

# RETAIL FOR LEASE

FREEWAY FRONTAGE OPPORTUNITY

# 14970 GOLDENWEST ST

WESTMINSTER, CA 92683

## FEATURES:

- Incredible I-405 Freeway Frontage Opportunity (250k CDP)
- Current Availability:
  - Freestanding 9,275 Square Foot (Former Big 5)
  - 1,550 Square Foot Donut Shop (Hood and Grease Interceptor)
- Signalized Intersection of Goldenwest St / Bolsa Ave (68k CPD)
- Newly Constructed Freeway Ingress/Egress @ Goldenwest and Bolsa
- Adjacent to Westminster Mall (4.2 Million Visitors / Year)
- 5 Mile Population Exceeds 500k with AHI of \$129k/year

## EXCLUSIVELY LISTED BY:

**TYLER PORTMAN**

562.762.3152

tyler@gmpropertiesinc.com

Lic. 01919110

**DUSTIN WHEELAN**

562.762.3120

dustin@gmpropertiesinc.com

**BEN GREER, CCIM**

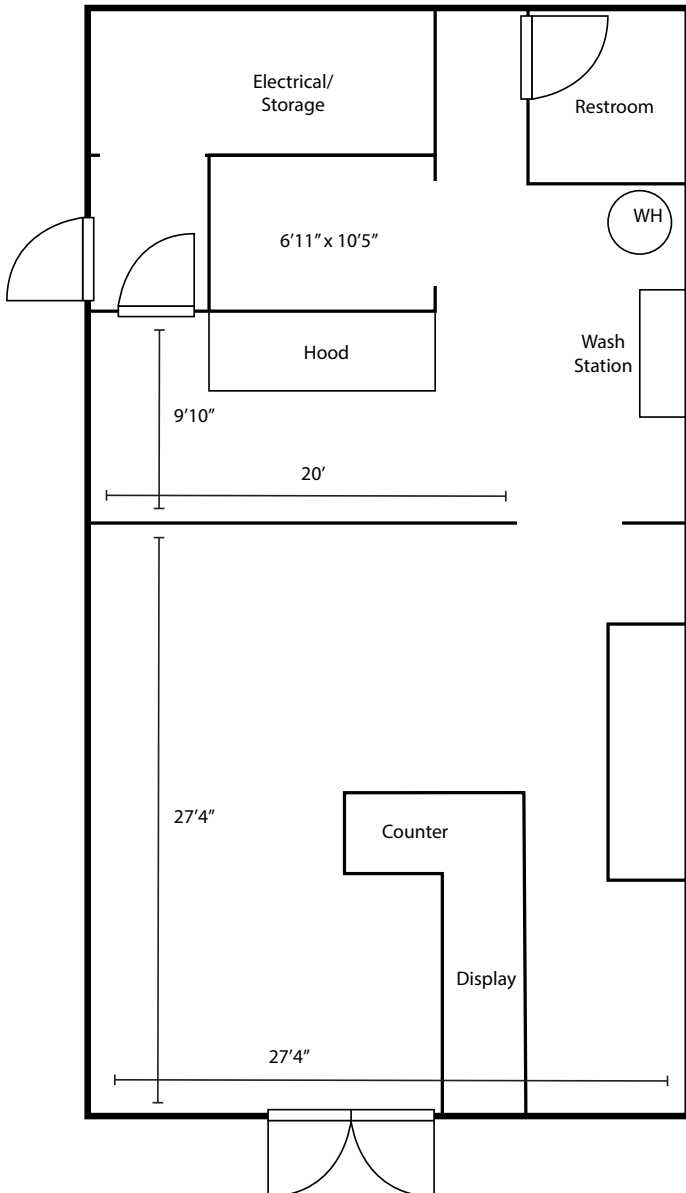
562.762.3104

ben@gmpropertiesinc.com

Lic. 01487384

**GM**  
PROPERTIES

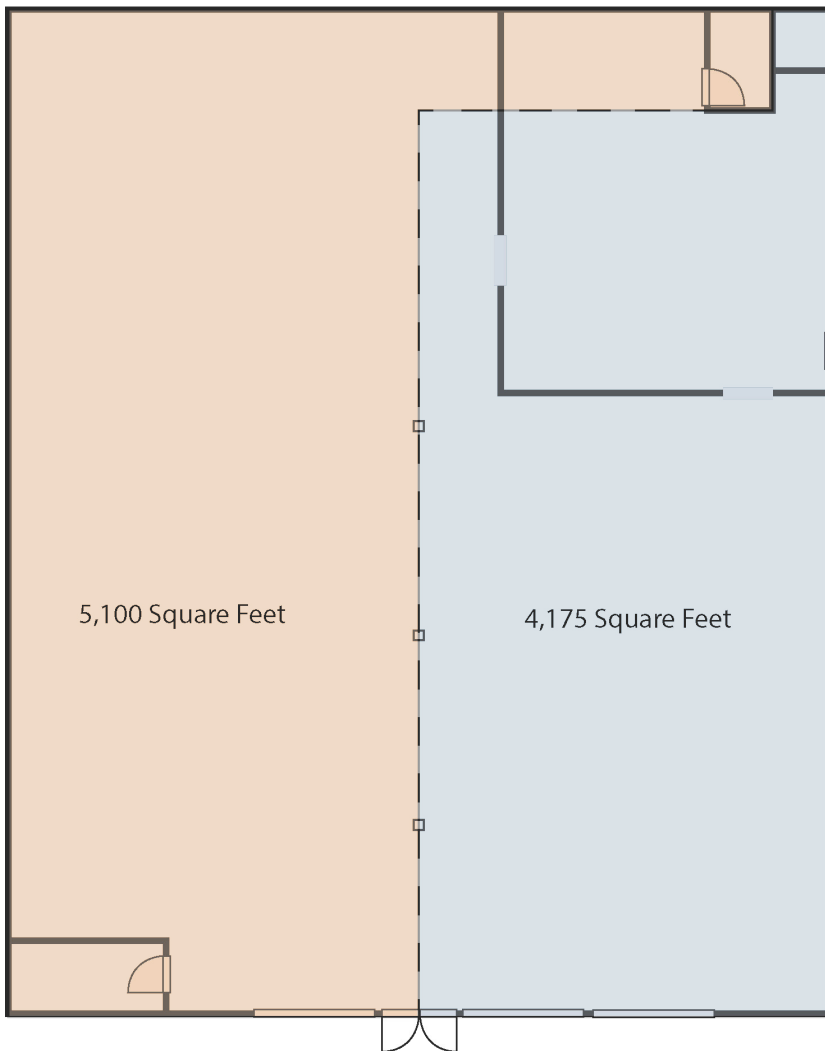




**14980 GOLDENWEST**  
**1,550 SF \$2.90/sf NNN**  
**\$0.30/sf Net Fees**

**Former Donut Shop**

**Hood**  
**Grease Interceptor**  
**Freeway Frontage**



**14970 GOLDENWEST**  
**9,275 SF Demisable**  
**\$2.00/sf NNN**  
**\$0.30/sf Net Fees**

**Former Big 5**

**16' Clear Height**  
**Pylon Signage**



**IRVINE/COSTA  
MESA (10  
MINUTES)**

**BELLA TERRA (12M  
VISITORS/YEAR)**

**EL TORITO**

**I-405 FREEWAY  
250K CARS PER DAY**

**14970  
GOLDENWEST**



**WESTMINSTER MALL  
(4.2M  
VISITORS/YEAR)**

**BOLSA  
AVENUE  
27,000 CPD**

**GOLDENWEST  
STREET  
41,000 CPD**

**14970  
GOLDENWEST**

**I-405 FREEWAY  
250K CARS PER  
DAY**

**EXCLUSIVELY LISTED BY:**

**TYLER PORTMAN**

562.762.3152

tyler@gmpropertiesinc.com

**DUSTIN WHEELAN**

562.762.3120

Lic. 01919110 Lic. 01444728

**BEN GREER, CCIM**

562.762.3104

ben@gmpropertiesinc.com

Lic. 01487384

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, Prospective Buyers and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence of the books, records, files and documents that constitute reliable sources of the information described herein.

