

PRIME LITTLE SAIGON

MAGNOLIA PLAZA FOR LEASE

14014-14092 MAGNOLIA ST | WESTMINSTER, CA 92683

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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

MAGNOLIA PLAZA | 14014-14092 MAGNOLIA ST, WESTMINSTER, CA 92683

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LOCATION DESCRIPTION

Welcome to Magnolia Plaza, a bustling hub situated at the pulse of Orange County's vibrant Little Saigon region. Here, on the second floor, we offer long-term leasing opportunities for office and retail spaces, ensuring your business enjoys not just exposure but an environment conducive to growth. With direct access, convenient location near the 405 and 22 freeways, and a diverse mix of tenants, Magnolia Plaza is more than just a space – it's a dynamic community.

PROPERTY HIGHLIGHTS

- Prime Little Saigon Location
- Easy 405 & 22 Freeway Access
- Dynamic Space for Thriving Businesses

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Available SF:	1,700 - 4,285 SF
Lot Size:	7.9 Acres
Building Size:	74,295 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,142	74,852	203,359
Total Population	34,088	259,901	692,562
Average HH Income	\$64,870	\$70,639	\$75,268

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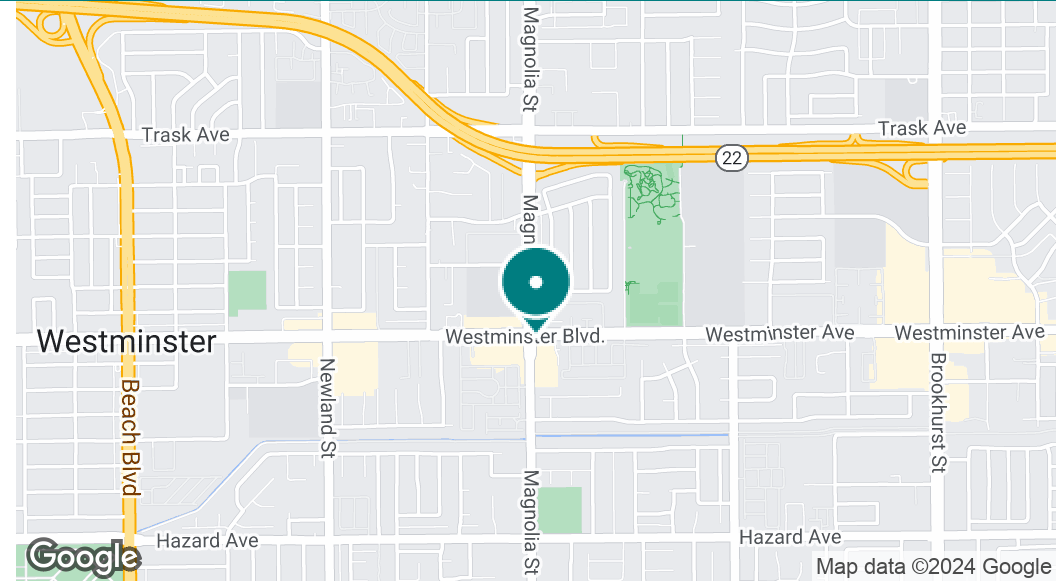
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LEASING SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Building Size:	74,295 SF
Available SF:	1,700 - 4,285 SF
Lot Size:	7.9 Acres
Year Built:	1966
Zoning:	Tenant to verify with City
Market:	Orange County
Submarket:	Westminster
Traffic Count:	42,612

PROPERTY OVERVIEW

Discover the unique advantages of Magnolia Plaza – from customizable tenant signage to a spacious parking lot, we've crafted an environment that reflects the eclectic spirit of thriving businesses. Our property isn't just a place; it's a canvas for your business story to unfold. With its strategic positioning and constant foot traffic, Magnolia Plaza provides a genuine and vibrant setting for businesses to thrive. Make your mark where prime location meets the heartbeat of Orange County's business scene – welcome to Magnolia Plaza.

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE
204	\$1.50 SF/month	NNN	2,800 SF
206	\$1.50 SF/month	NNN	2,350 - 4,285 SF
207	\$1.50 SF/month	NNN	1,935 - 4,285 SF
214	\$1.50 SF/month	NNN	1,700 SF

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,700 - 4,285 SF	Base Lease Rate:	\$1.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	BASE LEASE RATE	DESCRIPTION
204	Available	2,800 SF	NNN	\$1.50 SF/month	Suite 203/204 and Suite 205 are combined for a total of 2,800 SF or can be leased separately. The greater suite features a kitchen, three (3) restrooms, private offices, two (2) conference rooms and an elegant lobby area. The space is a former real estate office that was upgraded with premium features. Tenant pays all utilities except water.
206	Available	2,350 - 4,285 SF	NNN	\$1.50 SF/month	Suite 206 & Suite 207 can be combined for a total of 4,285 SF or leased separately. Tenant pays all utilities except water.
207	Available	1,935 - 4,285 SF	NNN	\$1.50 SF/month	Suite 206 & Suite 207 can be combined for a total of 4,285 SF or leased separately. Tenant pays all utilities except water.
214	Available	1,700 SF	NNN	\$1.50 SF/month	Retail/Office Space. Tenant pays all utilities except water.

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SITE PLANS

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Westminster Blvd



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ADDITIONAL PHOTOS

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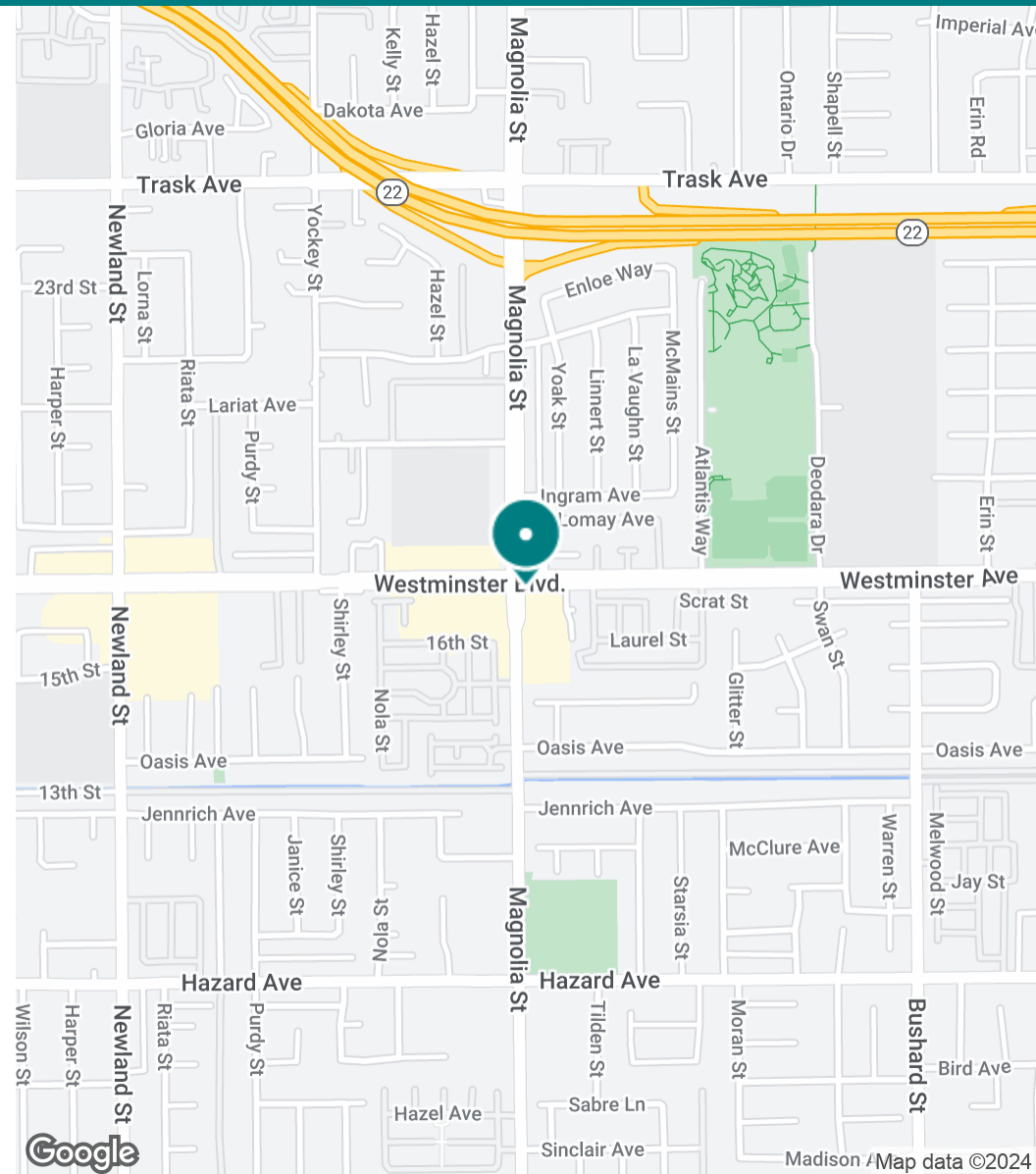
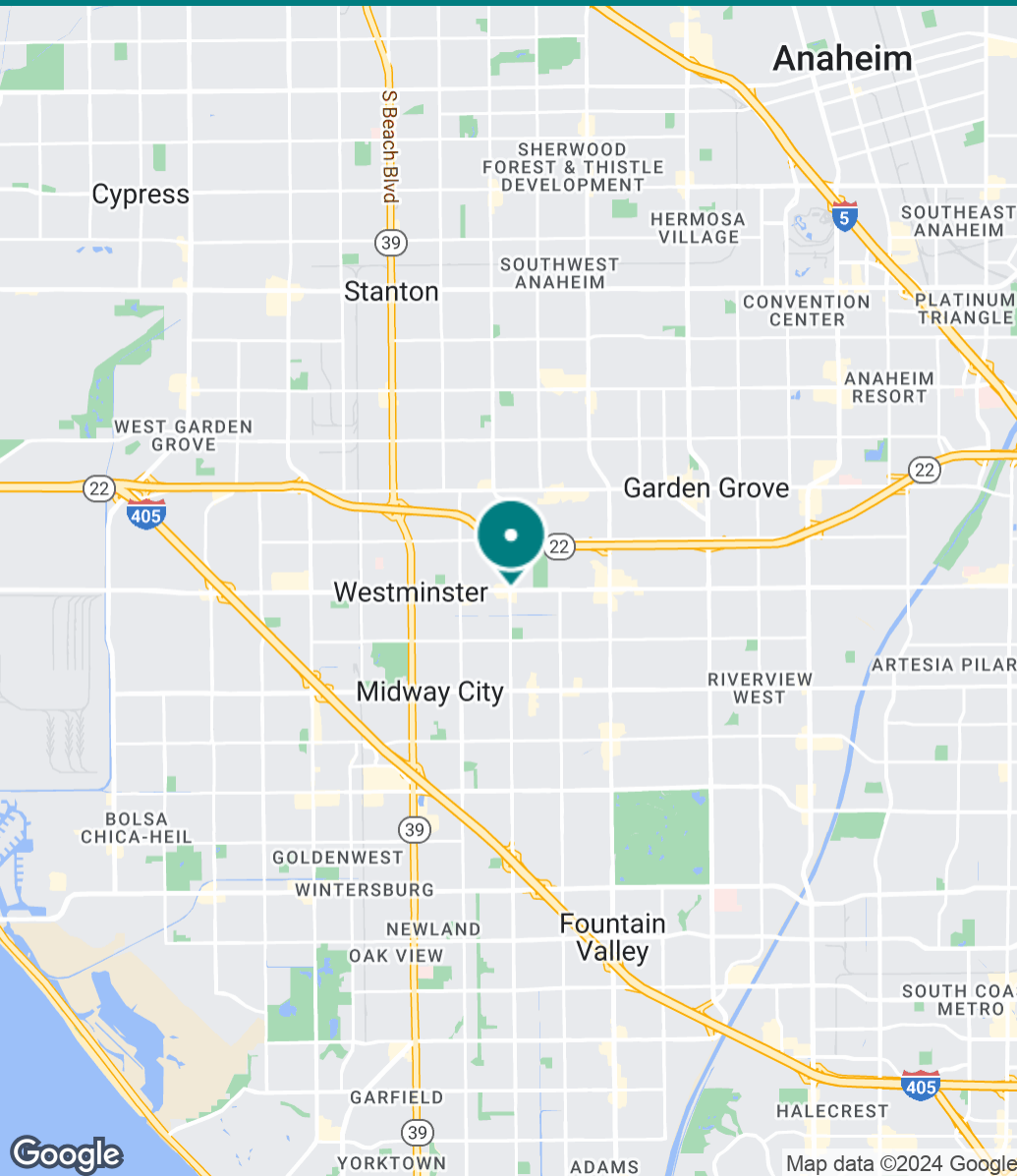
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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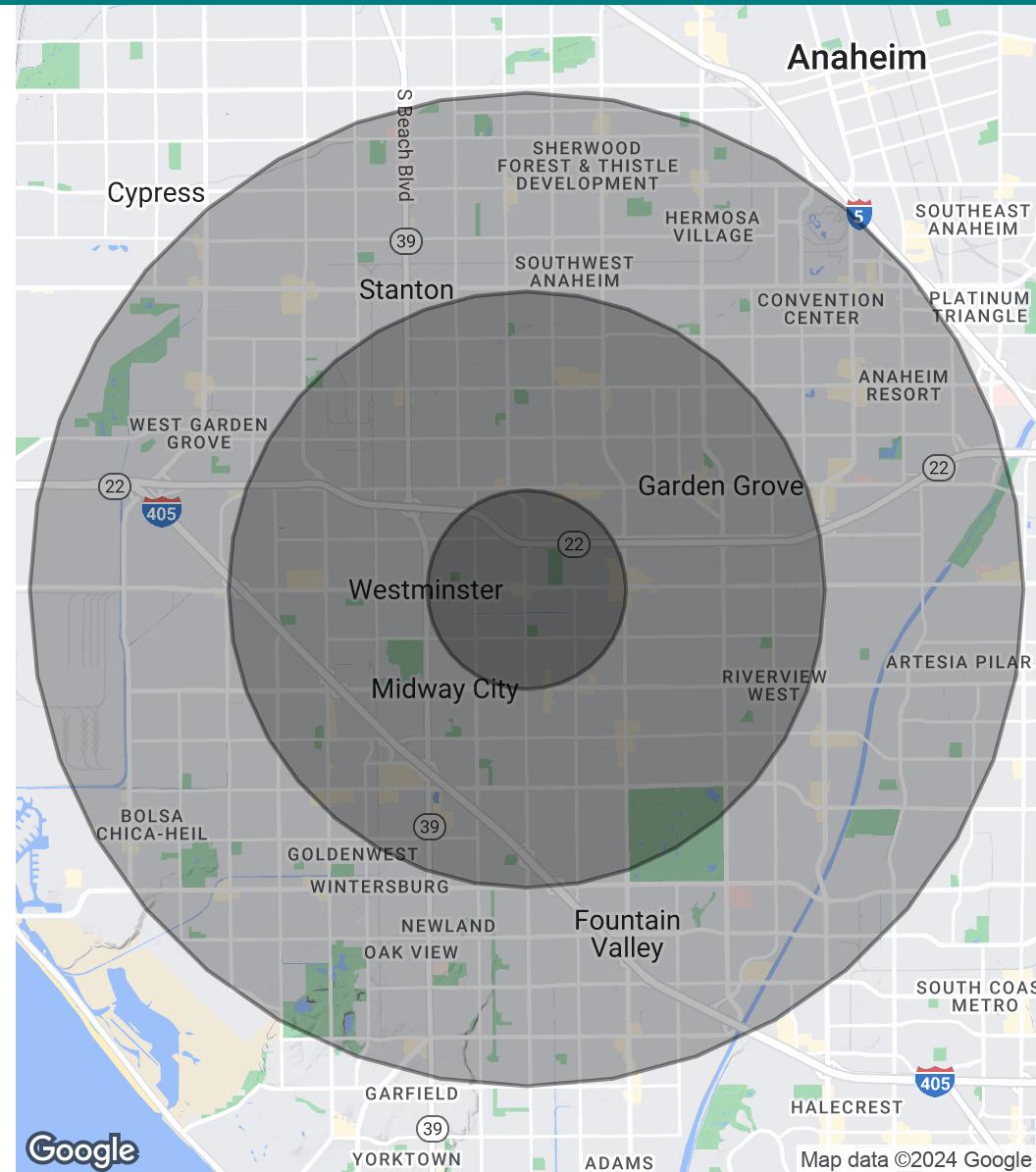
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,088	259,901	692,562
Average Age	37.3	36.4	35.4
Average Age (Male)	36.5	35.5	34.5
Average Age (Female)	38.0	37.1	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,142	74,852	203,359
# of Persons per HH	3.7	3.5	3.4
Average HH Income	\$64,870	\$70,639	\$75,268
Average House Value	\$440,929	\$472,635	\$496,228
RACE	1 MILE	3 MILES	5 MILES
% White	29.1%	37.2%	47.5%
% Black	0.6%	0.9%	1.3%
% Asian	57.4%	45.4%	29.6%
% Hawaiian	1.7%	0.5%	0.6%
% American Indian	0.9%	0.4%	0.4%
% Other	9.1%	13.8%	18.1%

** Demographic data derived from 2020 ACS - US Census*

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MEET THE TEAM

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