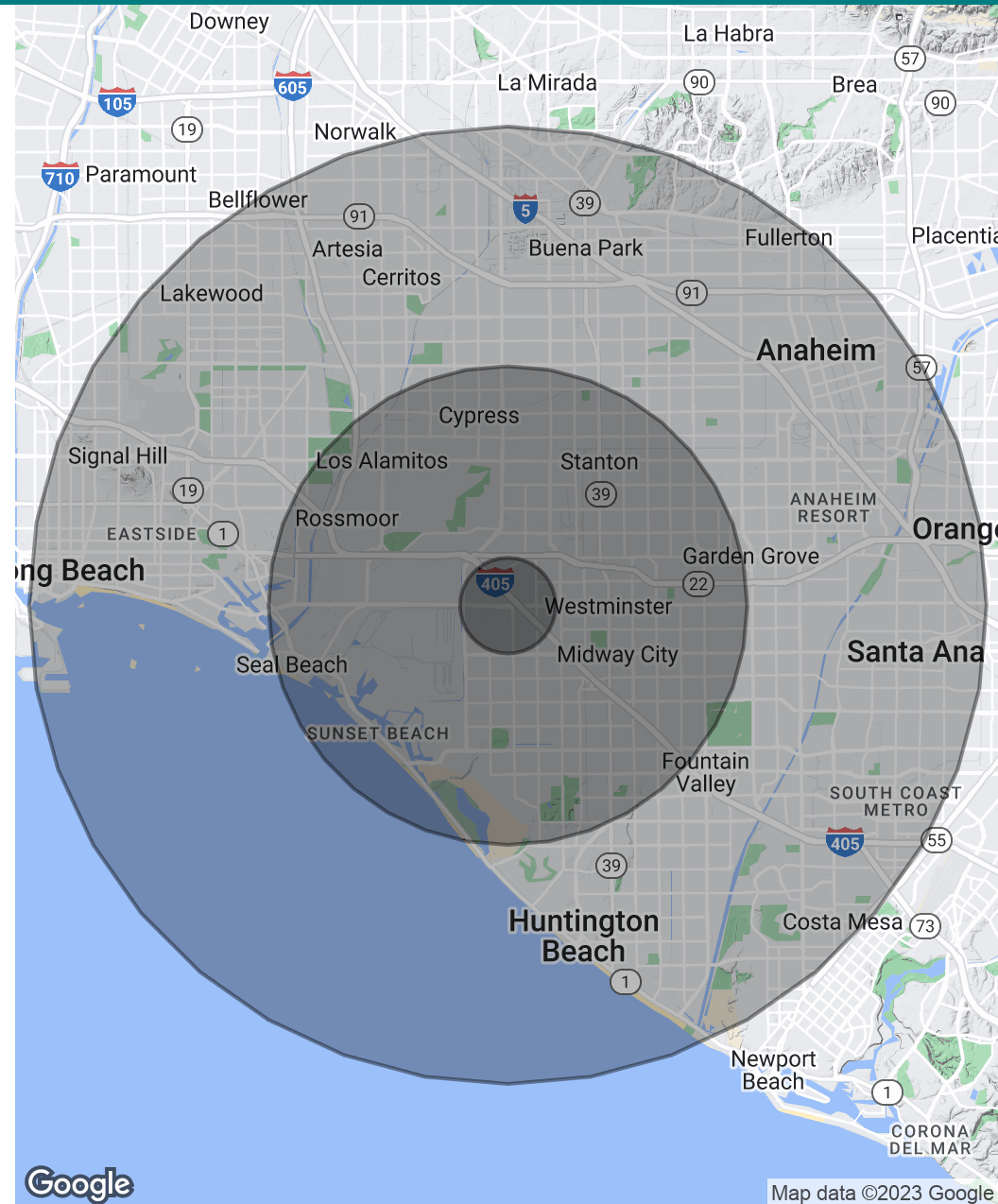
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	26	1,464	35,520
Average Age	38.4	41.7	35.5
Average Age (Male)	39.9	38.5	34.1
Average Age (Female)	36.1	42.6	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	10	625	12,071
# of Persons per HH	2.6	2.3	2.9
Average HH Income	\$68,956	\$81,619	\$74,217
Average House Value	\$311,335	\$374,205	\$300,683
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	26.9%	24.0%	64.4%
RACE	1 MILE	5 MILES	10 MILES
% White	84.6%	84.8%	74.6%
% Black	0.0%	0.0%	0.3%
% Asian	3.8%	6.4%	3.5%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.0%	1.6%	0.9%
% Other	0.0%	3.6%	15.6%

* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google