



**For Sale
or Lease**

**±23,732 SF RETAIL BUILDING
ON ±74,052 SF OF LAND**

5952 Westminster Blvd | Westminster, CA 92683

Jim Halferty

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Prime Retail Building For Sale or Lease

5952 WESTMINSTER BOULEVARD
Westminster, CA 92683

PROPERTY HIGHLIGHTS

- FORMER GROCERY STORE
- +28,000 CARS PER DAY TRAFFIC ON WESTMINSTER BLVD
- NEAR THE INTERSECTION OF SPRINGDALE ST & WESTMINSTER BLVD
- IMMEDIATE ACCESS TO 405 FREEWAY @ SPRINGDALE ST
- AMPLE PARKING
- TRUCK LOADING & STAGING AREA IN THE REAR
- CURRENTLY USED FOR RETAIL OF BEAUTY & COSMETICS SUPPLY

PRICING SUMMARY

LEASE RATE: \$2.00 PSF/MO Gross

SALE PRICE: TBD - Call Broker

PROPERTY DETAILS

BUILDING SIZE	±23,752 SF
LAND SIZE	±74,052 SF
YEAR BUILT	1966
SPRINKLERS	No
CLEARANCE	13' - 19'
RESTROOMS	2
ZONING	C1
LOADING	Truck & Ground Level
APN	195-141-04

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce, Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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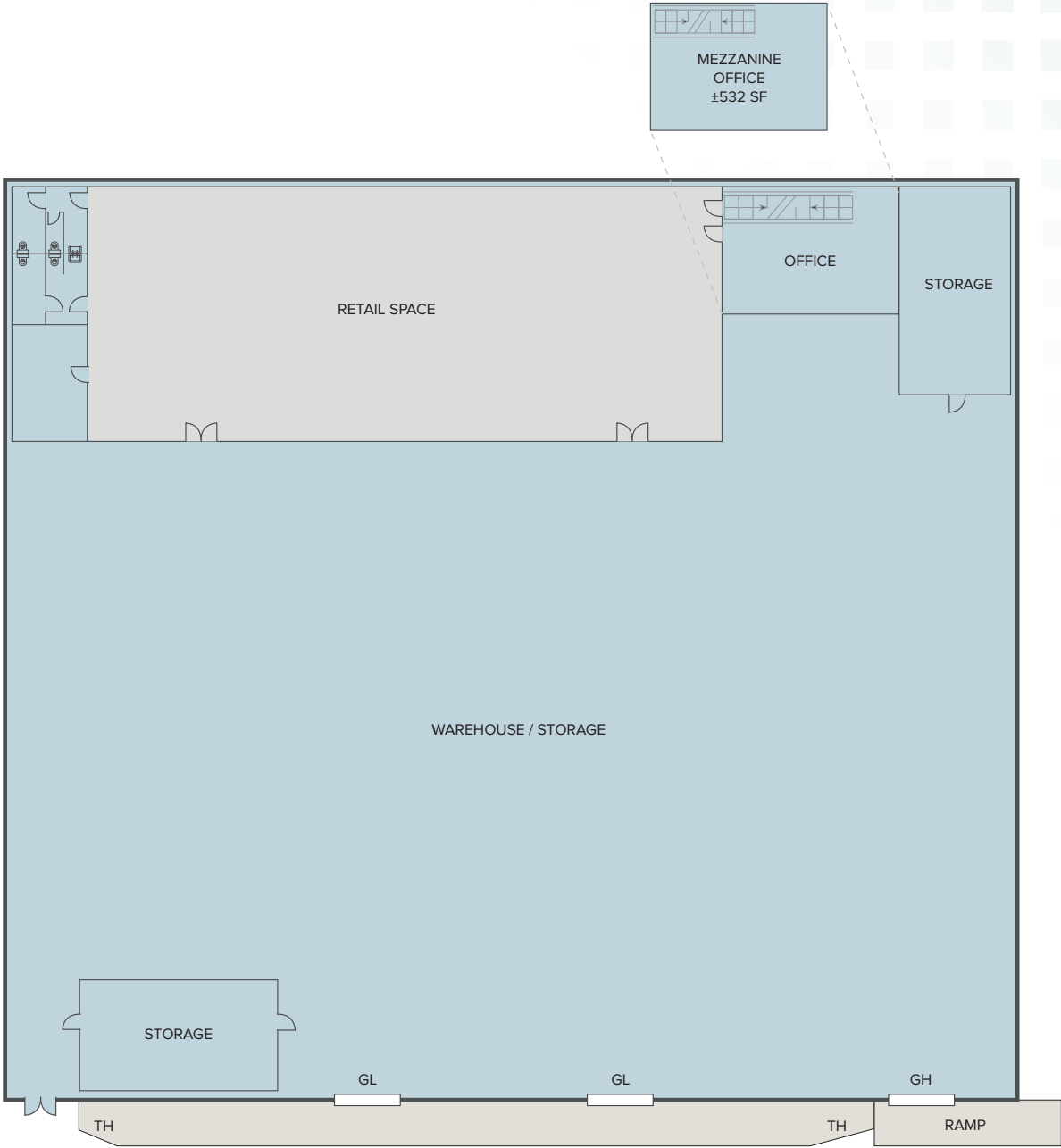
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NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Buyer / Tenant.



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5952 WESTMINSTER BLVD | WESTMINSTER

Property Aerial





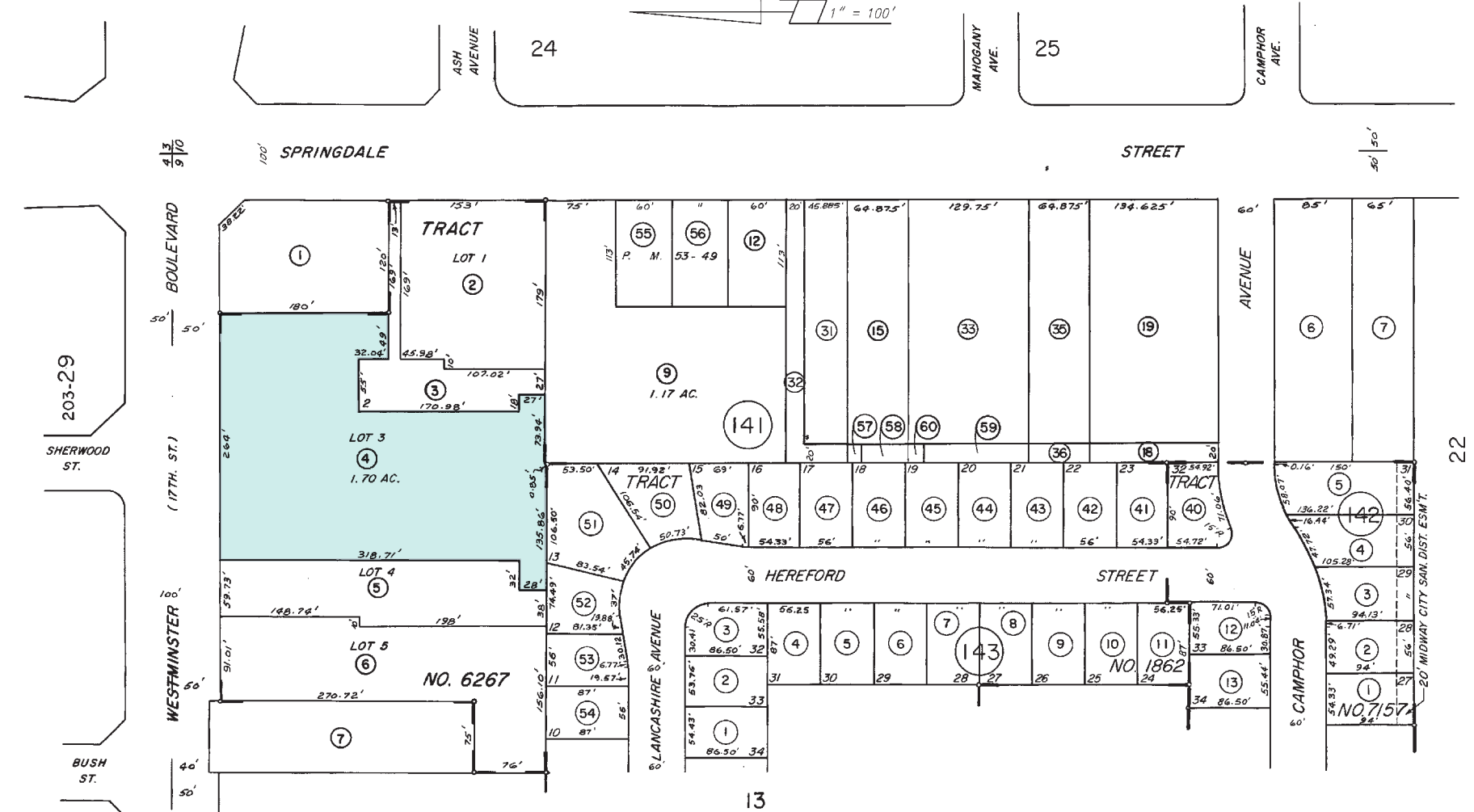






POR. E 1/2, NE 1/4, NE 1/4, SEC. 9, T 5 S, R 11 W

195-14



MARCH 1967

TRACT NO. 6267 M.M. 227-49, 50
 TRACT NO. 7157 M.M. 268-21, 22
 TRACT NO. 1862 M.M. 276-43, 44

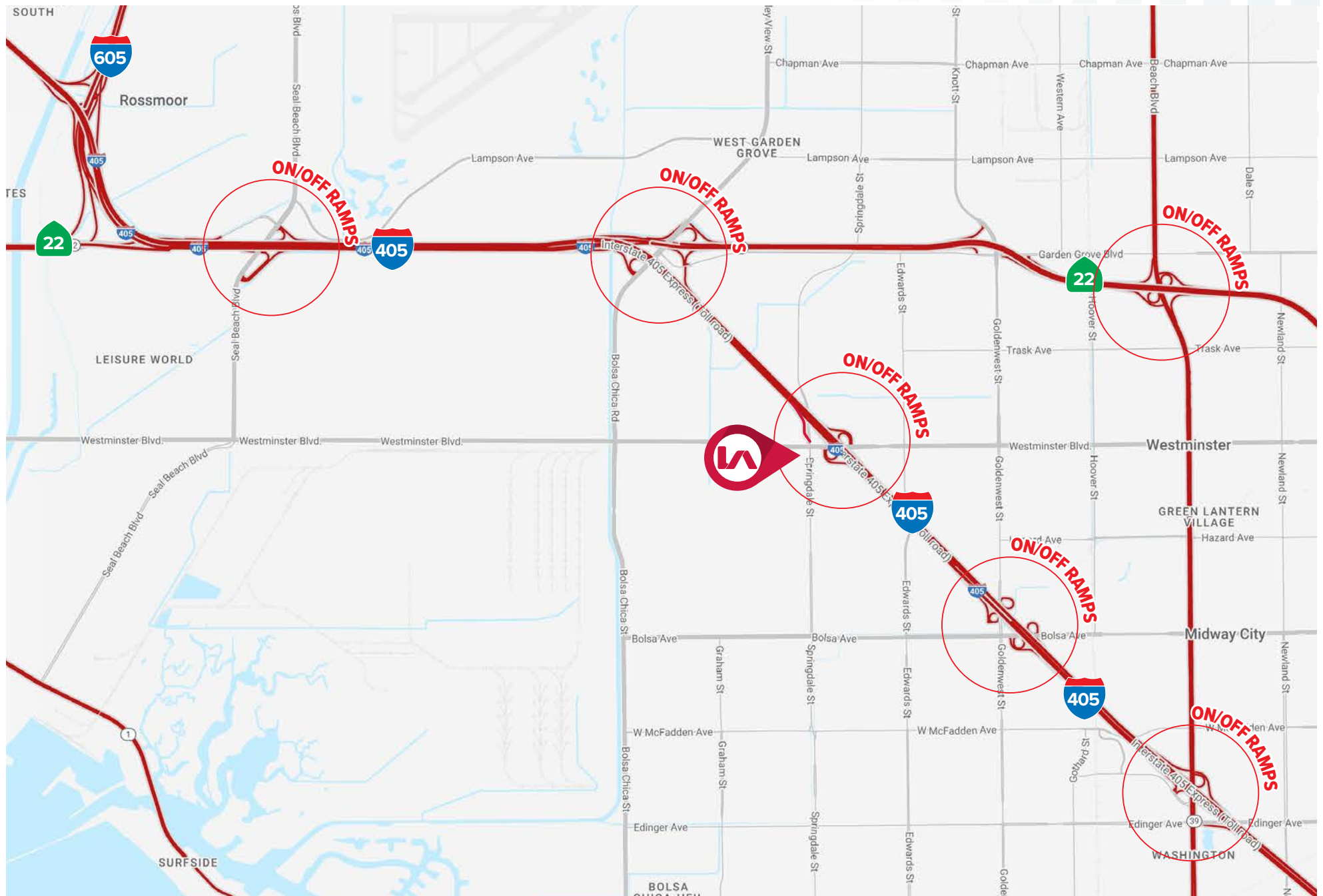
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 195 PAGE 14 COUNTY OF ORANGE

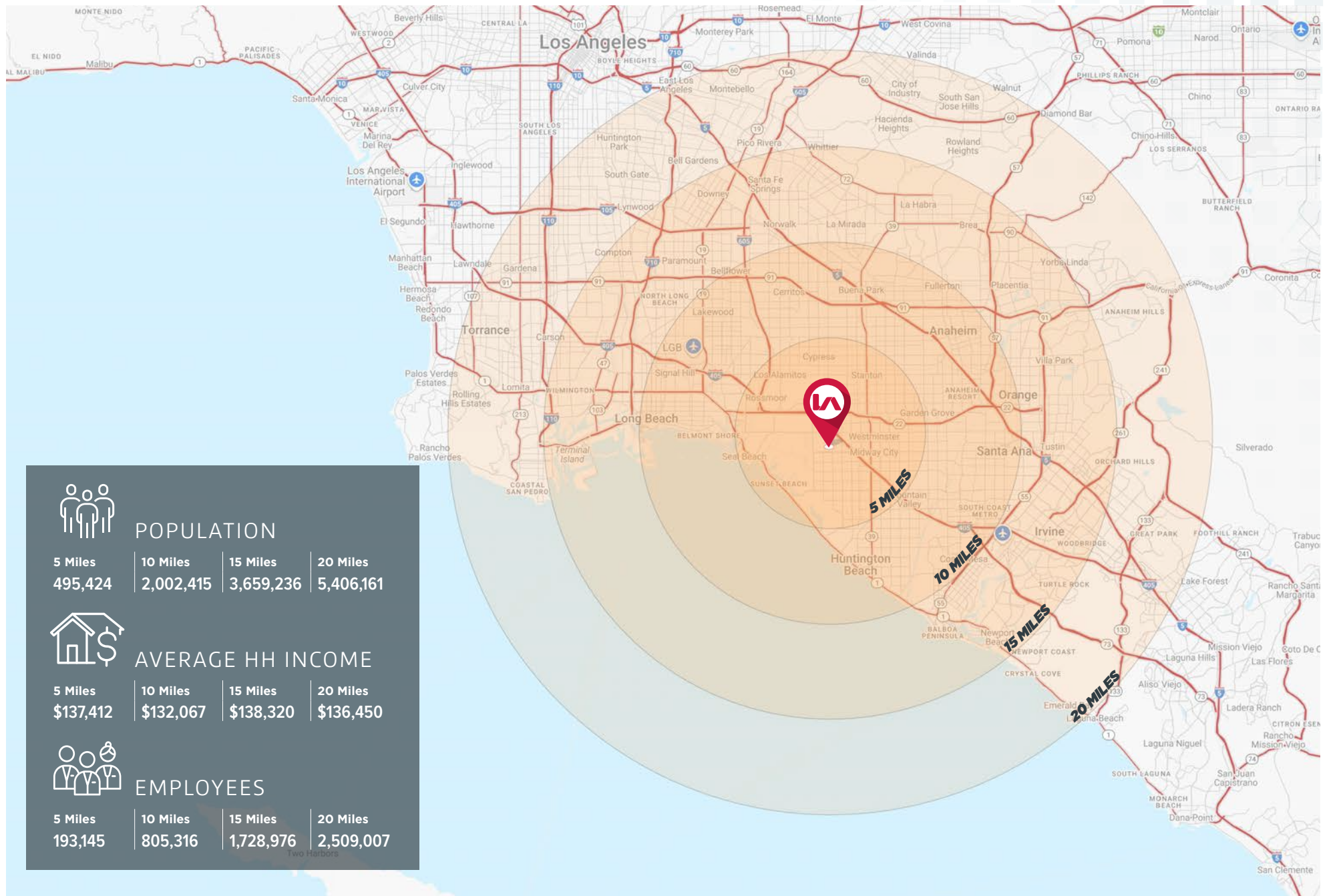


Surrounding Area - Retail Map





Demographic Map



	POPULATION			
5 Miles	10 Miles	15 Miles	20 Miles	
495,424	2,002,415	3,659,236	5,406,161	
	AVERAGE HH INCOME			
5 Miles	10 Miles	15 Miles	20 Miles	
\$137,412	\$132,067	\$138,320	\$136,450	
	EMPLOYEES			
5 Miles	10 Miles	15 Miles	20 Miles	
193,145	805,316	1,728,976	2,509,007	

Demographic Summary - 5 Mile Radius

Key Facts



495,424

Population



42.0

Median Age



166,639

Estimated Households



\$137,412

Avg HH Income

Business



23,790

Total Businesses



193,145

Total Employees

Education



7.3%

No High School Diploma



21.0%

High School Graduate



18.5%

Some College



36.1%

Bachelor's/Grad/
Prof Degree

Employment



White Collar **62.4%**



Blue Collar **37.6%**



Services **18.0%**



3.0%

Unemployment

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