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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to present the opportunity to acquire a high-visibility land assemblage along one of the most prominent retail corridors in Orange County. The offering includes three contiguous parcels totaling approximately ± 0.63 acres, located just off the signalized intersection of Beach Blvd and Trask Ave. This rare infill opportunity provides exceptional visibility and access with ± 164 feet of frontage along Beach Blvd and exposure to over 75,000 vehicles per day.

The site offers flexible potential for a variety of commercial uses including retail, QSR, or redevelopment, including potential residential development. With strong surrounding demographics, a Walk Score of 72 (Very Walkable), and general commercial zoning, the property is ideally positioned for owner-users, investors, or developers seeking a strategic corner location in a dense and affluent trade area. Within a 3-mile radius, the population exceeds 250,000 residents with average household incomes over \$106,000 and annual consumer spending above \$2.8 billion.

With constrained retail supply in Westminster and Orange County, and robust leasing demand for auto users, the property presents a flexible opportunity for an owner-user, operator, or investor seeking value through consolidation, repositioning, or long-term land banking.

PROPERTY HIGHLIGHTS

- ± 0.63 AC Land Assemblage at Just Off Prime Signalized Corner
- Located Adjacent to Beach Blvd & Trask Ave with $\pm 75,000$ VPD
- General Commercial Zoning – Ideal for Retail, QSR, or Potential Residential Redevelopment
- Dense Trade Area – $\pm 250,000$ Residents within 3 Miles
- Strong Demographics – \$106K+ Avg HH Income & \$2.8B+ Consumer Spending
- High Visibility Site with Walk Score of 72
- Flexible Ownership Opportunity for Investors, Developers, or Owner-Users

FINANCIAL ANALYSIS

Property Summary

Address	13561 Beach Blvd, Westminster, CA 92683
APN	096-290-08 & 096-290-43
Gross Leaseable Area	27,442 SF
Lot Area (AC)	0.63
Zoning	C-2
Type of Ownership	Fee Simple

Asking Price

Price	\$2,990,000
Price/Land SF	\$109
Price/AC	\$4,746,032





LOCATION DESCRIPTION

Westminster, California, is a culturally rich and centrally located city in Orange County, recognized for its vibrant diversity and deep-rooted community ties. It is home to Little Saigon, the largest Vietnamese enclave outside of Vietnam, which brings a unique mix of dining, retail, and cultural destinations that attract visitors from throughout Southern California. The city also features regional retail draws like Westminster Mall, as well as numerous professional and medical service providers that support a stable and diverse local economy.

Set within one of the most desirable counties in the country, Westminster benefits from its proximity to Orange County's coastal lifestyle, major employment hubs, and world-class amenities. Nearby attractions include Disneyland, Knott's Berry Farm, South Coast Plaza, and the beaches of Newport, Huntington, and Laguna, all contributing to the area's appeal for both residents and investors.

Orange County's economy is powered by a broad range of sectors, including technology, healthcare, finance, education, and tourism. It is home to major corporate headquarters and institutions like the University of California, Irvine (UCI), as well as top-ranked public and private schools.

The property at 13561 Beach Blvd offers excellent regional connectivity, located just 11 miles (approx. 20 minutes) from John Wayne Airport and 30 miles (approx. 35–50 minutes) from Los Angeles International Airport (LAX), depending on traffic. Easy access to the 405 and 22 Freeways further enhances mobility throughout Orange County and Greater Los Angeles.

LOCATION DETAILS

County

Orange

AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	30,482	136,358	407,912
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	43	42

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,221	41,354	121,466
Persons per HH	3.3	3.3	3.4
Average HH Income	\$81,241	\$107,665	\$114,987
Average House Value	\$716,851	\$796,797	\$787,628
Per Capita Income	\$24,618	\$32,625	\$33,819

ETHNICITY

	5 MINUTES	10 MINUTES	15 MINUTES
Population Hispanic	11,061	44,481	144,569
Population Non-Hispanic	19,421	91,877	263,343

RACE

	5 MINUTES	10 MINUTES	15 MINUTES
Population White	4,447	29,956	99,017
Population Black	361	1,811	6,438
Population American Indian	359	1,374	4,860
Population Asian	15,158	61,884	165,260
Population Pacific Islander	147	684	2,018
Population Other	7,312	26,193	81,011

Map and demographics data derived from AlphaMap

