

LEASE

**RETAIL OR
GROUND LEASE**

FREEWAY FRONTAGE OPPORTUNITY

14970 GOLDENWEST ST

WESTMINSTER, CA 92683

FEATURES:

- Incredible I-405 Freeway Frontage Opportunity (262k CDP)
- Current Availability:
 - 14,930 SF Retail (Demised in 3 Units - 8,925 | 4,455 | 1,550 SF)
 - 0.97 acres for Ground Lease
- Signalized Intersection of Goldenwest St / Bolsa Ave (68k CPD)
- Newly Constructed Freeway Ingress/Egress @ Goldenwest and Bolsa
- Adjacent to Westminster Mall (4.2 Million Visitors / Year)
- 5 Mile Population Exceeds 500k with AHI of \$129k/year

EXCLUSIVELY LISTED BY:

TYLER PORTMAN

562.762.3152

tyler@gmpropertiesinc.com

Lic. 01919110

DUSTIN WHEELAN

562.762.3120

dustin@gmpropertiesinc.com

Lic. 01444728

BEN GREER, CCIM

562.762.3104

ben@gmpropertiesinc.com

Lic. 01487384

GM
PROPERTIES



EXCLUSIVELY LISTED BY:

TYLER PORTMAN

562.762.3152

tyler@gmpropertiesinc.com

Lic. 01919110

DUSTIN WHELAN

562.762.3120

dustin@gmpropertiesinc.com

Lic. 01444728

BEN GREER, CCIM

562.762.3104

ben@gmpropertiesinc.com

Lic. 01487384

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, Prospective Buyers 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 of the books, records, files and documents that constitute reliable sources of the information described herein.

