

# 14731-14741

## Goldenwest St

Westminster, CA



# Property Highlights

## The Property

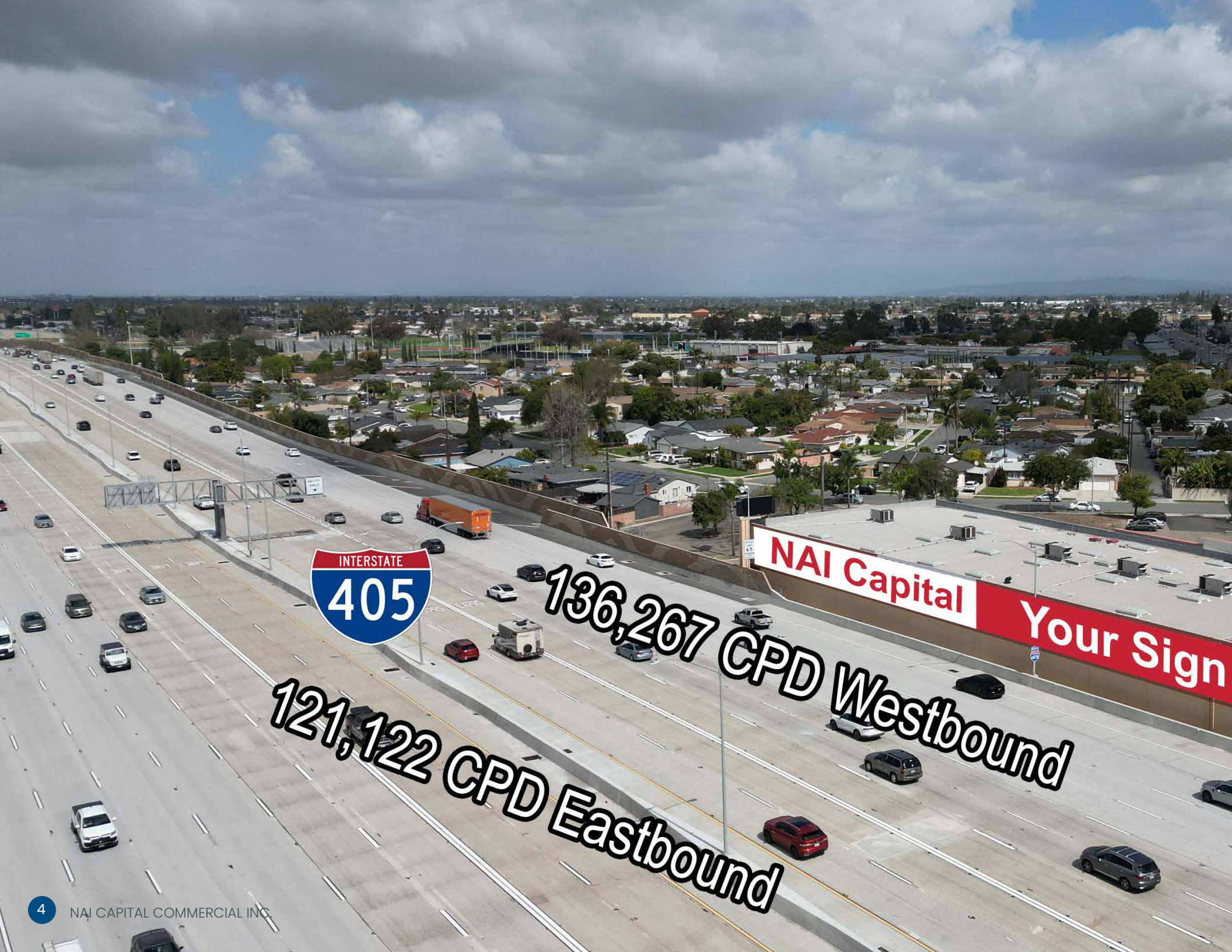
This property is situated in Westminster, CA directly located next to the I-405 freeway off the Goldenwest St exit. The large 23,825 square foot building showcases 350 ft of frontage and is extremely visible from the 405 freeway and Goldenwest St as some 300,000 vehicles pass daily. The building is currently demised into two available suites, which can be offered separately or combined. Suite A is approximately 14,041 square feet and Suite B is approximately 9,784 square feet. The site is approximately 94,960 square feet (2.18 AC) providing ample space for customers to find drive-up surface parking (122 standard stalls and 2 handicapped stalls). The parking ratio is 5.2 stalls for every 1,000 square feet of space (5.2:1000). The property is zoned Westminster C-2, allowing for a variety of commercial uses, including fitness/health clubs, sports-specific, automotive, entertainment-related, specialty retailers, apparel, drive-in/drive-through restaurants, to name a few.



GOLDENWEST ST =  
53,011 CPD



257,389 CPD



INTERSTATE  
**405**

**136,267 CPD Westbound**  
**121,122 CPD Eastbound**

**NAI Capital** **Your Sign**

# Property Features



*Building Size*  
23,825 SF



*Land Size*  
94,960 SF (2.18 AC)



*High Ceilings*  
20' Clear



*Roll-Up Doors*  
2 Roll-Up Doors for Loading



*Parking*  
124 Spaces,  
5.2/1,000 Parking Ratio



*Year Built*  
1977,  
Renov. 2012



*Premier location*  
Highly Visible from  
405 Freeway

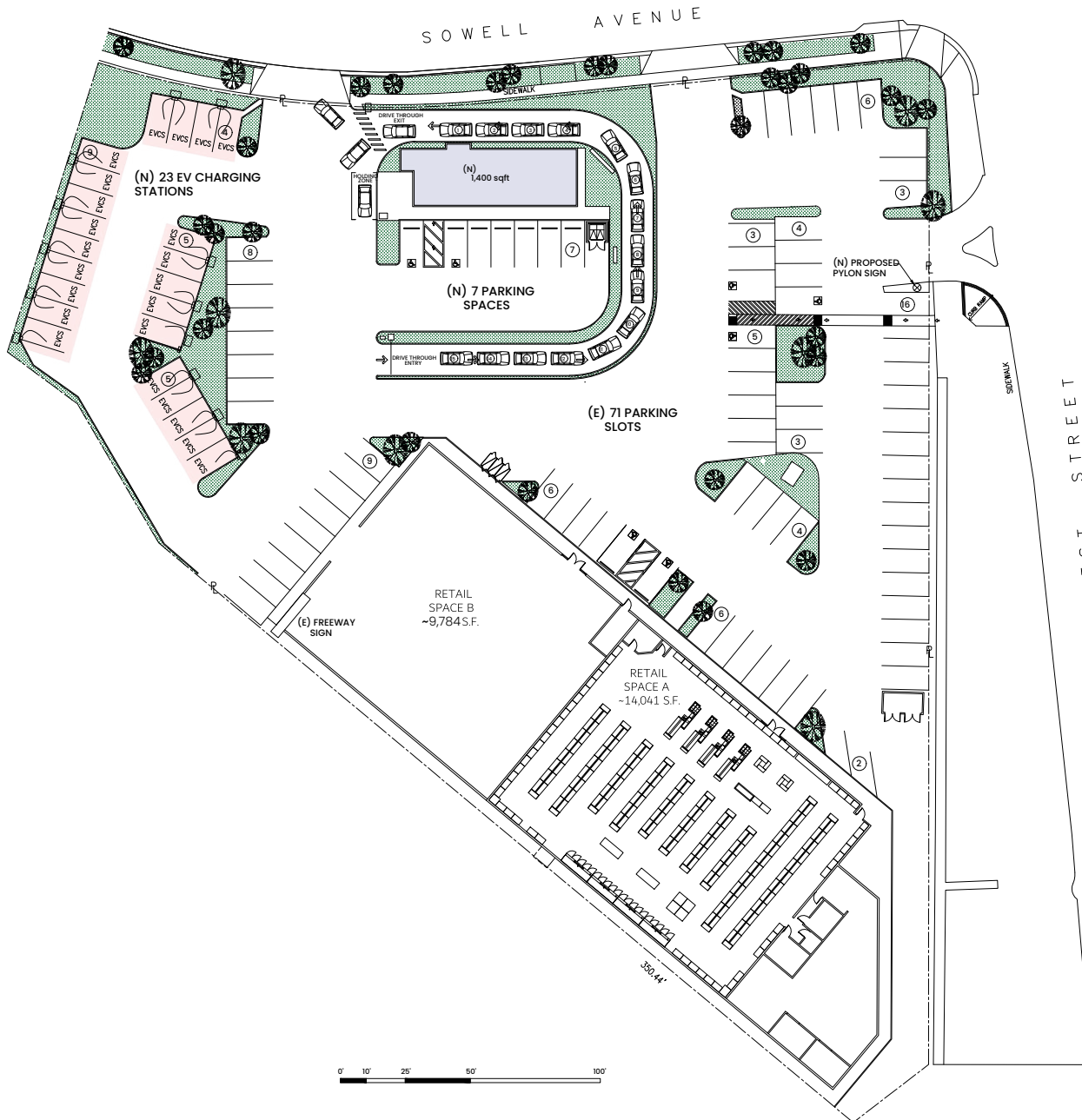


*Zoning*  
Westminster C-2

53,001 CPD

Here

# Proposed Site Plan



## DESIGN 1 - NEW DRIVE THROUGH

A: 14731 GOLDENWEST ST  
WESTMINSTER, CA

(N) BLDG: 1,400 SQ FT

5 CAR QUEUE / 15 CAR LINE

1 HOLDING AREA

5 PARKING SPACES

2 ADA PARKING SLOTS

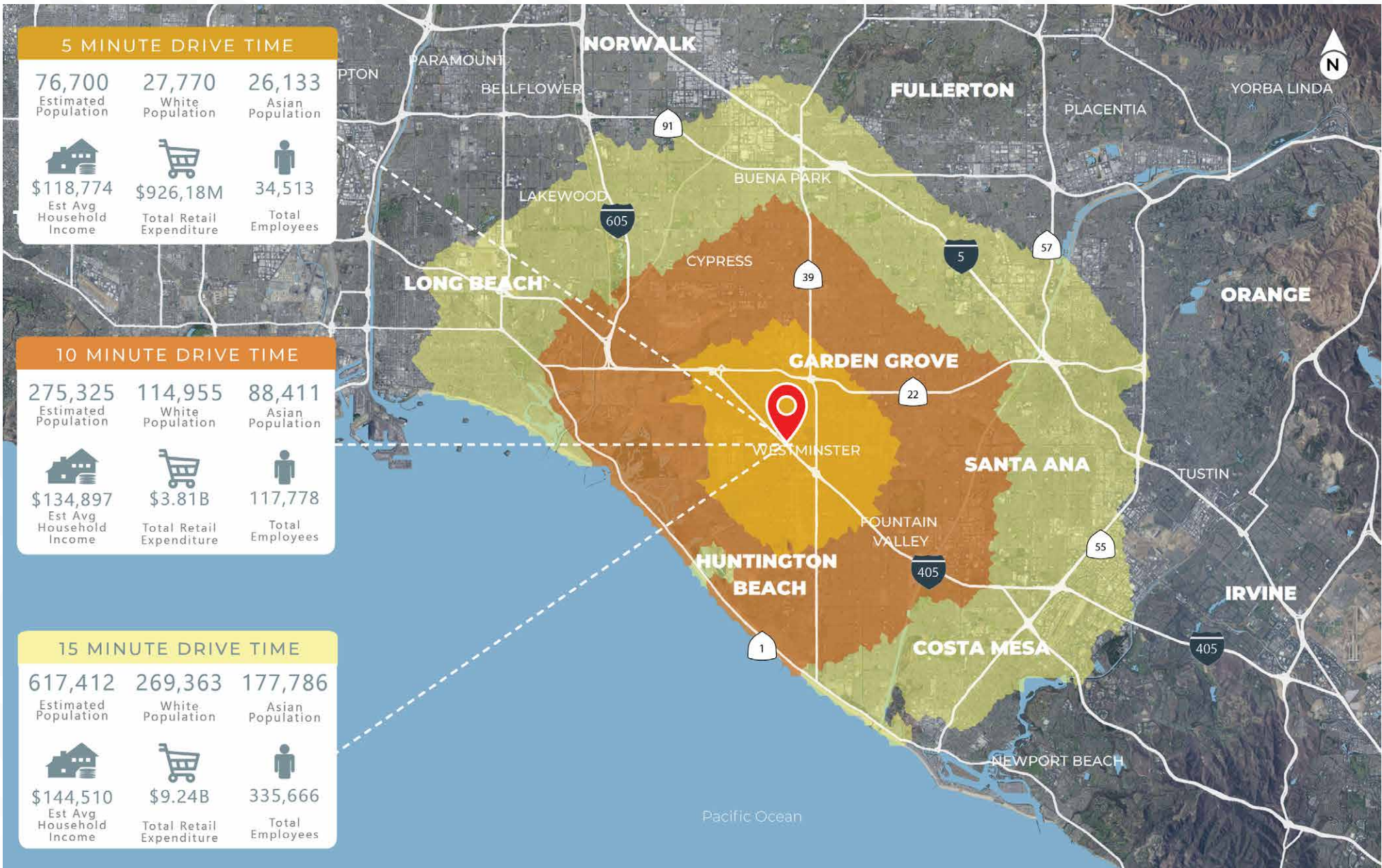
7 TOTAL

(N) 23 EVCS

(E) 71 PARKING SPACES

101 TOTAL PARKING SPACES

# Drive Time Demographics







*Suite A - 14731 Goldenwest St  
Approx. 14,041 Square Feet*



*Suite A - 14731 Goldenwest St  
Traditional Big-Box Retail Layout*







*Suite B - 14741 Goldenwest St  
Approx. 9,784 Square Feet*



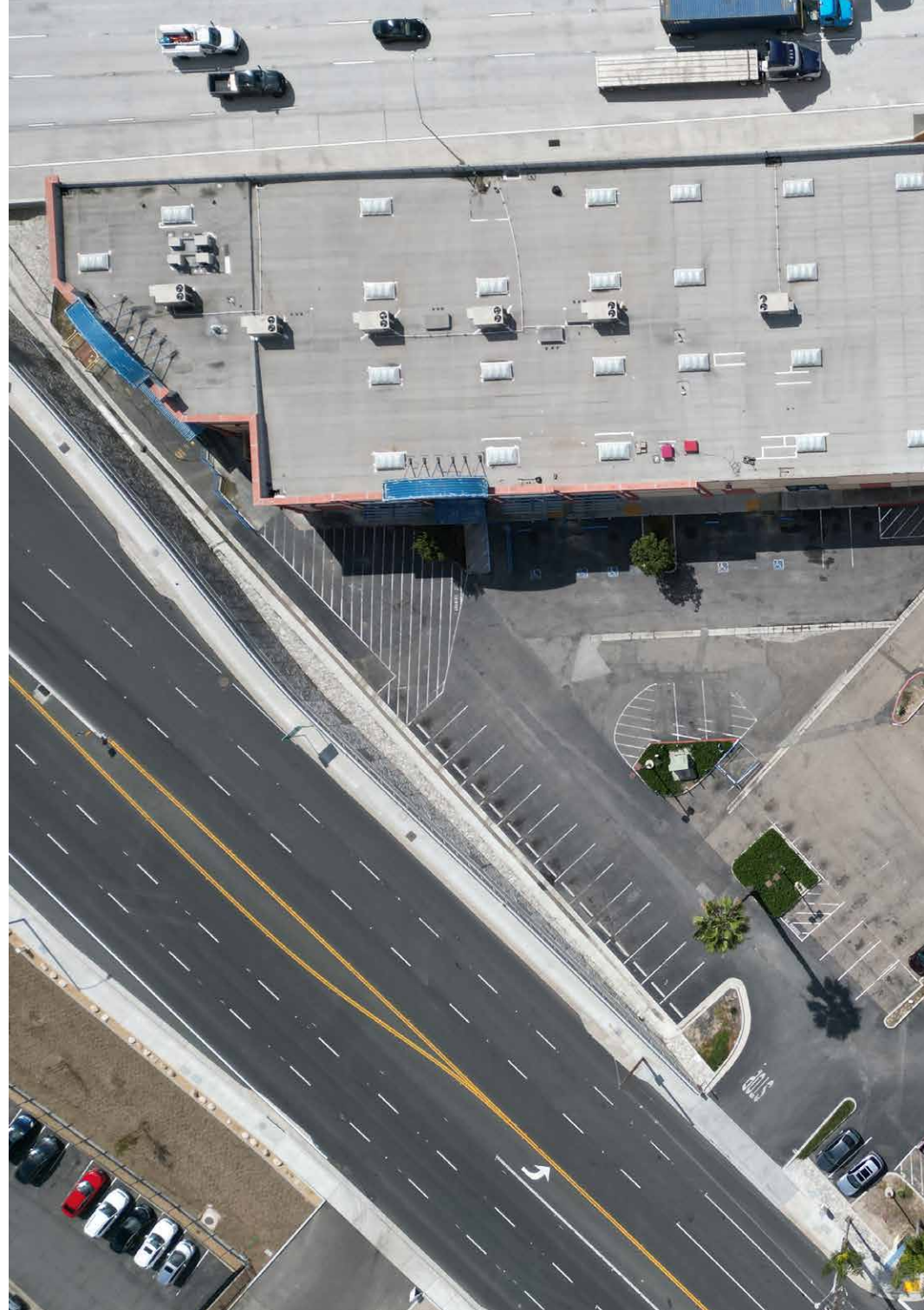
***Suite B** - 14741 Goldenwest St  
Warehouse Design with ~1,500 SF showroom*





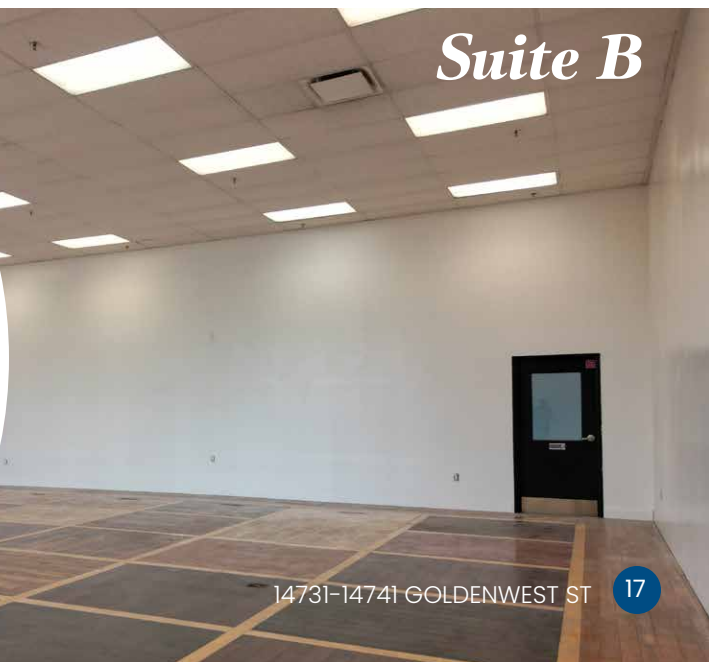
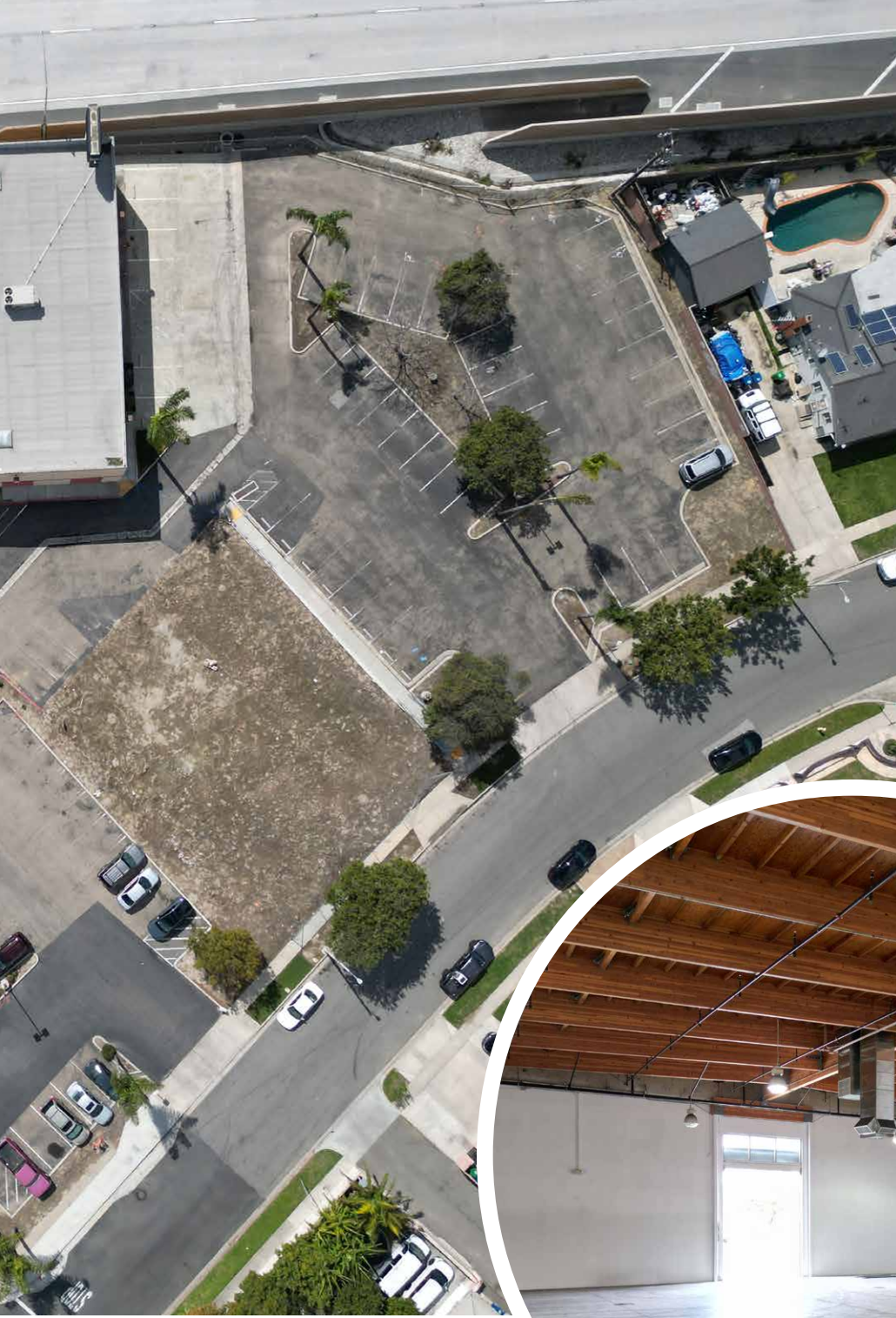


*Suite A*





# Property Photos



*Suite B*

# Aerial



# Retailer Map



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