

FOR LEASE

SHOP SPACE ON BEACH BLVD

14502 BEACH BLVD | WESTMINSTER, CA 92683



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LEASING

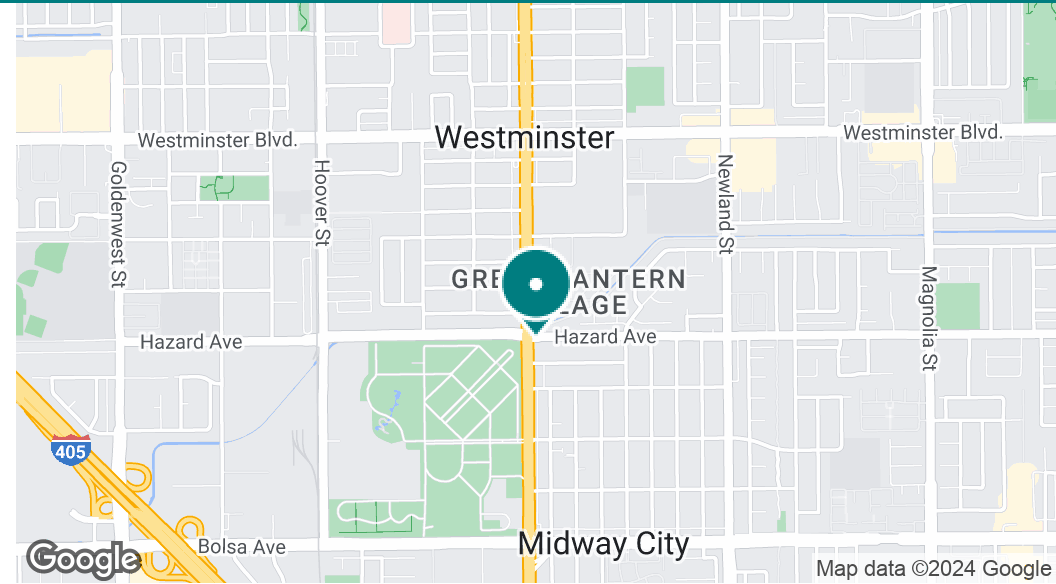
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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

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OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (Est \$0.85 NNN)
Building Size:	12,502 SF
Available SF:	1,200 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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PLANS

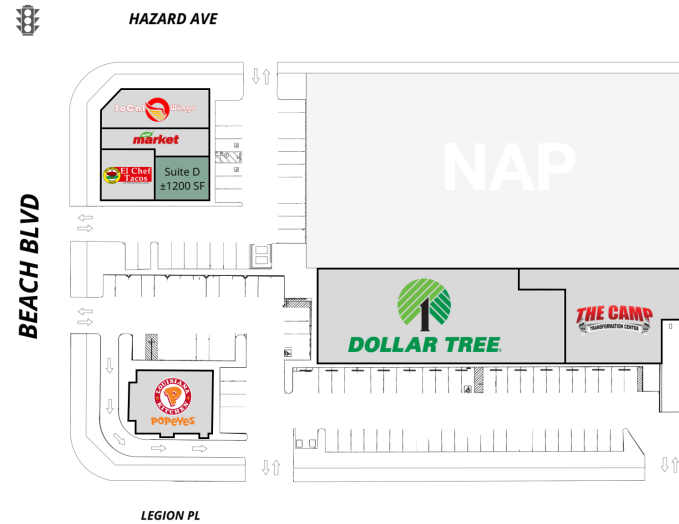
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LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	Est \$0.85 NNN
Total Space:	1,200 SF

Lease Term:	Negotiable
Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite D	Available	1,200 SF	Est \$0.85 NNN	\$2.25 SF/month	*Lease rate subject to other lease terms and conditions - Shell Shop Space Available

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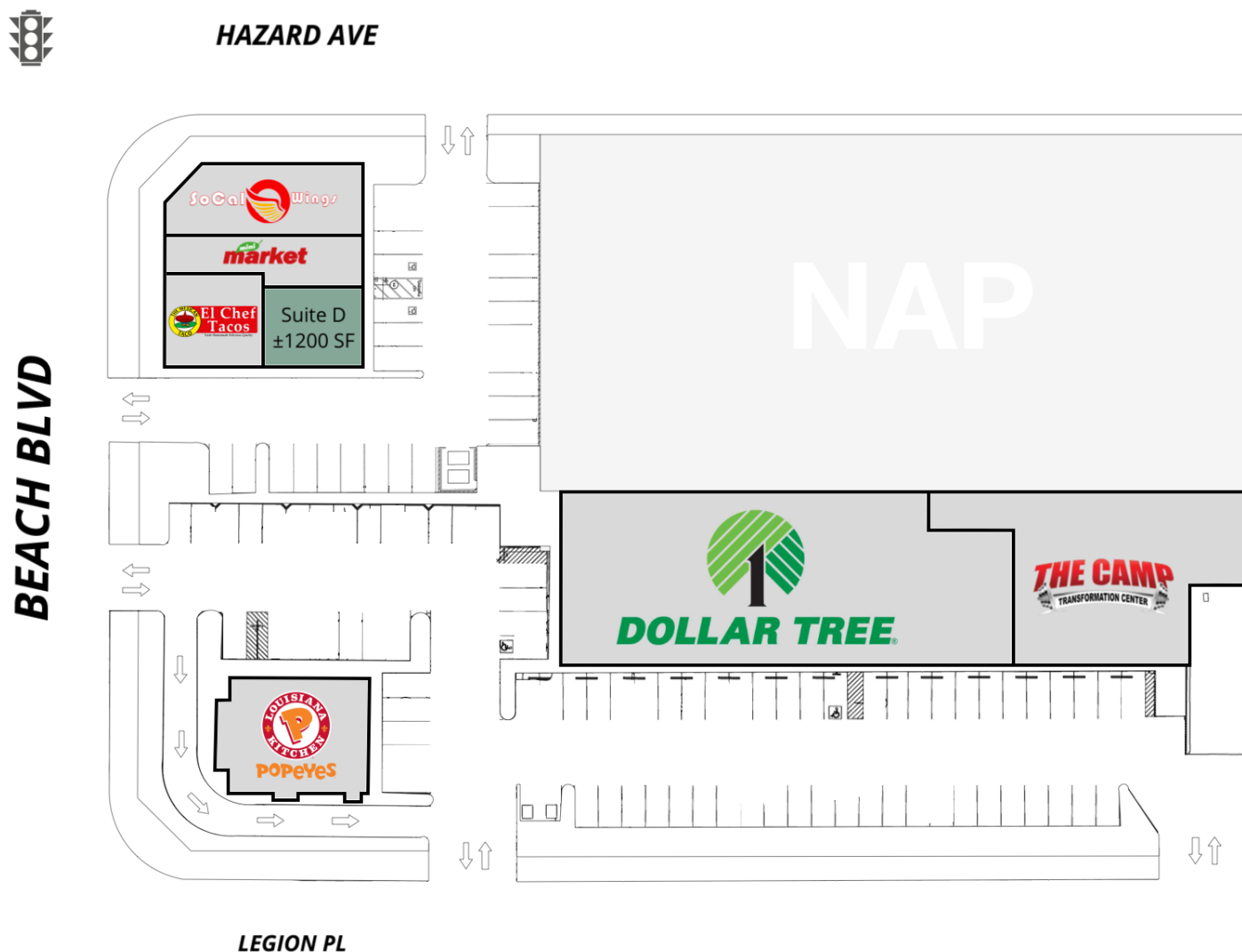
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SITE PLANS

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ADDITIONAL PHOTOS

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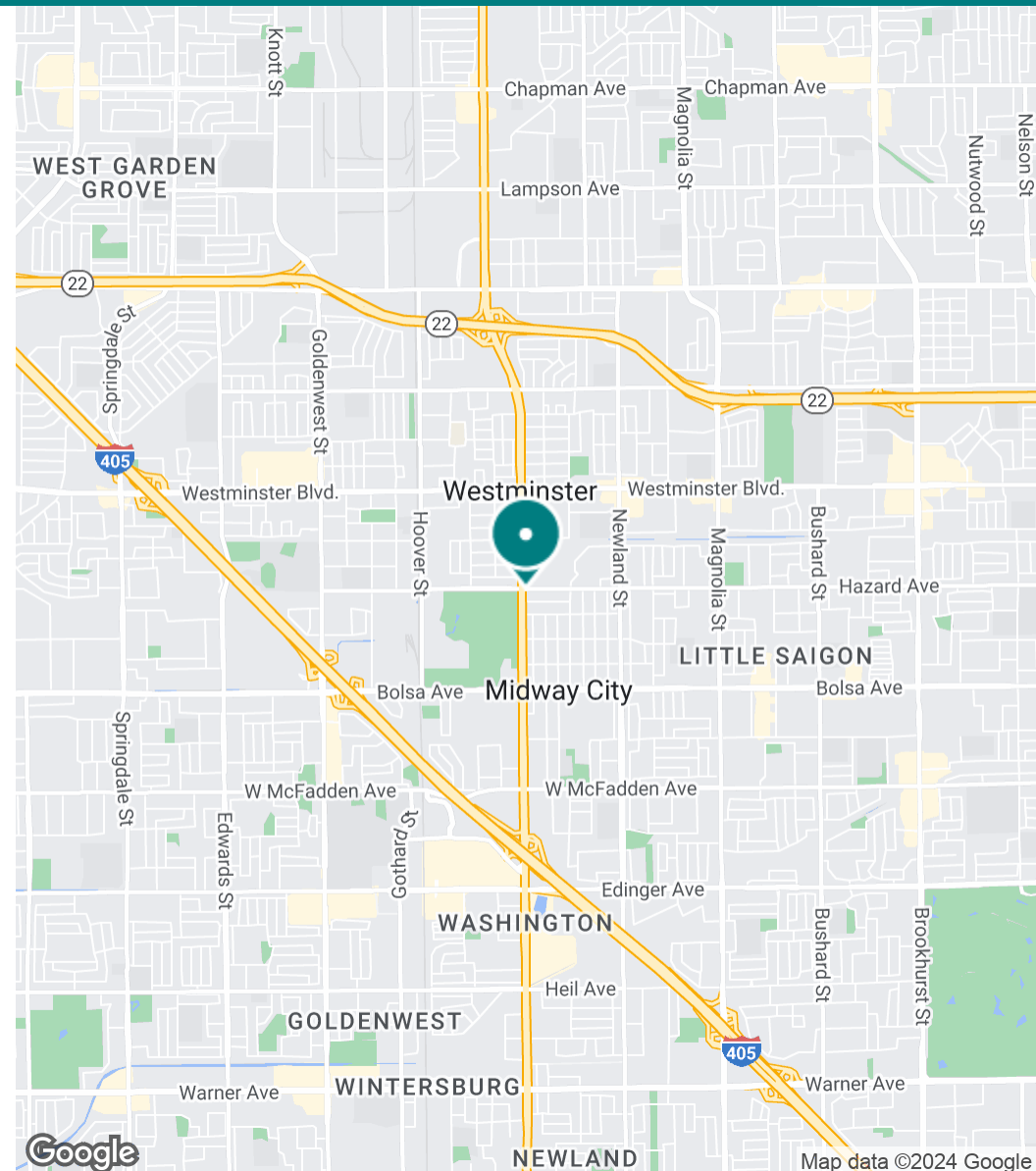
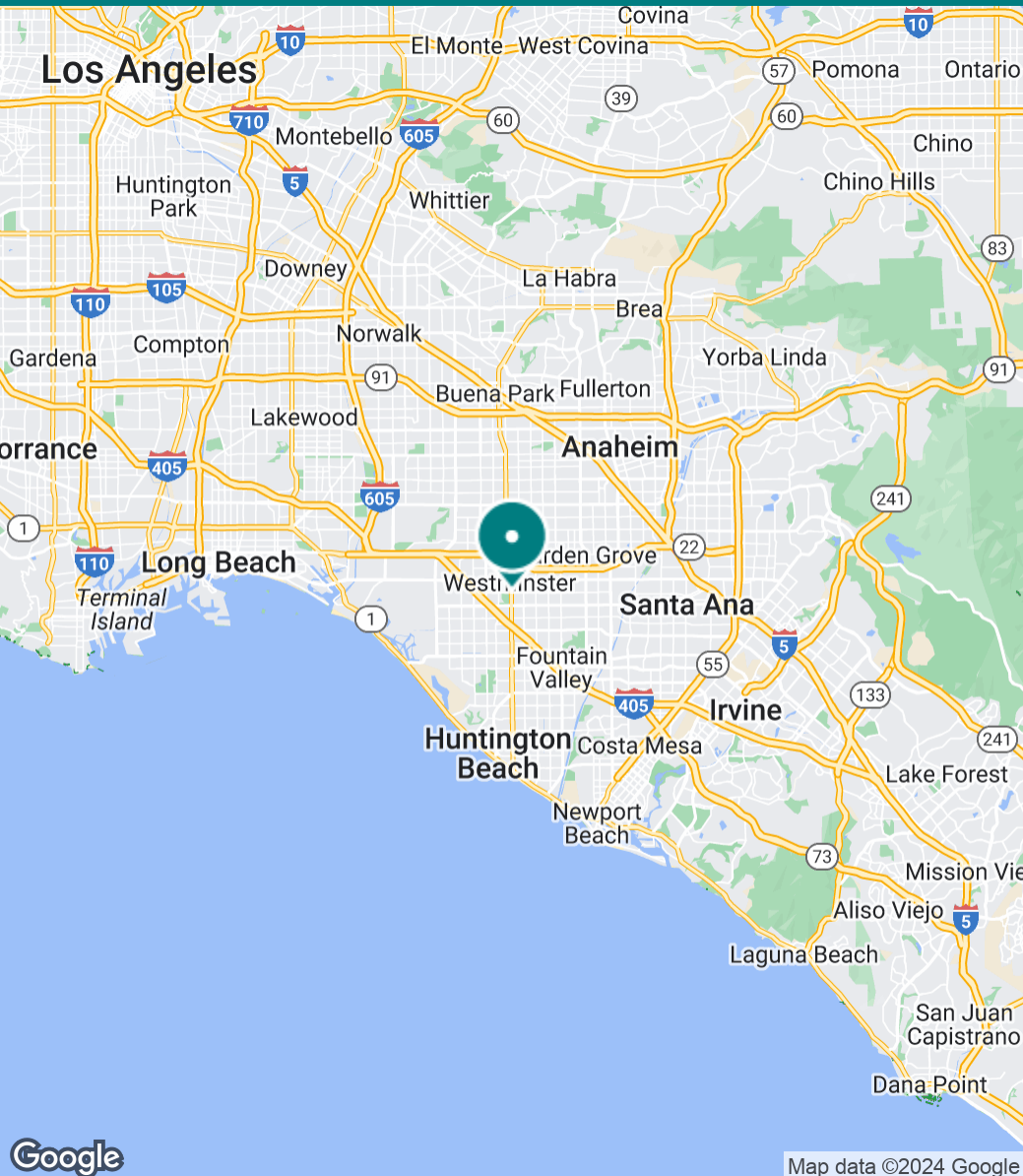
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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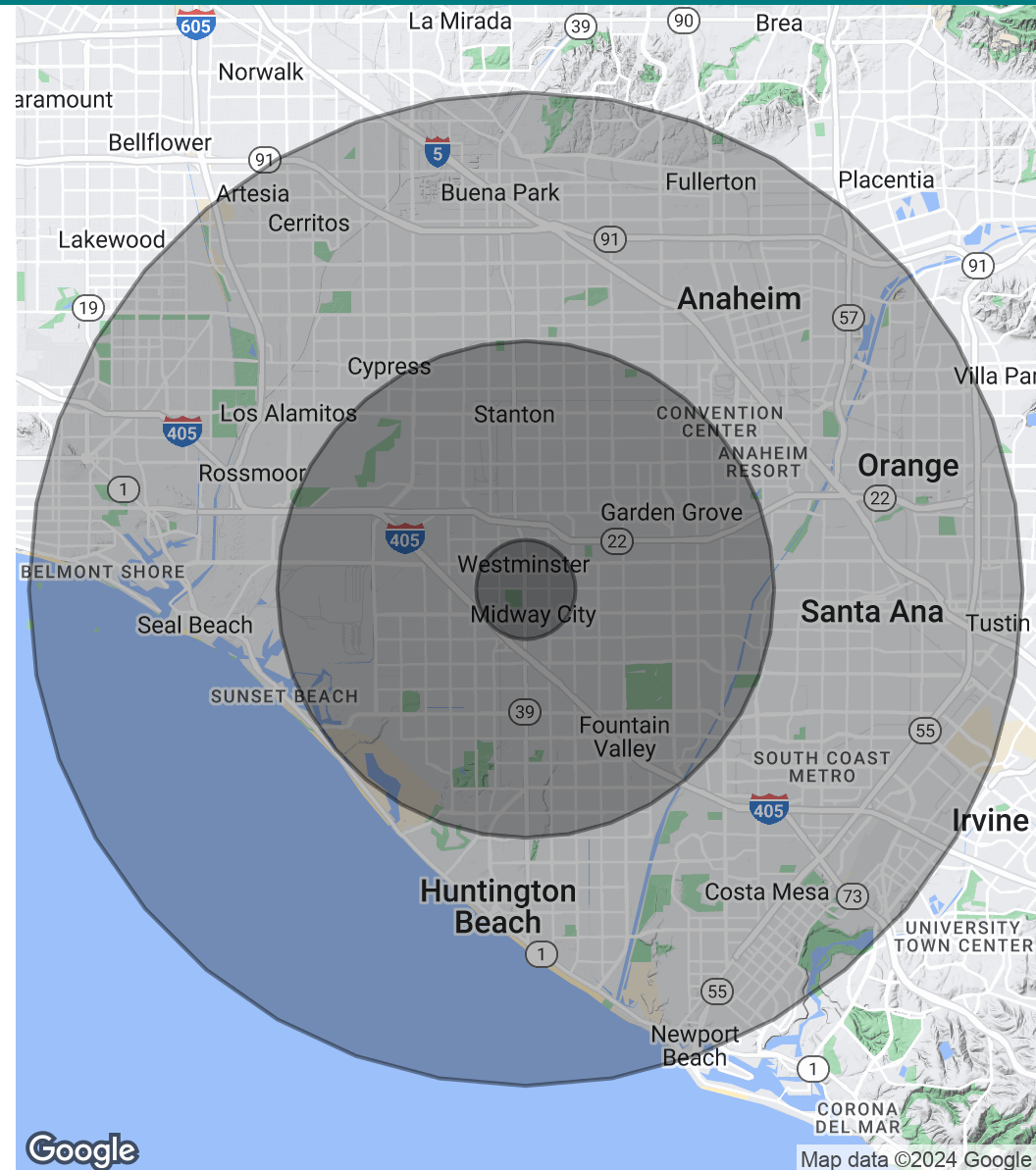
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	26	1,464	35,520
Average Age	38.4	41.7	35.5
Average Age (Male)	39.9	38.5	34.1
Average Age (Female)	36.1	42.6	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	10	625	12,071
# of Persons per HH	2.6	2.3	2.9
Average HH Income	\$68,956	\$81,619	\$74,217
Average House Value	\$311,335	\$374,205	\$300,683
RACE	1 MILE	5 MILES	10 MILES
% White	84.6%	84.8%	74.6%
% Black	0.0%	0.0%	0.3%
% Asian	3.8%	6.4%	3.5%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.0%	1.6%	0.9%
% Other	0.0%	3.6%	15.6%

2020 American Community Survey (ACS)

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MEET THE TEAM

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