

FOR SALE | OWNER USER OPPORTUNITY

±4,560 SF | \$2,390,000

13822 Beach Boulevard, Westminster, CA 92683

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Exclusively Listed By:

BRIAN BETHEA

Senior Vice President

M: 949 683 0560

bbethea@naicapital.com

CA DRE Lic #00883732

STEVE EHRLICH

Senior Vice President

O: 949 468 2328 M: 714 658 3921

sehrlch@naicapital.com

CA DRE Lic #01092019

NAI CAPITAL COMMERCIAL

1920 Main St., Suite #100

Irvine, CA 92614

949 468 2300

naicapital.com

PROPERTY HIGHLIGHTS

DO NOT DISTURB TENANTS. CALL BROKERS TO TOUR

Located in the thriving City of Westminster this impressive property features a +/-4,560 sq. ft. commercial building offering an exceptional atmosphere for owner users and investors. Embodying contemporary design and functionality, this property provides a lucrative opportunity for business growth. With its strategic positioning and versatile layout, this property presents an enticing canvas for cultivating a productive, profitable business environment. Elevate your portfolio with this outstanding offering. With its convenient access to major roadways and a bustling business community, including the Little Saigon Vietnamese Business District, the property offers an enticing blend of urban conveniences and natural beauty for discerning investors. Current tenants are Academy of Music and New Cingular Wireless. Academy of Music is on a month-to-month lease and will vacate this property prior to the close of escrow.



PROPERTY SIZE

Building Size: ±4,560 Square Feet
Lot Size: ±4,494 Square Feet



YEAR BUILT

1959



LOCATION/TRAFFIC COUNT

Outstanding Westminster Corner
Location on Beach Boulevard
Traffic Count: 76,159 VPD



PARKING

9 Spaces



CELL TOWER INCOME

Rental Income of \$44,647/year
starting 9/30/25
*See Lease Abstract Page for Specifics

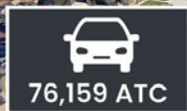


NEWER ROOFTOP

HVAC Units



WESTMINSTER

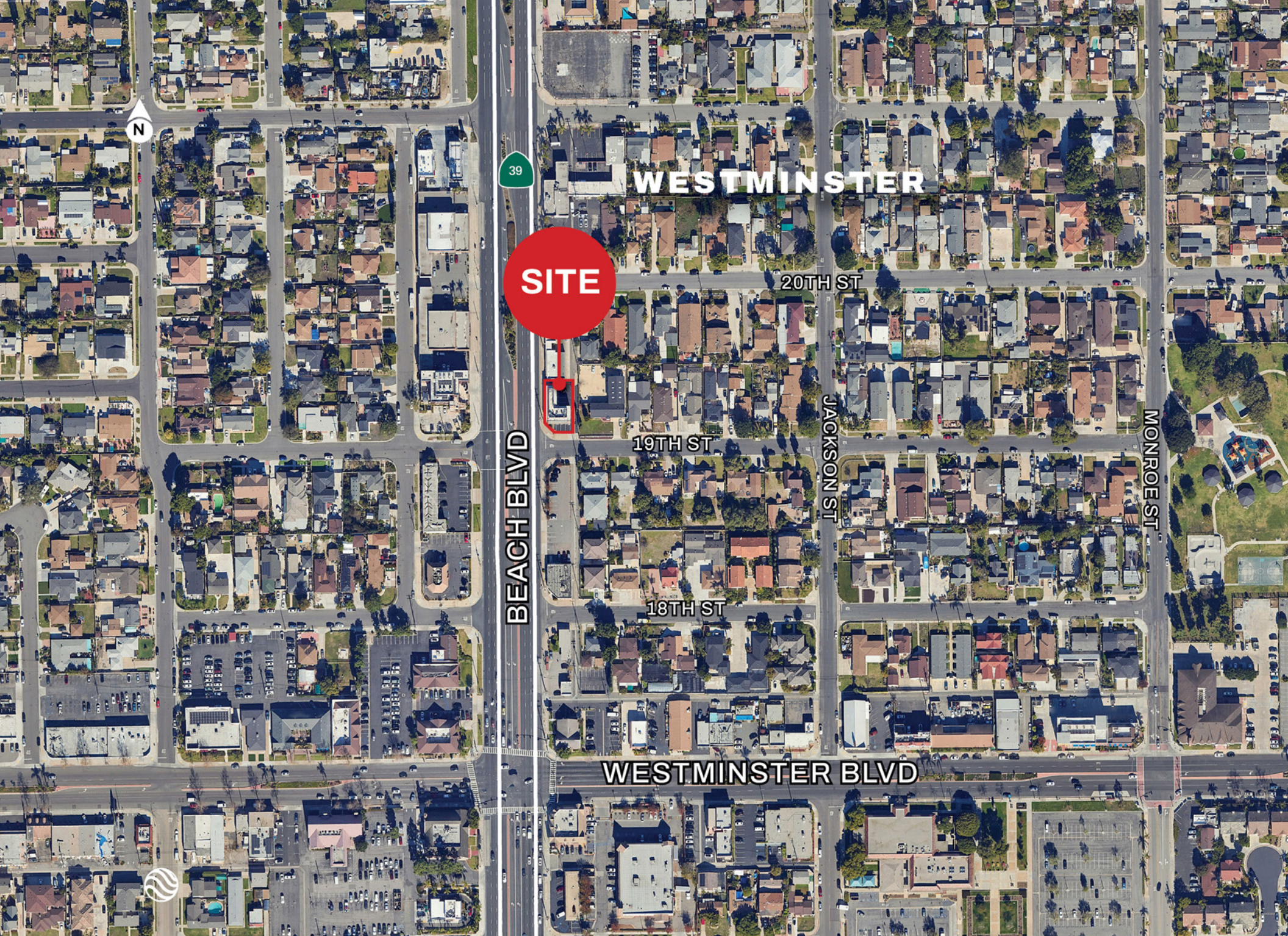


BEACH BLVD



WESTMINSTER BLVD





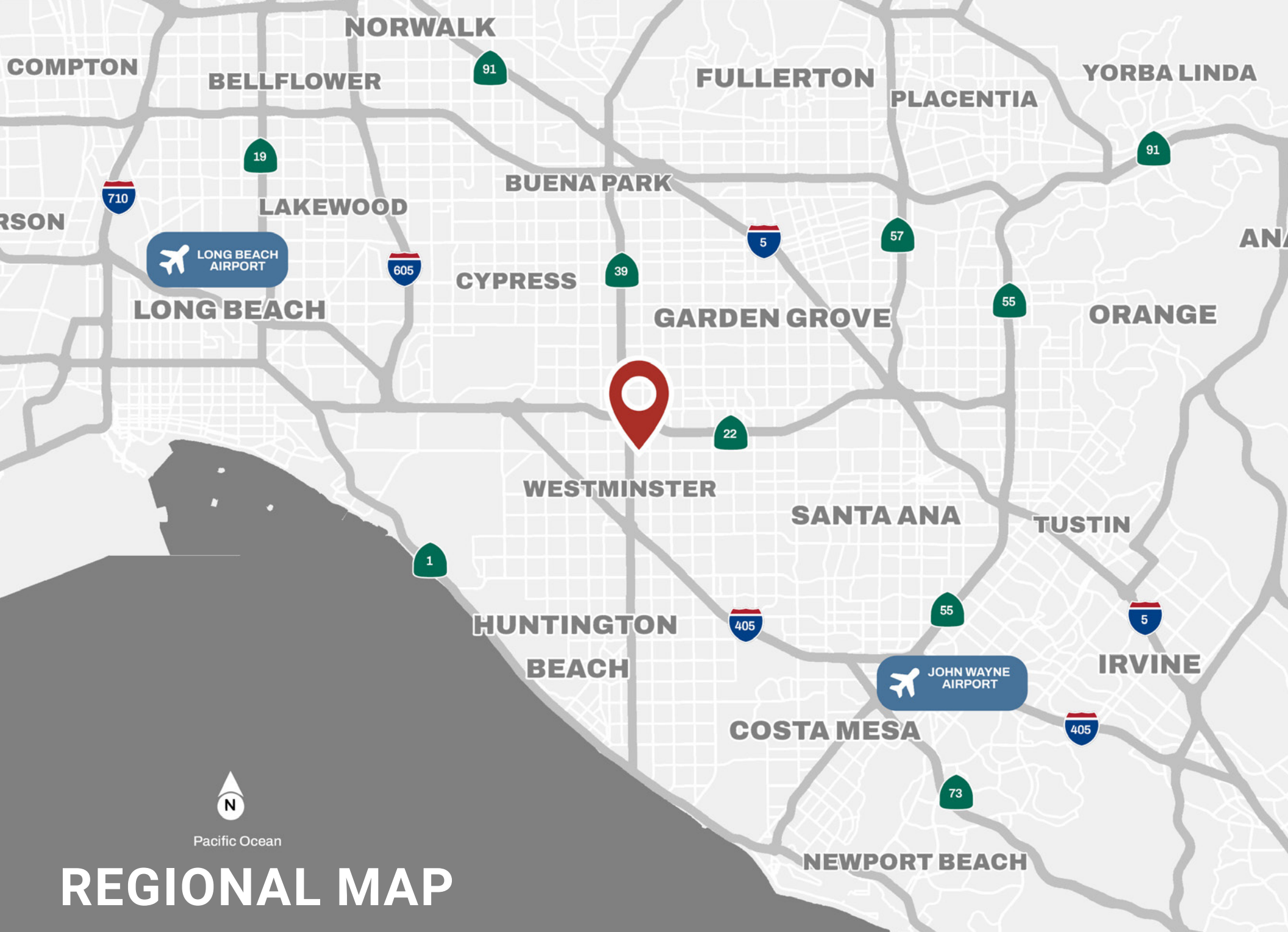


LEASE ABSTRACT

TENANT:	New Cingular Wireless PCS
ADDRESS:	13822 Beach Boulevard Westminster, CA 92683
INITIAL OCCUPANCY:	2005
PREMISES:	335 SF and roof as outlined in lease document
CURRENT RENT:	\$3,612.23/month
RENTAL INCREASE:	3% annual increase
EARLY TERMINATION RIGHT:	60 Day written notice with notification fee equal to three (3) months rent
OPTION:	1 x five (5) year remaining

*Lease document will be provided to prospective buyer for review and confirmation of specific terms and conditions.





AREA DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	Households & Income	1 Mile	3 Miles	5 Miles
Total Population	36,219	245,406	614,324	Total Households	10,657	74,489	190,719
Average Age	41	42	41	Persons per HH	3.4	3.3	3.2
Average Age (Male)	40	41	40	Average HH Income	\$84,558	\$117,368	\$120,695
Average Age (Female)	42	43	42	Average House Value	\$742,604	\$820,237	\$824,783
Source: AlphaMap							



FOR SALE | OWNER USER OPPORTUNITY

+/-4,560 SF | \$2,390,000

13822 Beach Boulevard, Westminster, CA 92683

YOUR NAME HERE

Exclusively Listed By:

BRIAN BETHEA

Senior Vice President

M: 949 683 0560

bbethea@naicapital.com

CA DRE Lic #00883732

STEVE EHRLICH

Senior Vice President

O: 949 468 2328 M: 714 658 3921

sehrich@naicapital.com

CA DRE Lic #01092019

NAI CAPITAL COMMERCIAL

1920 Main St., Suite #100

Irvine, CA 92614

949 468 2300

naicapital.com



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants 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 review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474