

FOR LEASE

# EDWARDS CENTER

6444 WESTMINSTER BLVD WESTMINSTER, CA 92683

**CORELAND**  
COMPANIES



1,800 - 1,850 SF Available For Lease

## PROPERTY DESCRIPTION

Located along Westminster Blvd, Edwards Center offers strong visibility, steady traffic, and a dense residential trade area. The property provides convenient access to the 405 freeway and is in close proximity to Westminster Center, anchored by Albertsons, The Home Depot, and Regency Westminster, driving strong consumer activity and cross-shopping. Ample parking, established co-tenancy, and pylon signage make it ideal for service, retail, and food users. 37,871 vehicles per day on Westminster Blvd.

## PROPERTY HIGHLIGHTS

- 1,800 SF End Cap facing Westminster Blvd
- In close proximity to Albertsons, The Home Depot, Regency Westminister, Petco, and more.
- Excellent parking with convenient ingress and egress.
- Convenient access to the 405 freeway

## SPACES

6444

6458

## SPACE SIZE

1,800 SF

1,850 SF

## DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

Total Households

7,481

61,284

173,033

Total Population

24,326

182,920

523,519

Average HH Income

\$108,790

\$120,974

\$127,844

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**1,800 SF**

**FRAME SHOP**

**TAEKWONDO**

**ART STUDIO**

**MEXICAN**

**BEAUTY SALON**

**TABLE TENNIS**

**1,850 SF**

**DANCE STUDIO**

**DENTIST**

**PET GROOMING**

**PIZZA**

**BARBER**

**MEDICAL**

**THAI**

**DONUTS**

breezeway

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