

7474

GARDEN GROVE

WESTMINSTER, CA 92803

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



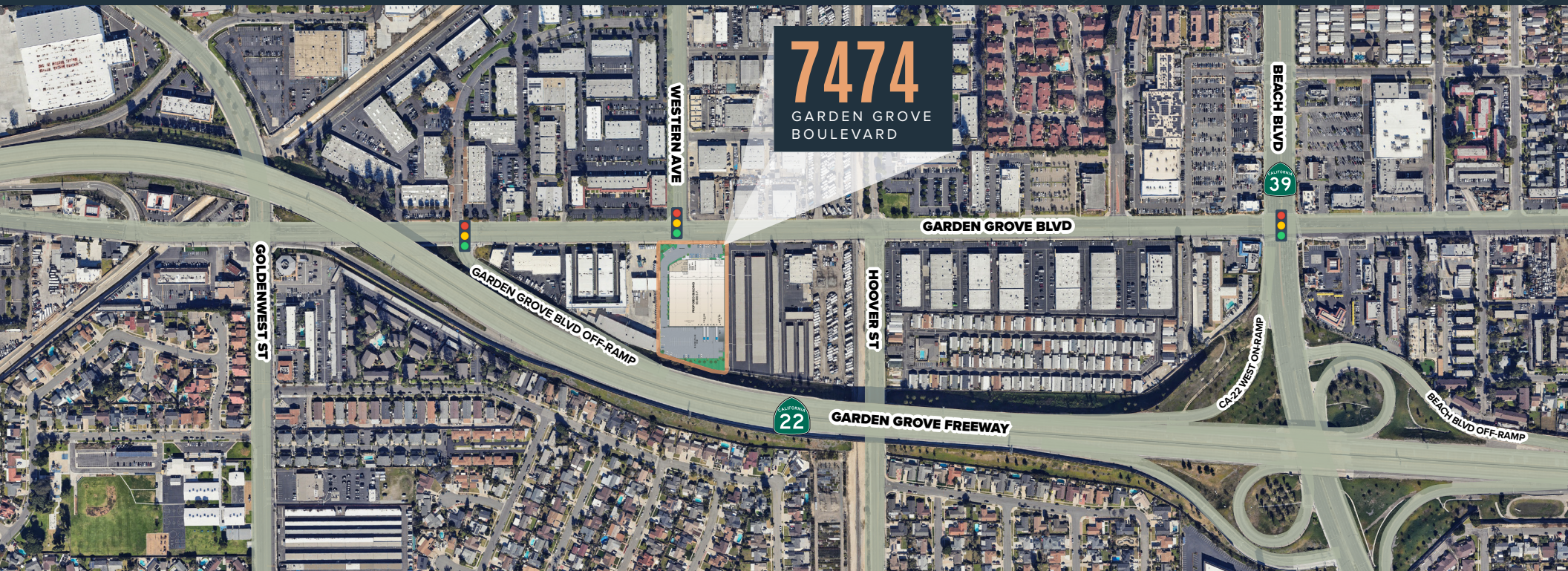
Flexible CM Zoning

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

*Source: Peak Month Average Daily Trips from Caltrans Census Data for SR22 at Beach Blvd, average for the years 2016 to 2023.

SITE PLAN

OPTION A

WITH 95 PARKING SPACES

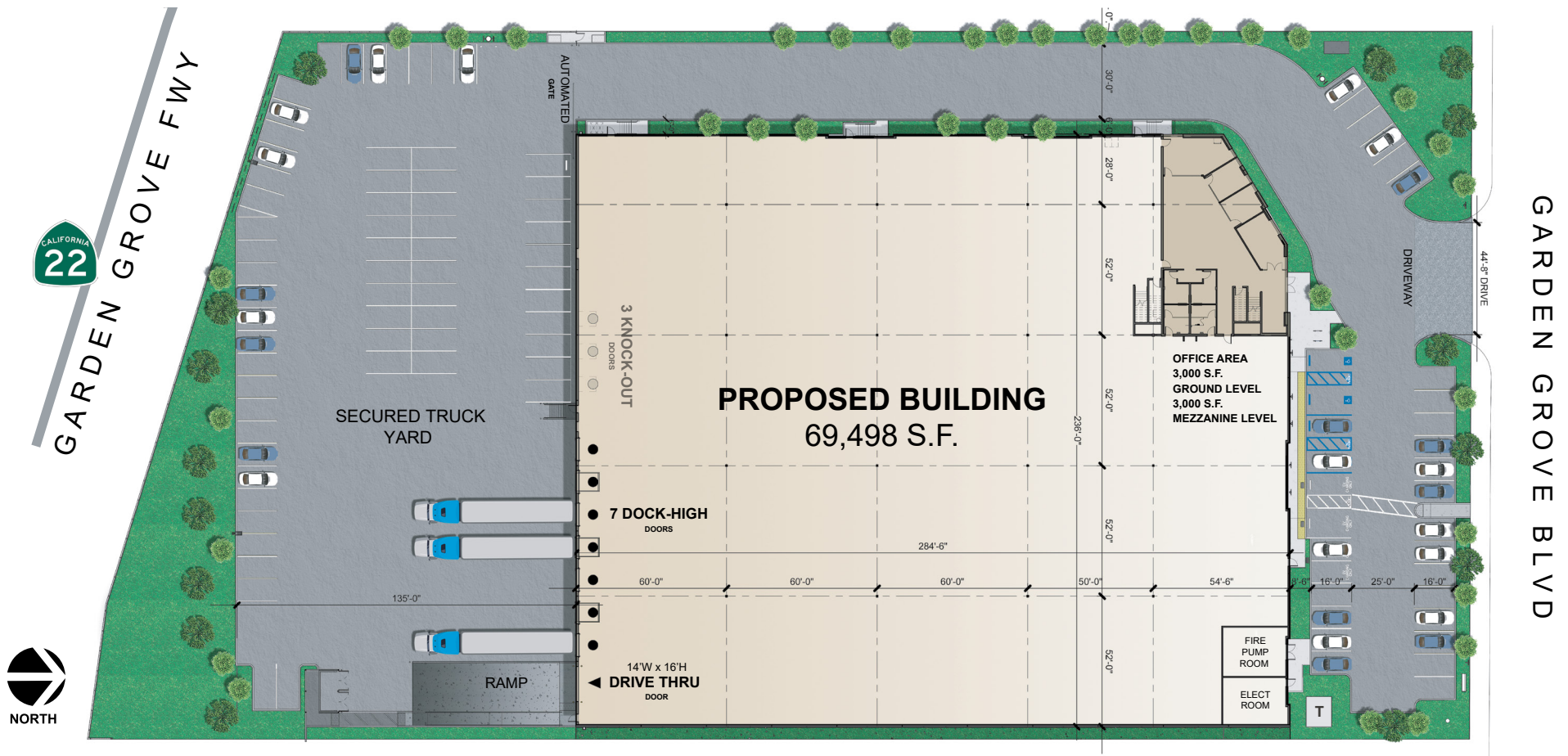
69,498 Total Building SF

6,000 2-Story
Office SF

7 Dock High Doors

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

95 Parking Spaces



SITE PLAN

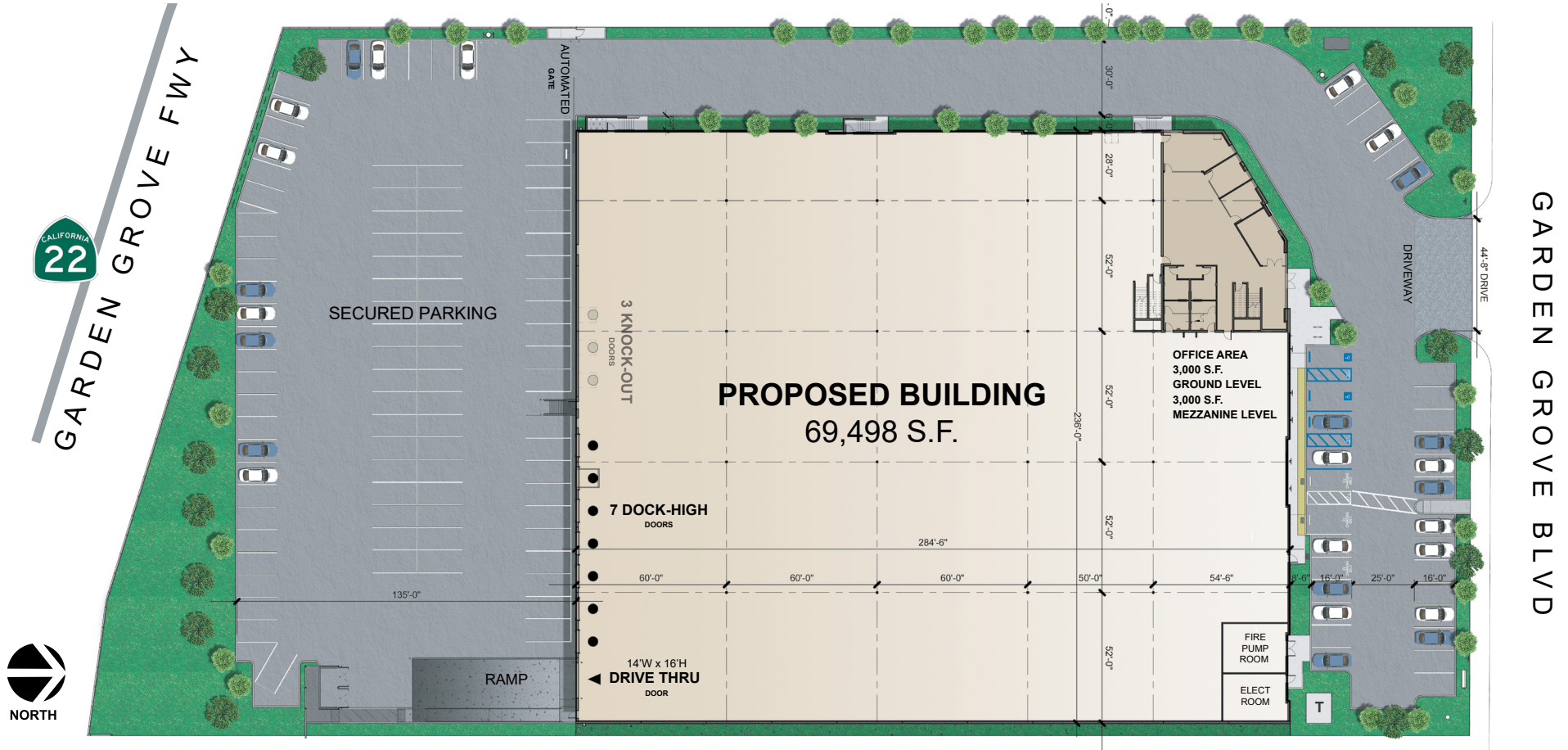
OPTION B
WITH 120 PARKING SPACES

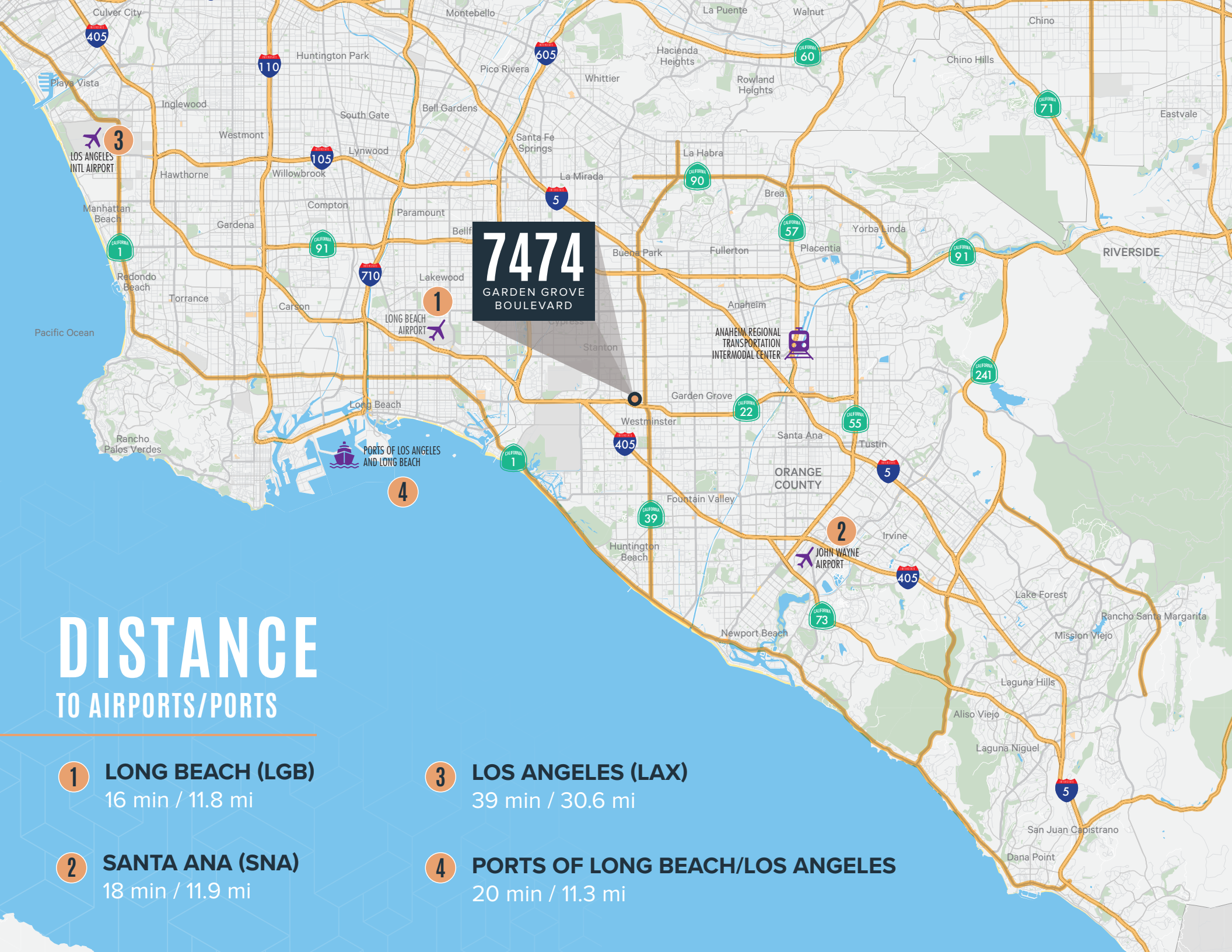
69,498 Total
Building SF

6,000 2-Story
Office SF

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

120 Parking
Spaces





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BOULEVARD

DISTANCE TO AIRPORTS/PORTS

- | | | | |
|----------|---|----------|--|
| 1 | LONG BEACH (LGB)
16 min / 11.8 mi | 3 | LOS ANGELES (LAX)
39 min / 30.6 mi |
| 2 | SANTA ANA (SNA)
18 min / 11.9 mi | 4 | PORTS OF LONG BEACH/LOS ANGELES
20 min / 11.3 mi |



AMENITIES MAP



Amenities at 22 & Beach

- 1** 

2nd Street	Oi Asian Fusion
Capo	Old 44 Vintage
Blue Bowl	Pastaphony
Chic Now	Phoholic
Crepes Avenue	Primal Cuts
Here & There	Remicone
Joystix	Shootz
Karai Hand Roll Bar	Skin Design Tattoos
Kare	Tenori
Kozan Tea House	The Craftish Hut
Kra-Pow Thai Eatery	The Nail Boss
Life 4 Cuts	WNTD
- 2** 
- 3** 

Alchemy Men's Grooming
Club Pilates
Linnie Phan Beauty Studio & Academy
OC Urgent Care
Suncoast Hearing Aids
The Hair Lab
Whip X Banh Mi
- 4** 
- 5** 
- 6** 
- 7** 
- 8** 
- 9** 

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TENANT SIGN

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

EXCLUSIVELY MARKETING BY CBRE

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SEVENTH STREET DEVELOPMENT

CBRE

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