

**13450 - 13472  
GOLDENWEST ST  
WESTMINSTER CA**

**5 UNITS RETAIL STRIP CENTER  
7-ELEVEN ANCHOR TENANT**

**\$5,500,000**

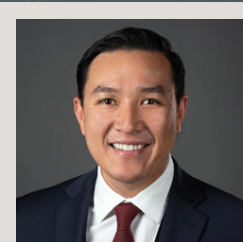
**7,454 SQFT BUILDING  
30,928 SQFT LOT SIZE**

**HIGH TRAFFIC COUNT  
WELL MAINTAINED  
NEW PARKING  
CORNER LOT**



**ROBERT TRAN**  
CRE INVESTMENT ADVISOR  
**714-702-3127**  
ROBERTTRANCOMMERCIAL@GMAIL.COM  
DRE # 02030957

**EXCLUSIVE OFFERING MEMORANDUM**



# IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by HPT Realty Commercial for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of HPT Realty Commercial.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. HPT Realty Commercial and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.



## EXECUTIVE SUMMARY

Discover a lucrative investment opportunity at 13450-13472 Goldenwest St, a meticulously maintained five-unit retail shopping plaza strategically situated on a corner lot in the bustling heart of Goldenwest and Trask, a main thoroughfare. This esteemed property, built in 1986 and spanning 7,454 square feet on a generous 30,928 square foot C1-zoned lot, offers unparalleled exposure with 134 feet of frontage on Goldenwest and 199 feet on Trask Ave. Boasting an anchor tenancy with 7-Eleven and a roster of long-standing, rent-paying tenants, this plaza promises stable returns. With three tenant leases ready for market rate adjustments, there's a clear opportunity to maximize profitability. Recent upgrades, including a new parking lot and tile roof completed 7 years ago, underscore the commitment to maintaining and enhancing the property's value. Conveniently featuring 35 parking spaces, this plaza ensures ease of access for patrons, further bolstering its appeal. Whether you're an astute investor seeking a sound addition to your portfolio or an entrepreneur looking to capitalize on a high-visibility location, 13450-13472 Goldenwest St presents an unparalleled opportunity for commercial success. Act now to secure this prime property and unlock its full potential.

1234 STREET ADDRESS | CITY, ST



# INVESTMENT HIGHLIGHTS

Unveil a prime investment at 13450-13472 Goldenwest St: a thriving retail plaza boasting a strategic corner location in Goldenwest and Trask. With anchor tenant 7-Eleven and long-standing tenants ensuring stable returns, capitalize on three leases ripe for profit optimization. Recent upgrades and ample parking underscore the commitment to value. Whether expanding your portfolio or seizing a high-visibility opportunity, act swiftly to unlock this commercial gem's full potential.



13450-13472 GOLDENWEST STREET GARDEN GROVE CA



BUILDING 7,454 SQFT



LOT SIZE 30,928 SQFT



BUILD YEAR 1986



ZONING C-1



PRICE \$5,500,000



CAP PRO FORMA



PARKING SPACE 35





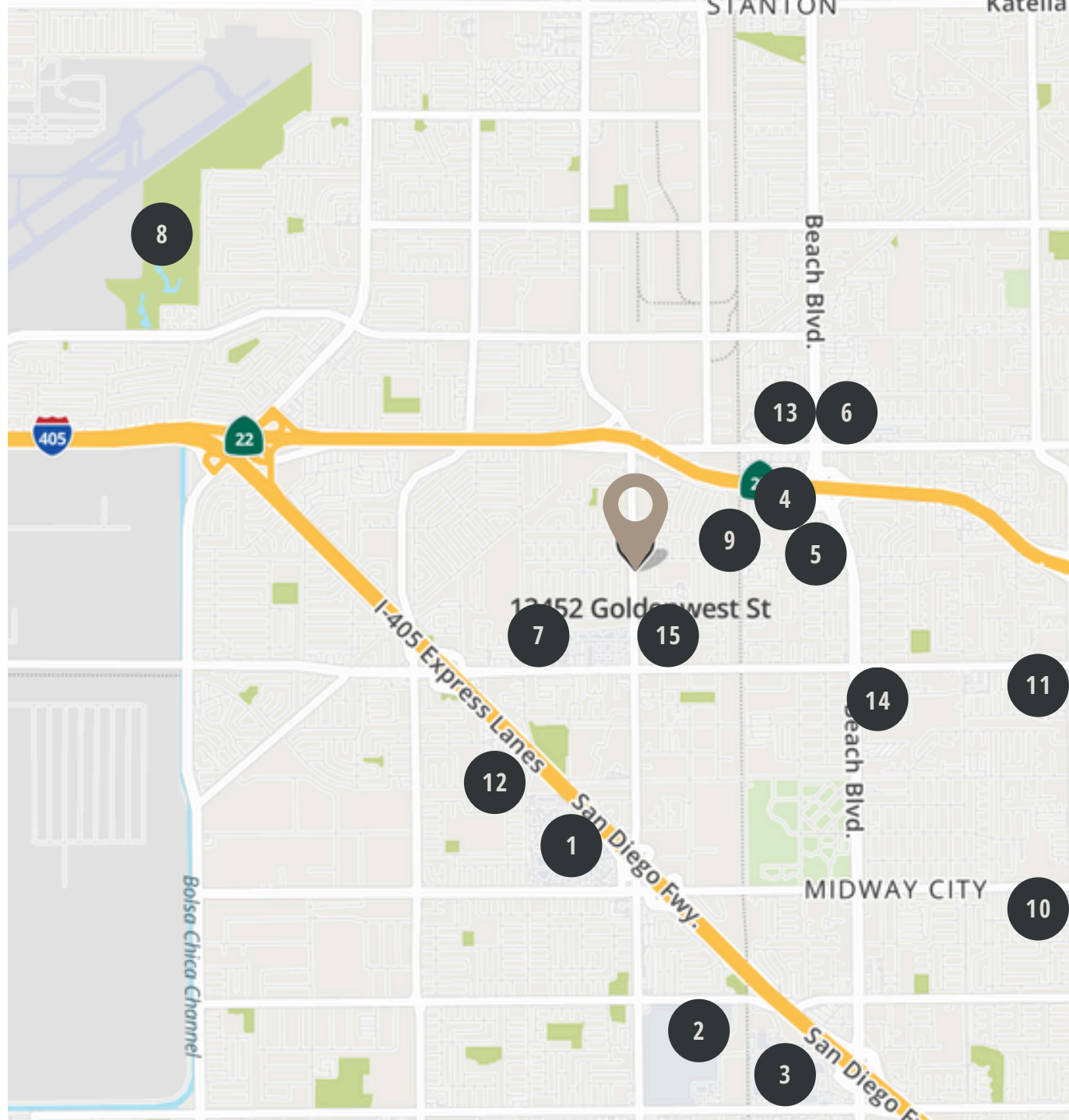






## NEARBY AMENITIES

- 1 Westminster Mall
- 2 Costco
- 3 Bella Terra
- 4 Costco Business Center
- 5 Walmart
- 6 Walmart Market
- 7 Homedepot
- 8 Navy Training Base
- 9 DMV
- 10 Asian Garden Mall
- 11 Little Saigon
- 12 Best Buy
- 13 Rodeo 39
- 14 Police Station
- 15 Aldi



# DEMOGRAPHICS

MEDIAN AGE	36
AVERAGE HH INCOME	\$112,600
MEDIAN PROPERTY LISTING VALUE	\$1,230,000
EMPLOYED POPULATION	96%



**\$112,600**  
MEDIAN HH  
INCOME



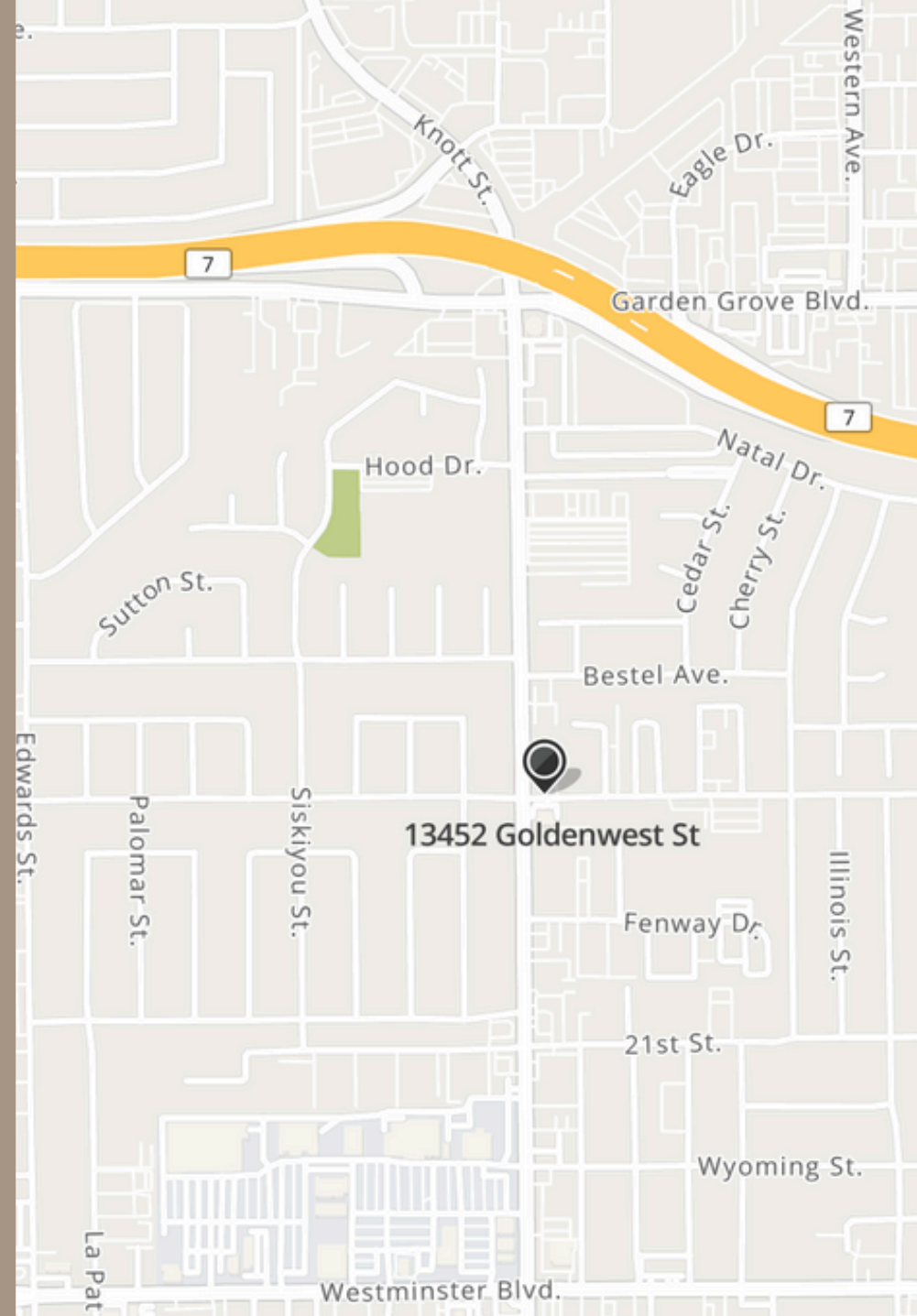
**\$1,230,000**  
MEDIAN  
PROPERTY VALUE



**96%**  
EMPLOYED  
POPULATION



**36**  
MEDIAN  
AGE





# RENT ROLL

	ADDRESS	SQ. FT.	LEASE FROM	LEASE TO	CURRENT RENT	PRO FORMA
<b>7-11</b>	13450	2,058	10/31/2017	12/31/2026	5,929	6,174 NNN
<b>PIZZA</b>	13452	1,190	09/01/2019	09/30/2024	1,950	3,570 NNN
<b>TUTORING</b>	13454	1,300	11/01/2023	11/30/2026	1,700	3,900 NNN
<b>LAUNDERLAND</b>	13456-13458	2,556	12/01/2002	Month to Month	3,988	7,668 NNN
<b>FLOWER</b>	13460	350	03/01/2004	Month to Month	1,300	2500 NNN
<b>TOTAL</b>					<b>14,867</b>	<b>23,812 NNN</b>

## FINANCIAL OVERVIEW

### TOTAL INCOME

	CURRENT	PRO FORMA
ANNUAL	178,404	285,744 NNN
NNN EXPENSE REIMBURSEMENT		85,497
VACANCY LOSS 5%	(1,873)	(3,000)
<b>TOTAL INCOME</b>	<b>176,531</b>	<b>368,241</b>

### TOTAL EXPENSES

	CURRENT	PRO FORMA
NEW PROPERTY TAX	63,600	63,600
CAM	8,599	9,028
INSURANCE	12,257	12,869
<b>TOTAL EXPENSE</b>	<b>84,456</b>	<b>85,497</b>

### CAP RATE

	CURRENT	PRO FORMA
SALE PRICE	5,500,000	5,500,000
NET ANNUAL INCOME	92,075	282,744
<b>CAP RATE</b>	<b>2%</b>	<b>5.3%</b>





## CONTACT



**ROBERT TRAN**  
CRE INVESTMENT ADVISOR  
714-702-3127  
ROBERTTRANCOMMERCIAL@GMAIL.COM  
DRE # 02030957

**HPT REALTY COMMERCIAL**  
9972 BOLSA AVE  
STT 100  
WEWSTMISTER CA  
DRE # 01025531