

100% LEASED INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM



FOR SALE

±6,400 SF

143,000 A DAY CAR COUNT MAJOR RETAIL FRONTAGE!

14191-14201 BEACH BLVD.
WESTMINSTER | CA



14191-14201 BEACH BLVD., Westminster, CA

CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 14191-14201 Beach Blvd., Westminster | CA (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or DAUM Real Estate Services ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms of a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of the Owner and Broker and may be used only by parties approved by the Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

Presented by:



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THE OFFERING

Daum Commercial Real Estate Services is pleased to present a rare opportunity to acquire 14191-14201 Beach Blvd, a freestanding retail/commercial property located in the vibrant heart of Westminster, California. This ±6,400 square foot two-tenant building is situated on three separate parcels totaling approximately 14,685 square feet (±0.33 acres) and offers prominent frontage along Beach Boulevard, one of Westminster's most heavily trafficked corridors, with direct access to the 22, 405, and 605 Freeways.

The property is zoned Mixed-Use 40 Units/Acre (MU40) District – buyer to verify. This zoning allows for a flexible mix of residential and nonresidential uses, either vertically integrated (e.g., ground-floor commercial with residential or office above) or horizontally integrated (adjacent residential, commercial, or office uses). Single-use developments—either fully residential or fully nonresidential—are also permitted.

Currently, the property is fully occupied by two tenants:

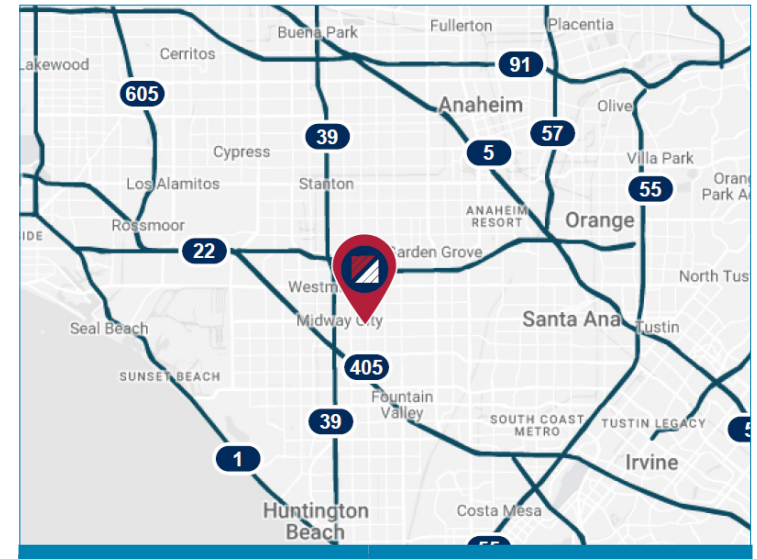
14191 Beach Blvd: OC Tint & Detail (±3,200 SF)
14201 Beach Blvd: Happy 2 EZ Mattress Store (±3,200 SF)

Each suite offers ±3,200 square feet of retail/showroom space. The site benefits from exceptional visibility and exposure, with average daily traffic counts exceeding 143,000 vehicles.

The surrounding neighborhood boasts a rich mix of retail, dining, and commuter amenities, making this location highly attractive to both businesses and consumers.

This offering represents a compelling opportunity for investors or developers to acquire a strategically located asset along one of Orange County's busiest commercial corridors.

PROPERTY HIGHLIGHTS



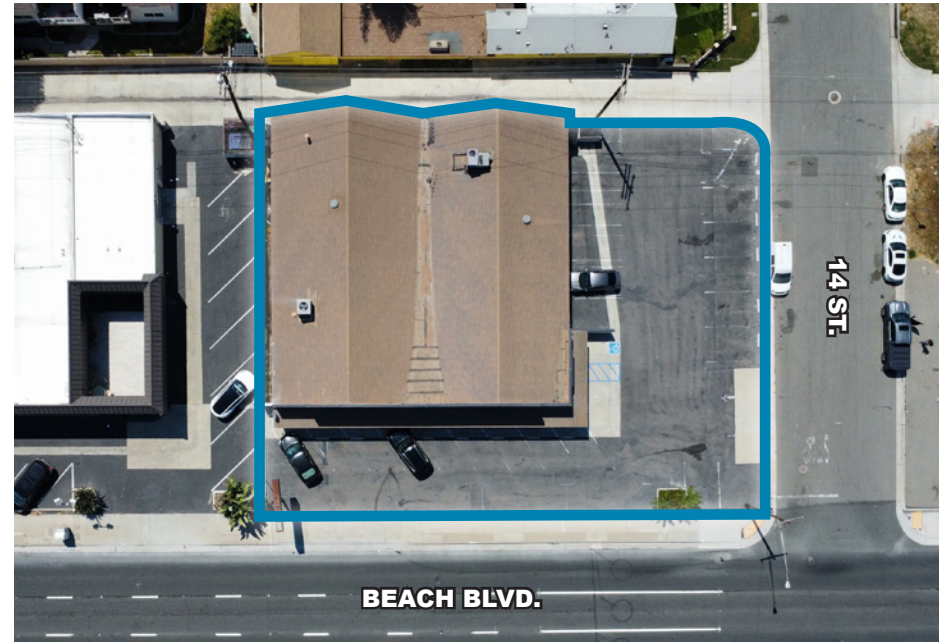
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|---------------------|----------------------------------------|
| TOTAL BUILDING SIZE | ±6,400 SF |
| TOTAL LAND AREA | ±14,685 square feet (±0.33 acres) |
| GL DOORS | Two (2) (12'w x 8'h) |
| CLEAR HEIGHT | A-Frame Construction: 18'-12' |
| FRONTAGE | Beach Blvd Street Frontage |
| SIGNAGE | Signage Available (Buyer to Verify) |
| PARKING | 12 Parking Stalls (Verify) |
| HVAC | 100% |
| TRAFFIC | 143,000 a Day Car Count |

EXECUTIVE SUMMARY

LEASE SUMMARY

14191 Beach Blvd., Westminster, CA

| | |
|--------------------|-----------------------------------------------------------------------------------------------------------|
| TENANT | OC Tint & Detail Inc |
| LEASE FORM | AIR Standard Ind/Commercial Multi-Tenant- Net |
| COMMENCEMENT | April 01, 2024 |
| EXPIRATION DATE | March 31, 2027 |
| OPTION TO EXTEND | N/A |
| ANNUAL INCREASES | 4% |
| BASE RENT SCHEDULE | <p>4/1/25 - 3/31/26: \$5,724.00 (\$1.79 psf NNN)</p> <p>4/1/26 - 3/31/27: \$5,953.00 (\$1.86 psf NNN)</p> |



INVESTMENT SUMMARY

| 14201 Beach Blvd., Westminster, CA | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TENANT | Happy 2 EZ, Inc |
| LEASE FORM | AIR Standard Ind/Commercial Multi-Tenant- Net |
| COMMENCEMENT | November 01, 2024 |
| EXPIRATION DATE | October 31, 2029 |
| OPTION TO EXTEND | N/A |
| ANNUAL INCREASES | 4% |
| BASE RENT SCHEDULE | <p>11/1/24 - 10/31/25: \$5,504.00 (\$1.72 psf NNN)</p> <p>11/1/25 - 10/31/26: \$5,724.00 (\$1.79 psf NNN)</p> <p>11/1/26 - 10/31/27: \$5,953.00 (\$1.86 psf NNN)</p> <p>11/1/27 - 10/31/28: \$6,191.00 (\$1.93 psf NNN)</p> <p>11/1/28 - 10/31/29: \$6,438.00 (\$2.01 psf NNN)</p> |

| | |
|--------------------------------|-------------------------------------|
| TOTAL BUILDING SIZE | ± 6,400 SF |
| PERCENT LEASED | 100% |
| PURCHASE PRICE | \$2,694,720.00 |
| PRICE PER SF | \$421.05 |
| CAP RATE | 5.0% |
| LEASE DOCUMENT | AIR Standard Ind Single-Tenant- Net |
| ANNUAL RENT INCREASES | 4% |
| 14191 MONTHLY BASE RENT (NNN) | \$5,724.00 (\$1.79 psf NNN) |
| 14201 MONTHLY BASE RENT (NNN) | \$5,504.00 (\$1.72 psf NNN) |
| TOTAL MONTHLY BASE RENT (NNN) | \$11,228.00 (\$1.75 psf NNN) |
| MONTHLY OPERATING EXPENSES | \$2,760.00 (\$0.43 NNN) |
| NET OPERATING INCOME (NOI) YR1 | \$134,736.00 |

ABOUT THE TENANT



OC Tint & Detail, also known as OC Tint Spot, is a highly rated automotive customization shop located in Westminster, CA, serving the greater Orange County area. They specialize in premium window tinting for vehicles, homes, and businesses, using high-quality LLumar® films for UV protection, heat rejection, and enhanced aesthetics. Additional services include paint protection film (PPF), custom vinyl car wraps, ceramic coatings, and tiered car detailing packages. Known for their fast, professional, and reasonably priced service, the shop has earned consistent 5-star reviews from satisfied customers. With a focus on craftsmanship, personalized care, and long-lasting results, OC Tint Spot has built a strong reputation as a go-to destination for vehicle protection and enhancement.

| | |
|------------------|-------------------------------------------------------------|
| | |
| TENANT | OC Tint & Detail / OC Tint Spot |
| LOCATION | Westminster, CA (Orange County) |
| CORE SERVICES | Window Tinting, PPF, Car Wraps, Ceramic Coatings, Detailing |
| SERVICE FEATURES | Premium films, multiple tint shades, packaged detailing |
| WEBSITE | http://octintspot.com/ |

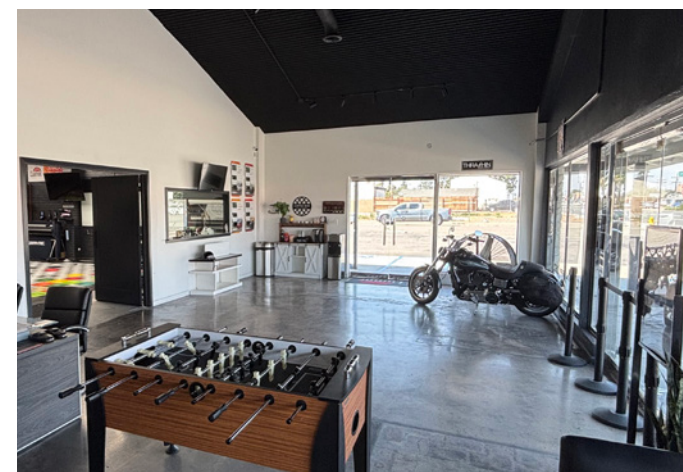
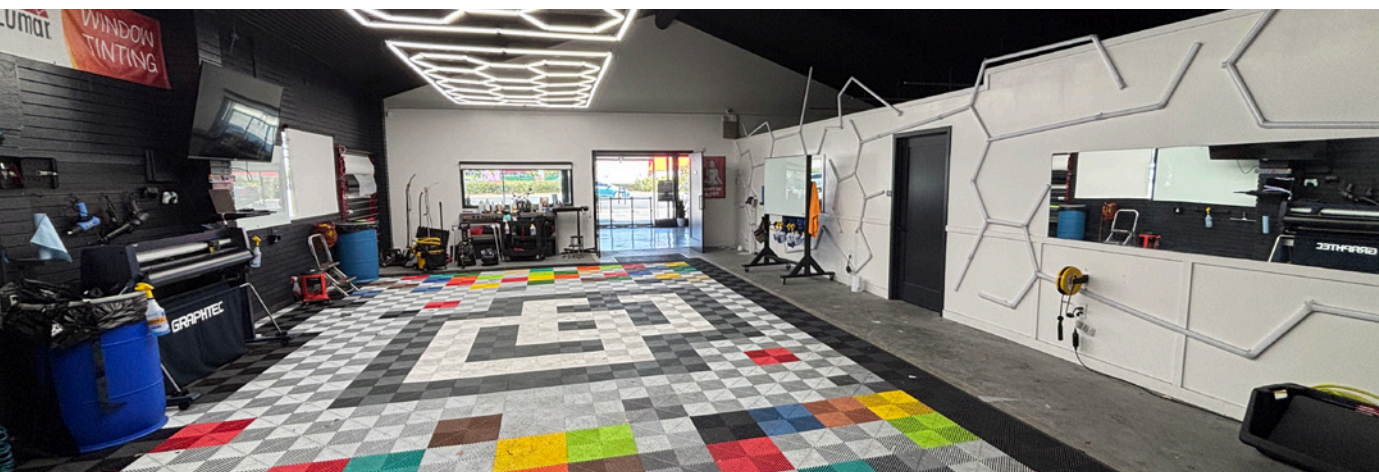


PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY OVERVIEW



MARKET OVERVIEW

WESTMINSTER MARKET OVERVIEW



As of mid-2025, the retail real estate market in Westminster, CA is showing encouraging signs of stability and resilience, especially in well-positioned neighborhood centers and street-front retail. While the broader retail sector has evolved in recent years, Westminster continues to benefit from its strong cultural identity, dense residential base, and strategic location near major freeways and regional destinations. Retailers are actively seeking space in walkable, community-focused areas, with a growing preference for smaller footprints and service-oriented tenants such as food & beverage, personal care, and medical retail. Landlords have adapted quickly to shifting consumer preferences, offering build-out incentives and flexible lease terms to attract quality tenants and improve tenant mix. These conditions make it a favorable environment for both new businesses and investors seeking stabilized or value-add retail assets.

New retail construction in Westminster remains limited, which supports long-term fundamentals by preventing oversupply. Infill centers with strong visibility, convenient parking, and proximity to residential neighborhoods are outperforming, especially those anchored by necessity-based tenants or culturally relevant operators serving Westminster's diverse population. Investor interest remains steady, with cap rates holding firm for well-located properties and owner-user opportunities gaining traction. Looking forward, continued population growth, infrastructure improvements, and a steady stream of consumer demand are expected to drive leasing activity and support rent growth through 2025 and beyond. For tenants and investors alike, Westminster presents a strategic opportunity to secure a presence in one of Orange County's most established and vibrant retail corridors.

ORANGE COUNTY MARKET OVERVIEW

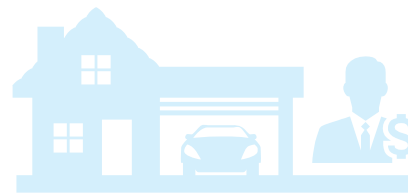
Looking ahead, Orange County's industrial market is expected to stabilize as macroeconomic headwinds ease and structural demand drivers—such as e-commerce, regional logistics, and nearshoring—reassert their influence. Investment opportunities lie in value-add acquisitions, particularly properties with below-market rents or lease rollover potential, as well as those in redevelopment-constrained areas where supply growth is limited. The market is also benefiting from broader policy tailwinds and favorable regulatory shifts that may unlock further investor incentives. With minimal new construction and a projected rebound in tenant demand by late 2025 into 2026, investors positioned now in well-located, functional assets are poised to benefit from renewed absorption, income growth, and long-term value creation.



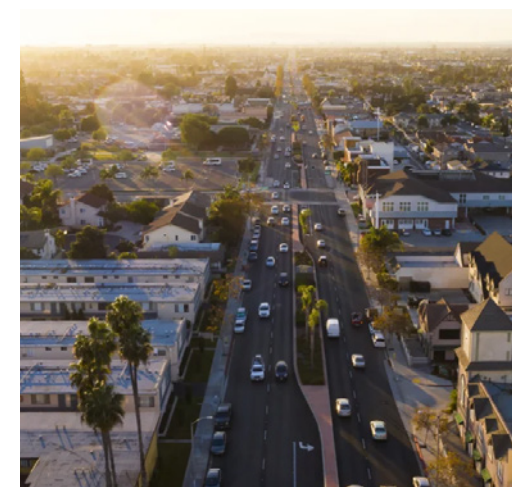
Total Population
90,150



Number of Households
27,900

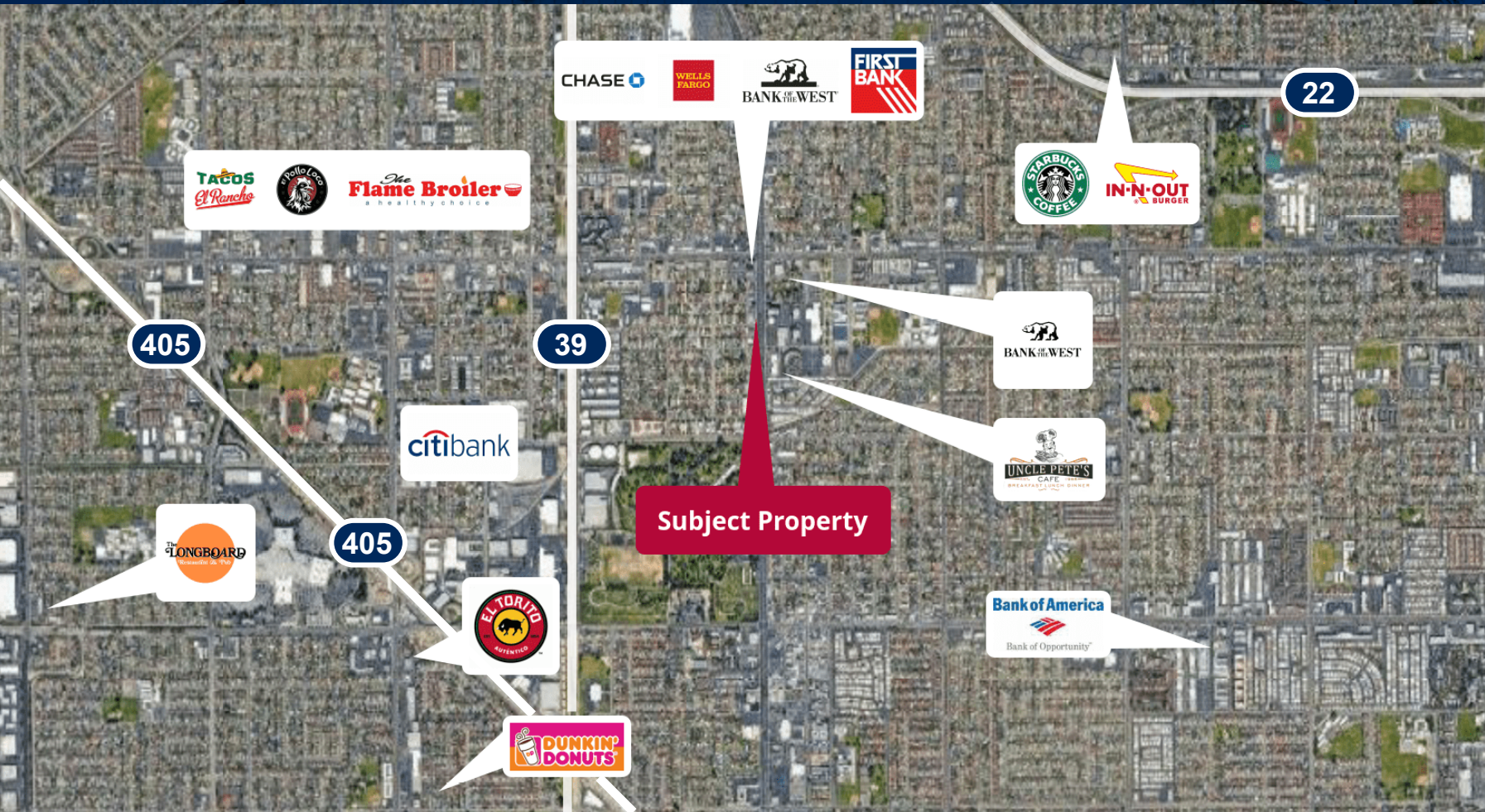


Average Households Income
\$109,200



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