

RESTAURANT & RETAIL

BEACH BLVD & HAZARD AVE

14502 BEACH BLVD | WESTMINSTER, CA 92683



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LEASING

BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

BEACH & HAZARD CENTER | 14502 BEACH BLVD, WESTMINSTER, CA 92683

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OFFERING SUMMARY

Lease Rate:	\$1.75 - 3.00 SF/month (Est. \$0.85 NNN)
Building Size:	12,502 SF
Available SF:	1,200 - 1,900 SF
Zoning:	C1

PROPERTY OVERVIEW

Welcome to the Beach & Hazard Center retail plaza in Westminister - a prime location for your business! Situated on one of the busiest thoroughfares in Westminister, this property offers high visibility and excellent accessibility. With ample parking, modern design, and customizable spaces, it's perfect for retailers, restaurants, and service providers. Contact us today to schedule a tour and take your business to the next level!

PROPERTY HIGHLIGHTS

- +84,000 CDP (Beach at Hazard)
- Moments from both 405 and 22 Fwys
- Customizable retail spaces with ample parking
- Join Popeyes, Dollar Tree, & The Camp Transformation Center

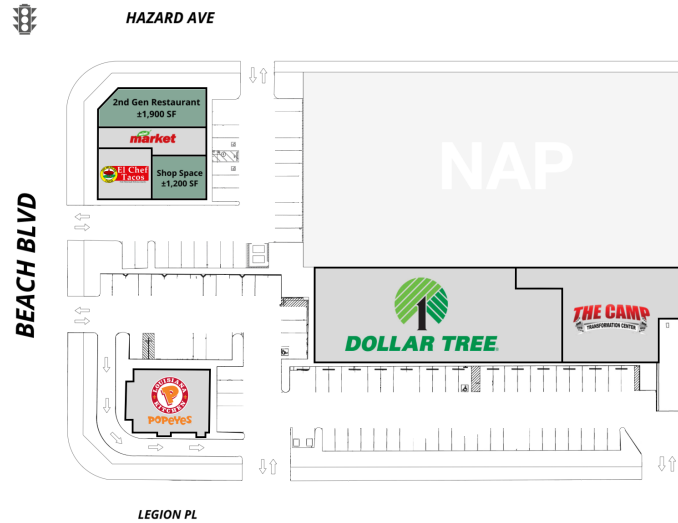
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LEASE SPACES

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LEGEND

Available
Unavailable

LEASE INFORMATION

Lease Type:	Est \$0.85 NNN; Est. \$0.85 NNN	Lease Term:	Negotiable
Total Space:	1,200 - 1,900 SF	Lease Rate:	\$1.75 - \$3.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Shop Space	Available	1,200 SF	Est \$0.85 NNN	\$1.75 SF/month	*Lease rate subject to other lease terms and conditions - Shell Shop Space Available
2nd Gen Restaurant	Available	1,900 SF	Est. \$0.85 NNN	\$3.00 SF/month	End Cap 2nd Gen Restaurant - DO NOT DISTURB

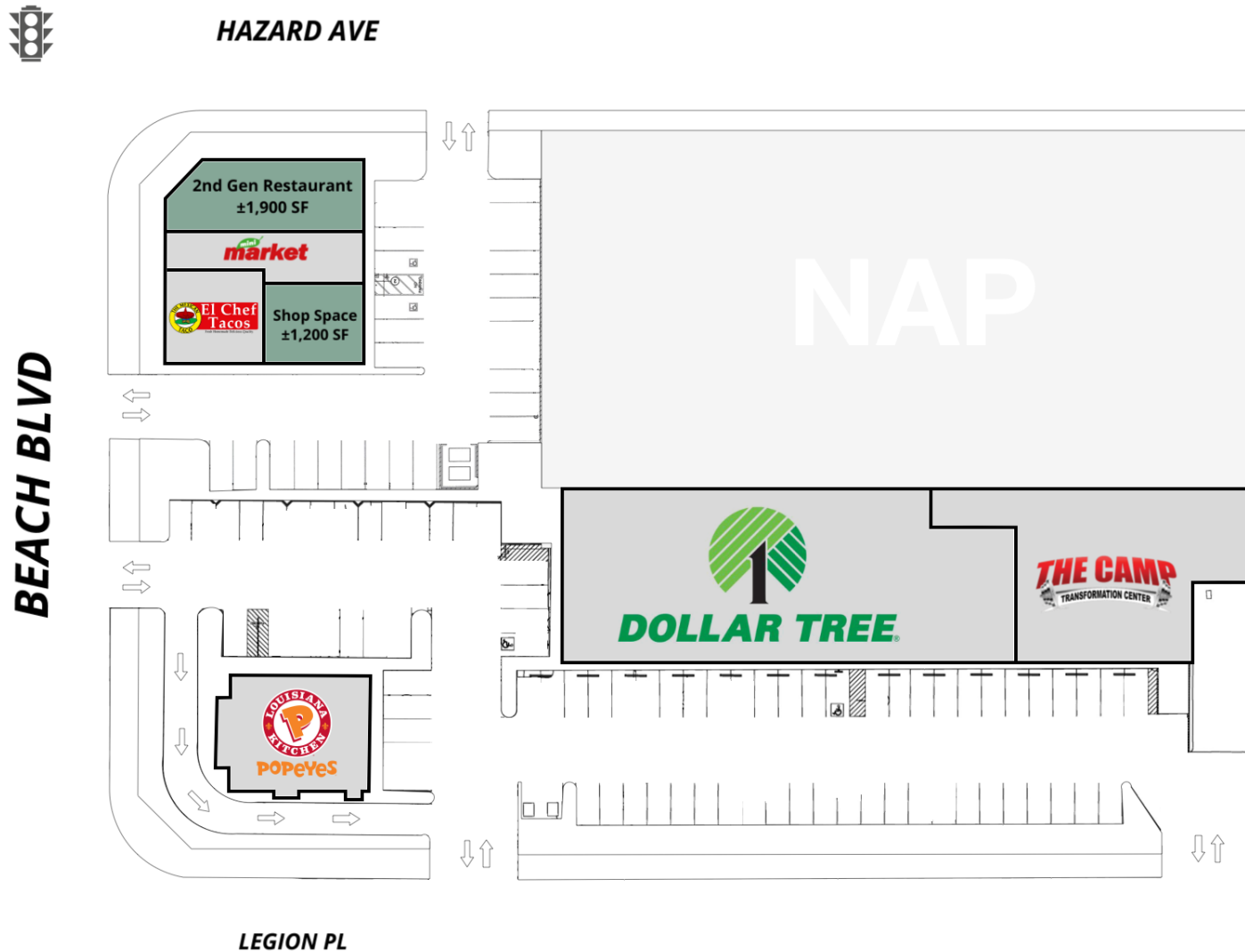
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SITE PLAN

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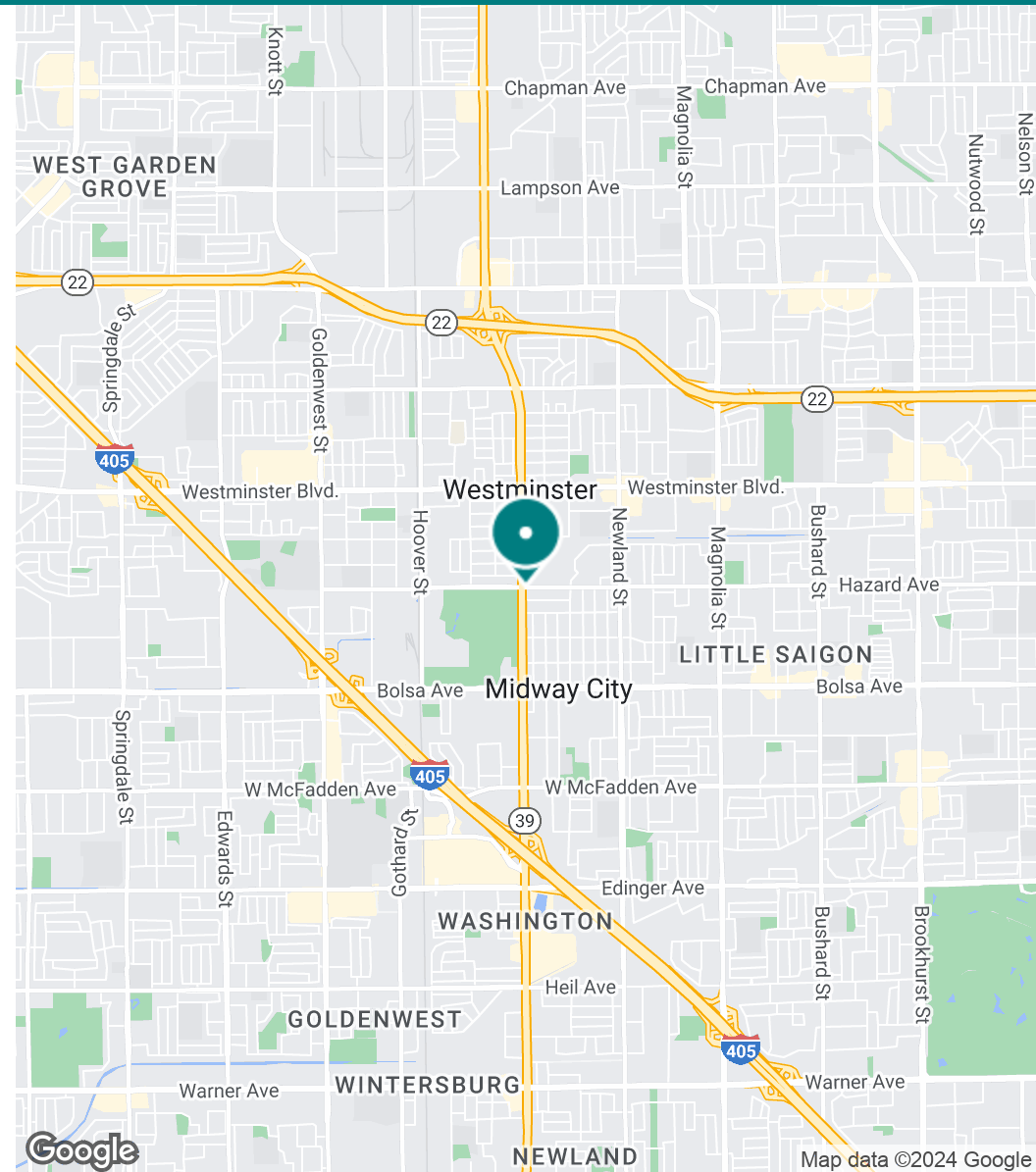
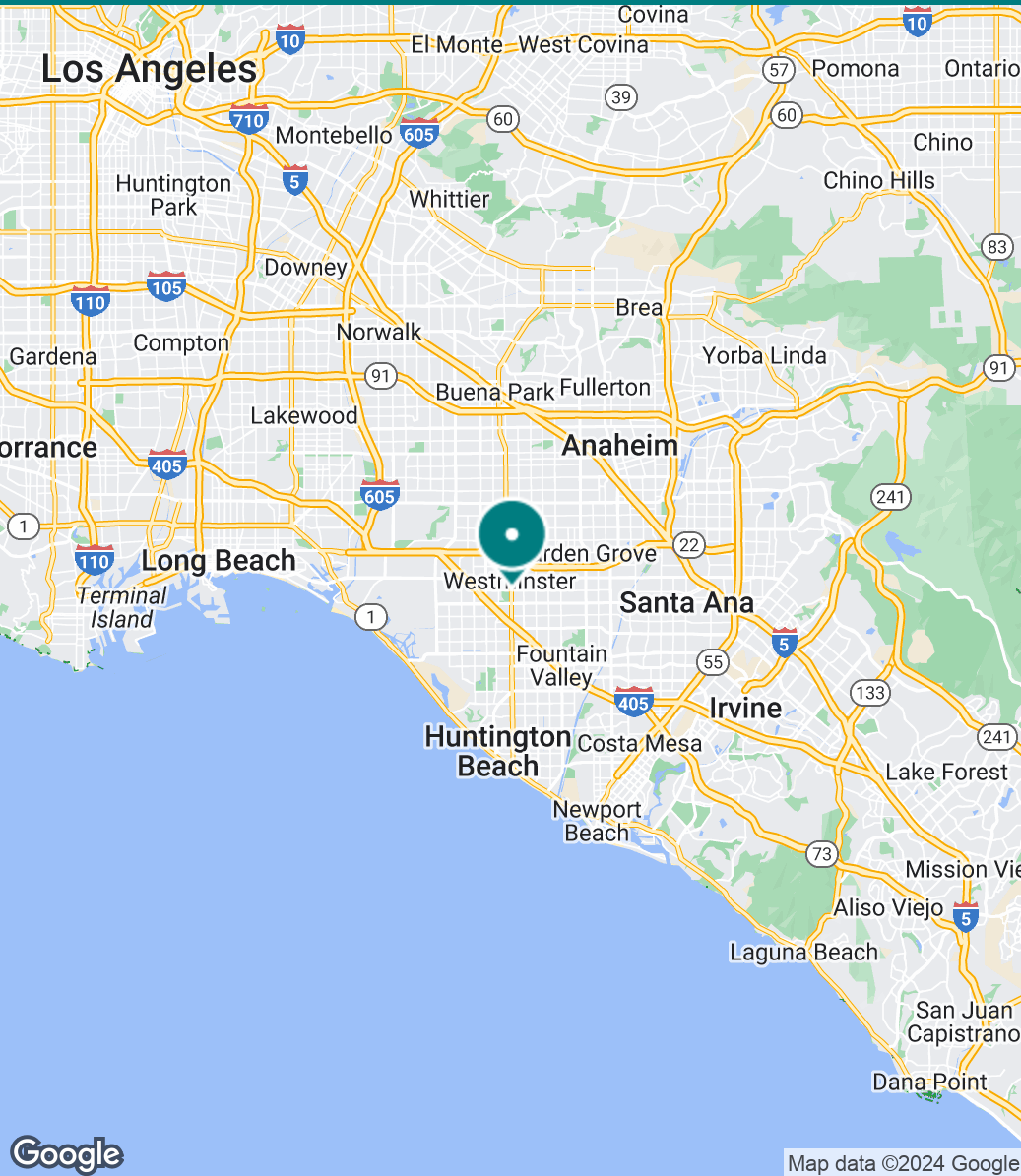


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LOCATION MAP

BEACH & HAZARD CENTER | 14502 BEACH BLVD, WESTMINSTER, CA 92683



Google

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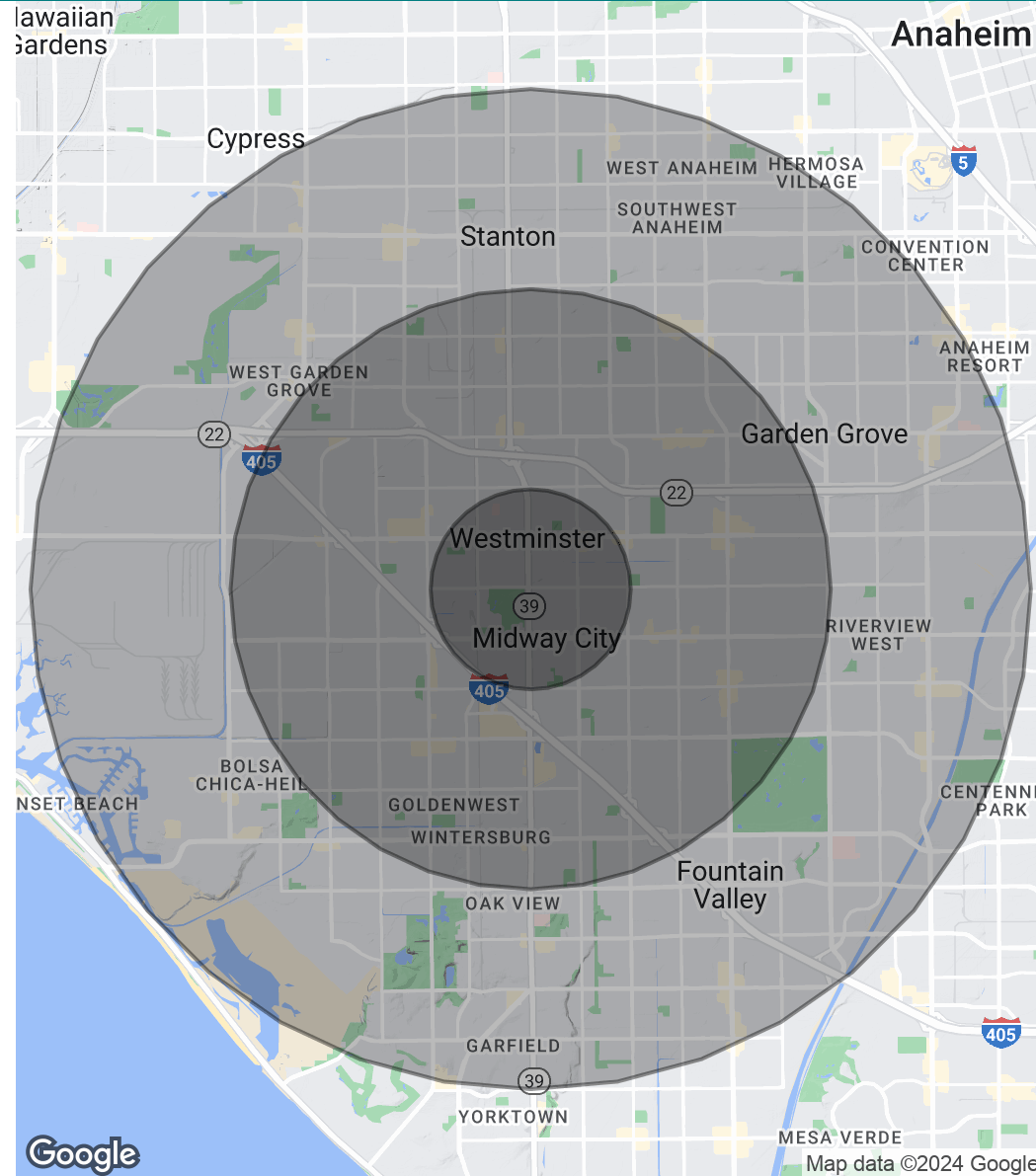
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,837	247,608	586,467
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,385	75,415	185,264
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$94,580	\$116,804	\$122,953
Average House Value	\$800,359	\$825,352	\$848,216
RACE	1 MILE	3 MILES	5 MILES
% White	14.0%	24.5%	30.7%
% Black	1.0%	1.2%	1.4%
% Asian	57.0%	46.1%	36.0%
% Hawaiian	0.4%	0.5%	0.4%
% American Indian	0.9%	1.0%	1.1%
% Other	19.4%	16.4%	18.0%

Demographics data derived from AlphaMap



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MEET THE TEAM

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