



**.91 ACRE YARD OR RESIDENTIAL RE-DEVELOPMENT LOTS FOR SALE**

RARE LARGE YARD  
**FOR SALE** 6392 & 6402  
MAPLE AVE.  
WESTMINSTER | CA

CONTACT EXCLUSIVE LISTING AGENTS:



**MIKE BARREIRO**  
E.V.P. | PRINCIPAL  
P: 949.355.8500  
mbarreiro@daumcre.com  
CA DRE License #01712620



**DEVIN RAY**  
ASSOCIATE  
M: 714.322.1252  
dray@daumcre.com  
CA DRE License #02018130



**39,759 SF**  
.91 AC  
CONTRACTORS YARD



**2**  
PARCEL  
(.91 AC)



**IMMEDIATE**  
FREEWAY ACCESS  
( 405 & 22 )



**M1**  
(LIGHT INDUSTRIAL)  
ZONE DISTRICT

IDEAL CONTRACTORS YARD

±39,759 SF  
CONTRACTORS  
YARD

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ABOUT  
THE  
PROPERTY



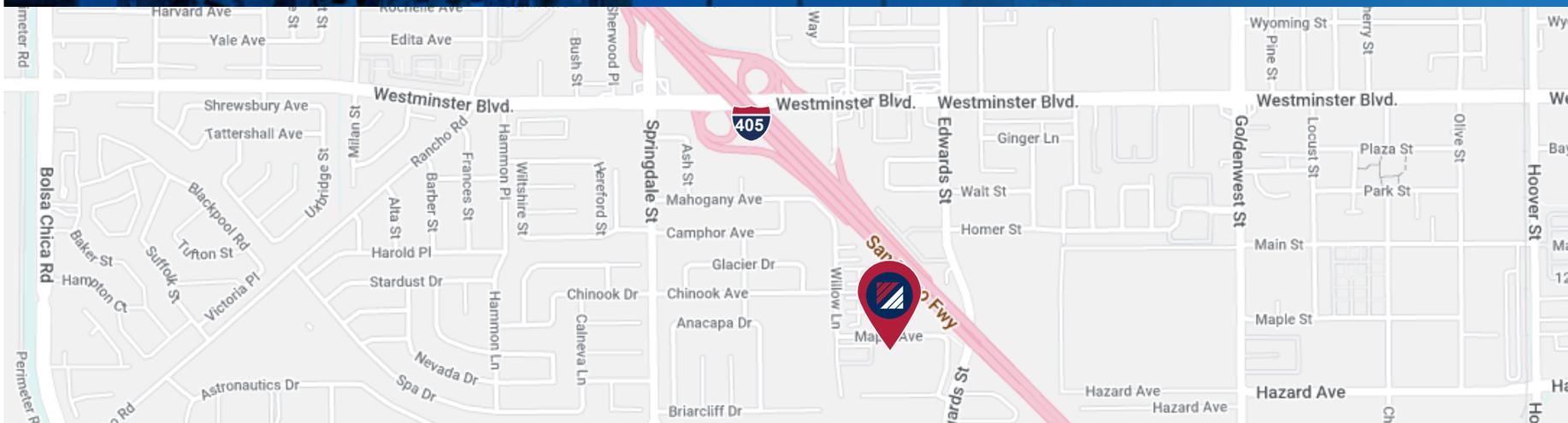
MAPLE AVE.

PACIFIC WY



## PROPERTY HIGHLIGHTS

- 39,759 SF Contractors Yard (.91 AC)
- Two Parcels:
  - 6392 Maple Ave-20,478 SF Lot
  - 6402 Maple Ave-19,281 SF Lot
- Two Addresses
- Two Structures Totaling 5,760 SF
- Immediate Fwy Access (405 & 22)
- Ideal Size for Owner/User, Investor & Developer
- Zoning M1 (Light Industrial) District
- General Plan: Residential - High 14.1-25.0 du/ac)
- Income in Place on 6402 Maple Ave.



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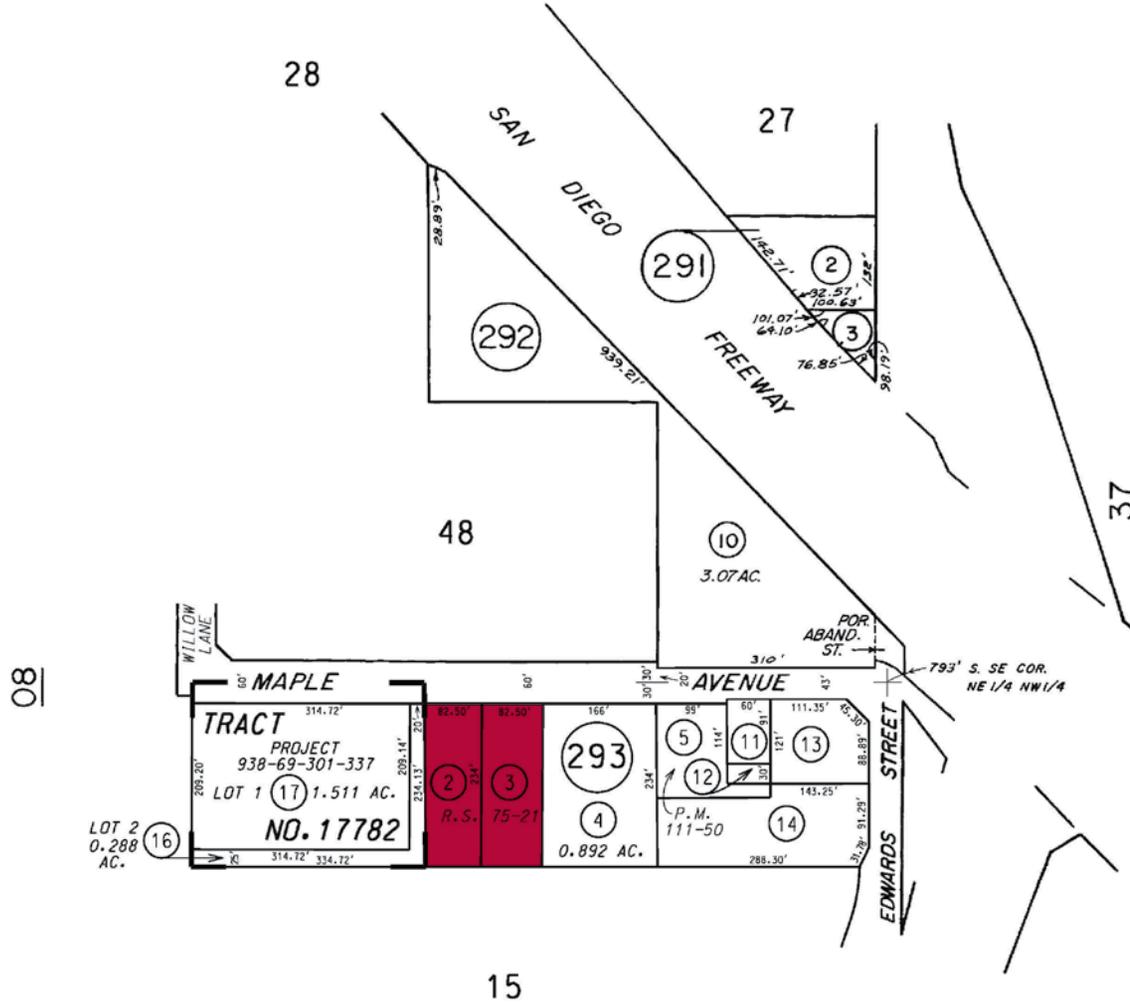
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**SUBJECT PROPERTIES**

BUCKINGHAM PARK

405

EDWARDS ST.

WILLOW LN.

MAPLE AVE.

StaiArt  
LIGHTING

FERGUSON

FOAM E-Z

US STORAGE  
Centers

INDUSTRY WAY

Arnie's  
Model Trains

BEST BUY

EMERALD  
NATIONAL FAIL SAFE

garageistic

TINY RIG CO.

PITWORKS

AGT

STAMPS

DAVE'S  
APPLIANCES

Google

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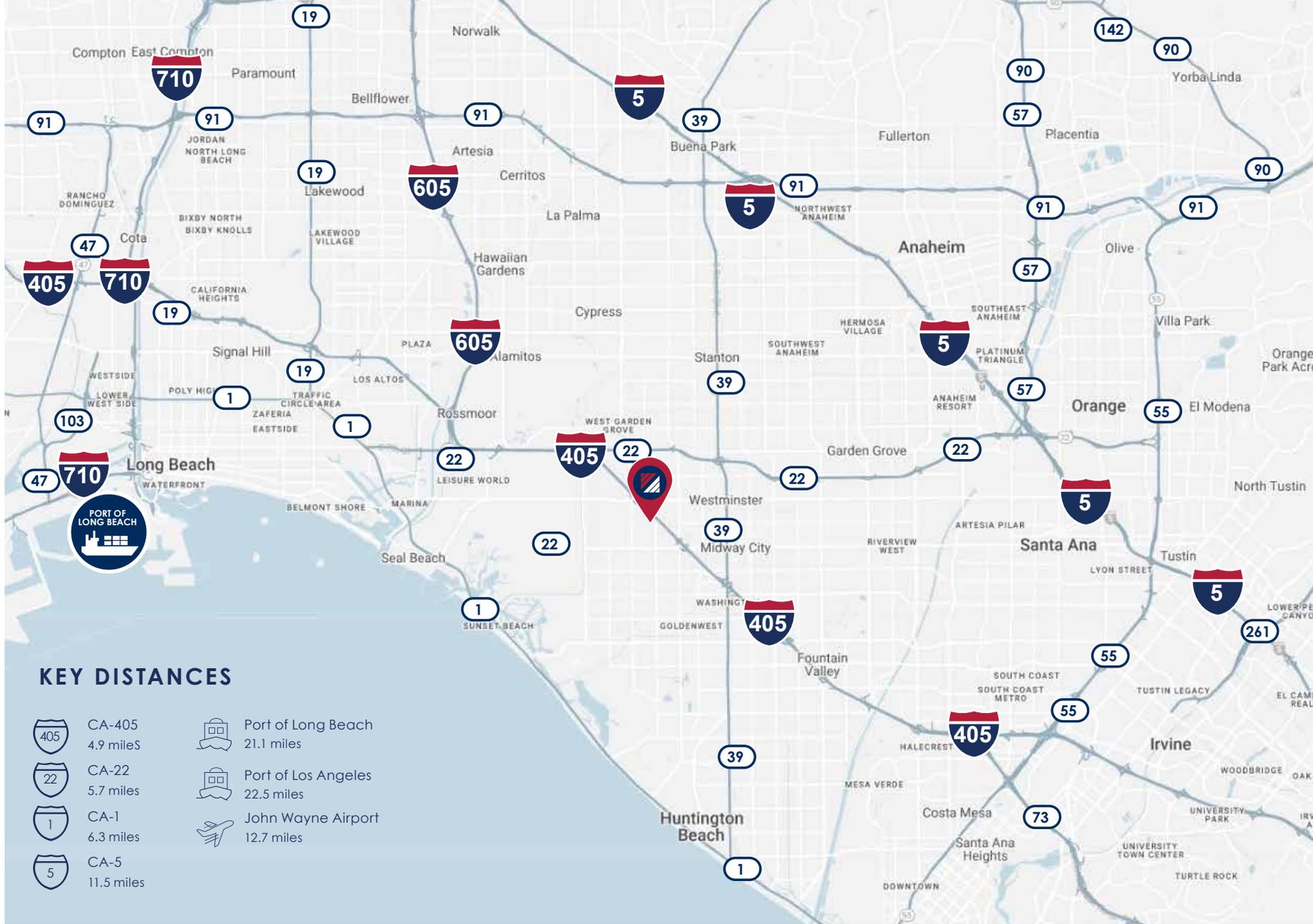
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**KEY DISTANCES**

|                                                                                     |                     |                                                                                     |                                   |
|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|-----------------------------------|
|  | CA-405<br>4.9 mileS |  | Port of Long Beach<br>21.1 miles  |
|  | CA-22<br>5.7 miles  |  | Port of Los Angeles<br>22.5 miles |
|  | CA-1<br>6.3 miles   |  | John Wayne Airport<br>12.7 miles  |
|  | CA-5<br>11.5 miles  |                                                                                     |                                   |

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