

# 7474

## GARDEN GROVE

WESTMINSTER, CA 92803

[www.22atBeach.com](http://www.22atBeach.com)

## 22 AT BEACH INDUSTRIAL CENTER



SEVENTH STREET DEVELOPMENT

CBRE

# PROPERTY FEATURES



**69,498**

Total Building SF  
with 6,000 SF 2-Story Office



**Seven (7)**

Dock High Doors  
with Three (3) Pit Levelers



**One (1)**

Oversized (14' W x 16' H)  
Grade Level Door



**ESFR**

Sprinkler System



**2000 Amps**

of 277/480 Volt Power  
(Expandable to 4000 Amps)



**95 / 1.4:1000**

Parking Spaces/Ratio  
(Expandable to 120 Spaces)



**32'**

Minimum Clear



**10' Fence & Gate**

Secured Private Fenced Yard  
with Automated Gate



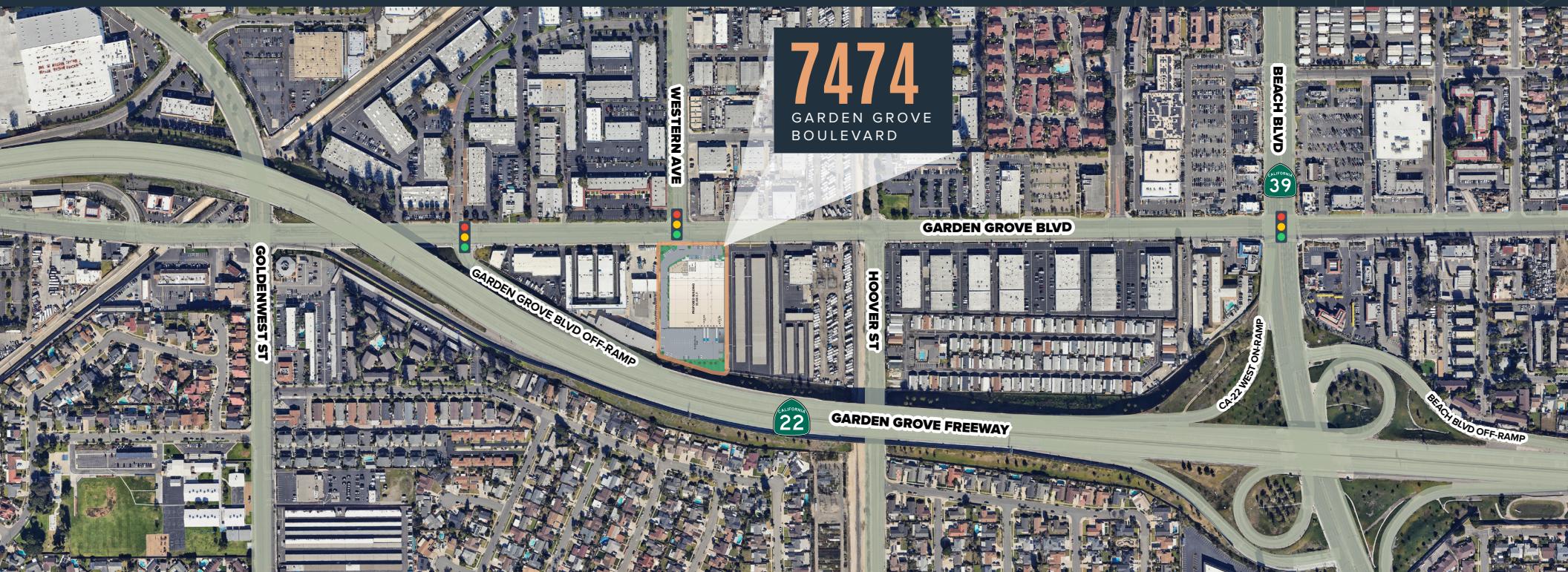
**Flexible CM Zoning**

Light Industrial and Commercial  
Uses Allowed



**Freeway Visibility &  
Frontage**

Excellent Visibility from CA-22



# KEY FEATURES



## Internally-Illuminated Freeway Sign

The Ultimate Tenant Identity - Large Internally-Illuminated Tenant Sign at eye level on the 22 Freeway readily visible to 180,000\* cars/day.



## Excellent Access to Freeway

Signalized entry at Western Ave as well as freeway frontage with on/off ramps within 0.5 mile on both sides making the property ideal for logistics and distribution operation.



## Flexible CM Zoning

Flexible Commercial Industrial Zoning in Business-Friendly City of Westminster (C2 & M1).



## 7" Reinforced Concrete Slab

Supports heavy equipment, vehicles or storage racks providing resistance to cracking, settlement and fatigue with less maintenance over time.



## Heavy Power Capacity & EV Charging

2000 amps of 277/480 volt power (expandable to 4000 amps) supporting high electrical load including 4 EV charging stations and 17 EV-ready stalls plus photovoltaic power on roof.

**180,000\***

Average Daily Trips  
(ADT)

**0.5**

Miles to Freeway

**2000**

Amps Power Supply

**7"**

Reinforced  
Concrete Slab

**60' x 52'**

Column Spacing

# SITE PLAN

**69,498** Total  
Building SF

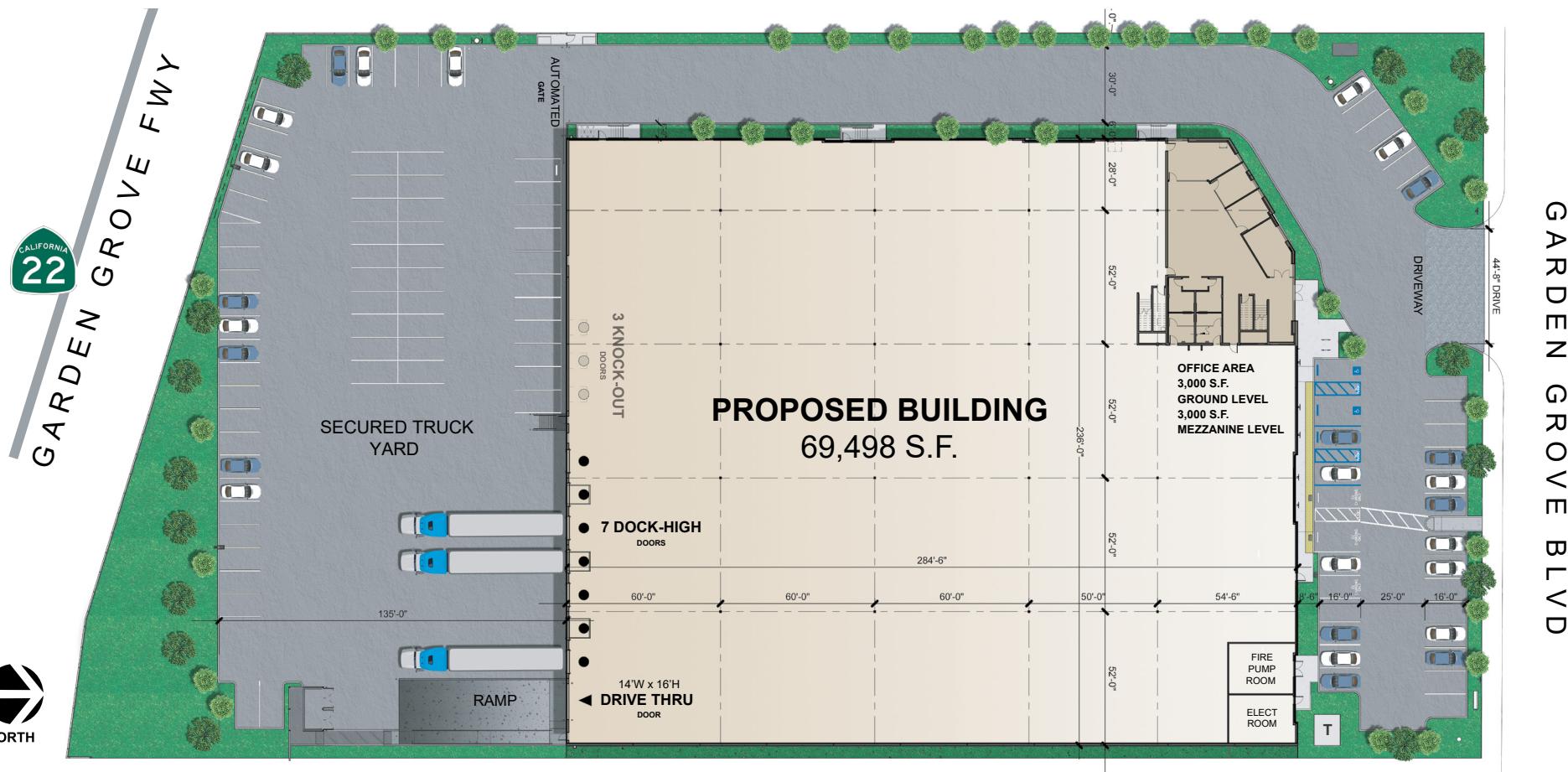
**6,000** 2-Story  
Office SF

## 7 Dock High Doors

## 1 Grade Level Door (14'W x 16'H)

# OPTION A

## KING SPACES



# SITE PLAN

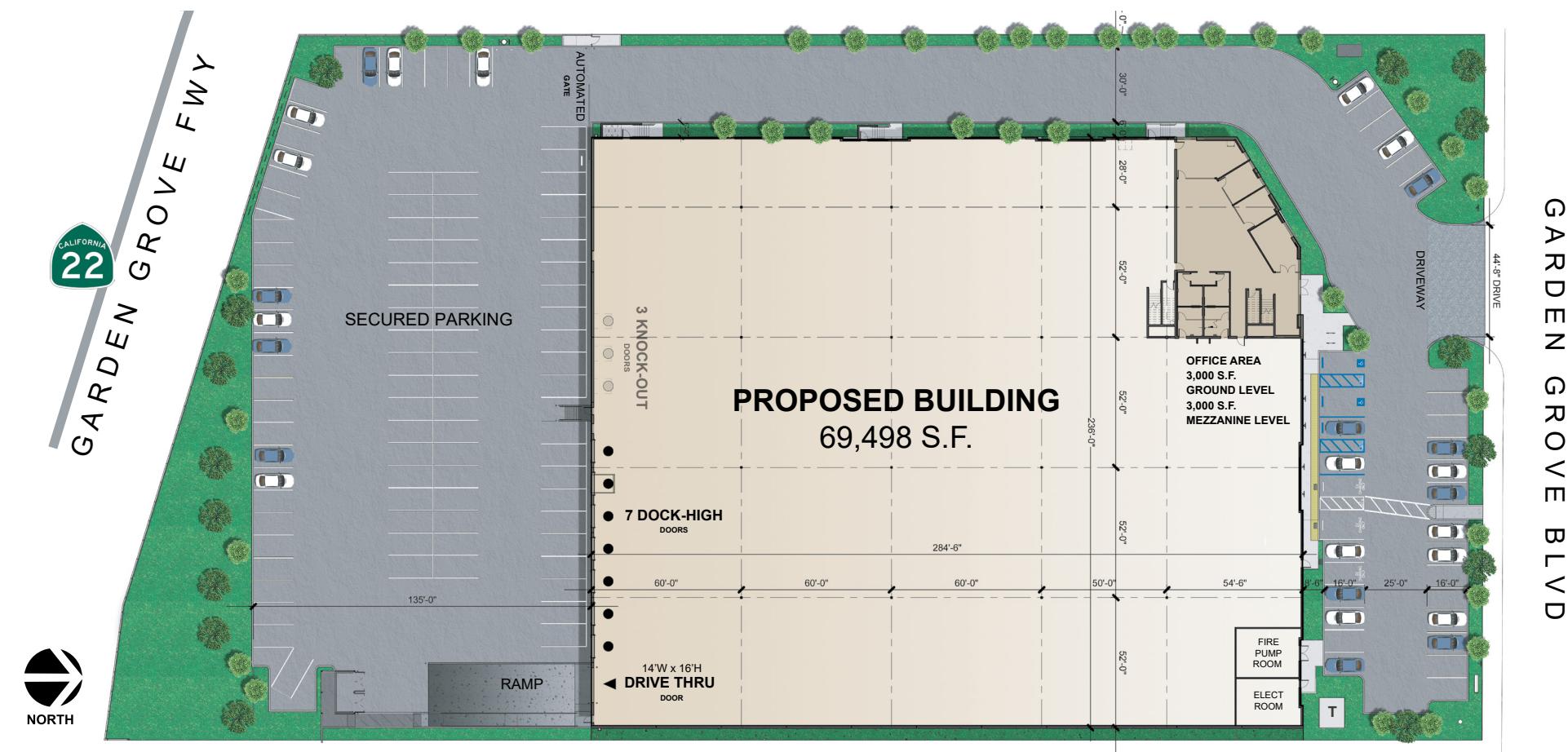
OPTION B  
WITH 120 PARKING SPACES

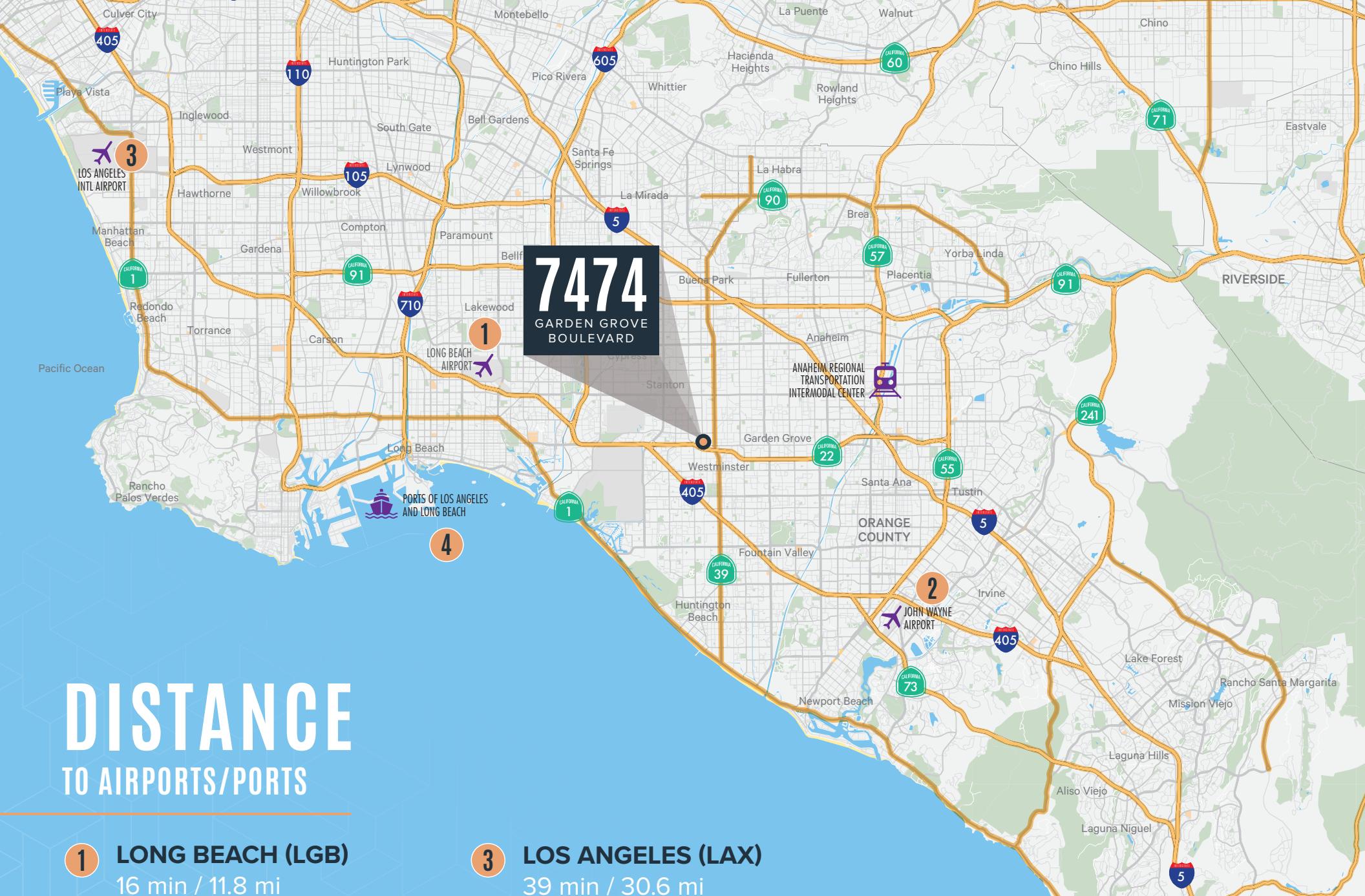
**69,498** Total  
Building SF

**6,000** 2-Story  
Office SF

**1** Grade Level Door  
(14'W x 16'H)

**120** Parking  
Spaces





**1** LONG BEACH (LGB)  
16 min / 11.8 mi

**2** SANTA ANA (SNA)  
18 min / 11.9 mi

**3** LOS ANGELES (LAX)  
39 min / 30.6 mi

**4** PORTS OF LONG BEACH/LOS ANGELES  
20 min / 11.3 mi

# AMENITIES MAP



## Amenities at 22 & Beach

1



- 2nd Street
- Capo
- Blue Bowl
- Chic Now
- Crepes Avenue
- Here & There
- Joystix
- Karai Hand Roll Bar
- Kare
- Kozan Tea House
- Kra-Pow Thai Eatery
- Life 4 Cuts
- Oi Asian Fusion
- Old 44 Vintage
- Pastaphony
- Phoholic
- Primal Cuts
- Remicone
- Shootz
- Skin Design Tattoos
- Tenori
- The Crafish Hut
- The Nail Boss
- WNTD

2



- Alchemy Men's Grooming
- Club Pilates
- Linnie Phan Beauty Studio & Academy
- OC Urgent Care
- Suncoast Hearing Aids
- The Hair Lab
- Whip X Banh Mi

3



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4



- IN-N-OUT BURGERS

5



- CHASE

6



- Walmart

7

8

9

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## 22 AT BEACH INDUSTRIAL CENTER

TENANT SIGN

View of property from CA-22 Garden Grove freeway with 180,000 cars per day

### EXCLUSIVELY MARKETED BY CBRE

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SEVENTH STREET DEVELOPMENT

**CBRE**

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