



New Price and MXU Zoning: Beach Blvd Land
±0.63 AC (27,442 SF) For Sale or Lease
13561 BEACH BLVD, WESTMINSTER, CA 92683

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to present the opportunity to acquire a newly rezoned mixed-use infill development site along Beach Boulevard, one of Westminster's primary commercial corridors. The assemblage totals approximately ± 0.63 acres (27,442 SF) just off the signalized intersection of Beach Blvd and Trask Ave, with ± 164 feet of Beach Blvd frontage and exposure to over 75,000 vehicles per day.

Effective June 12, 2026, the City of Westminster rezoned both subject parcels from C-2 to Mixed-Use (MU). The MU zone allows residential-only, commercial-only, and vertical or horizontal mixed-use development. For sites under two acres, the current base maximum residential density is 50 dwelling units per acre, with a City incentive allowing up to 10 additional dwelling units per acre when at least 2,500 SF of qualifying nonresidential area is provided.

At ± 0.63 acres, the base density equates to approximately 31.5 units before final City calculations, while the MU nonresidential incentive could increase planning-level density to approximately 37.8 units. Mixed-use projects may reach up to six stories / 95 feet, and other development may reach six stories / 75 feet, subject to applicable standards and approvals. The new zoning materially broadens the site's appeal to multifamily, mixed-use and infill developers seeking a scarce Orange County corridor redevelopment opportunity.

PROPERTY HIGHLIGHTS

- Newly rezoned MU (Mixed-Use) - formerly C-2
- ± 0.63 AC (27,442 SF) infill development site
- Under 2 acres: up to 50 DU/AC base residential density
- Planning-level base yield of approx. 31.5 units
- Potential +10 DU/AC with at least 2,500 SF qualifying nonresidential space
- Mixed-use height: up to 6 stories / 95 feet
- Residential-only, commercial-only, vertical or horizontal mixed-use permitted
- ± 164 feet Beach Blvd frontage and $\pm 75,000$ VPD exposure
- Dense trade area - $\pm 250,000$ residents within 3 miles

FINANCIAL ANALYSIS

Property Summary

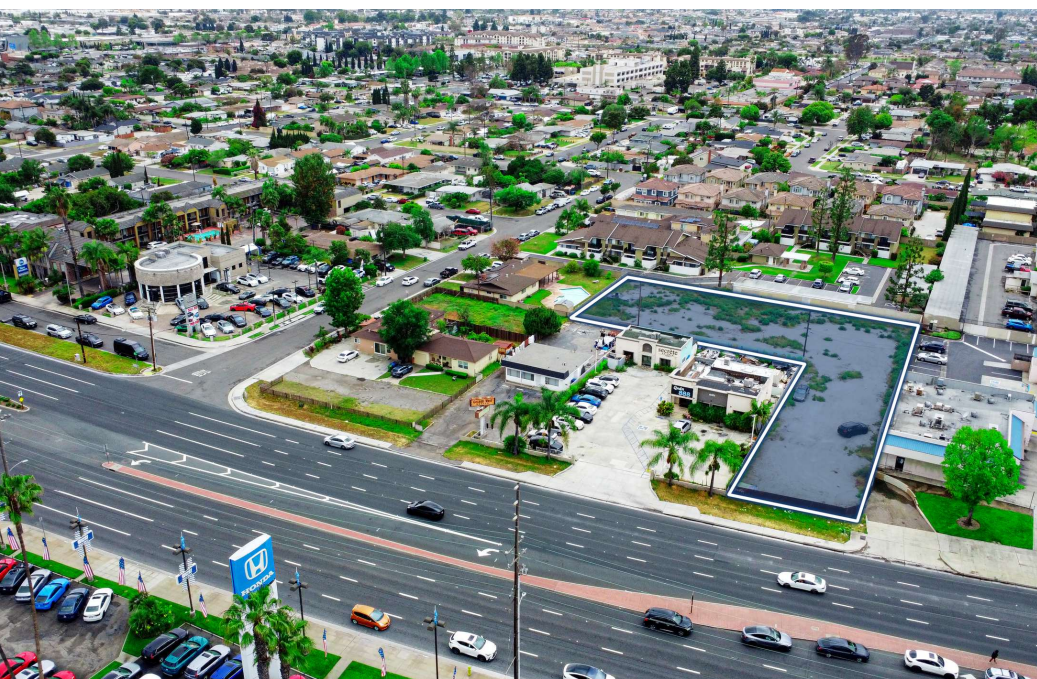
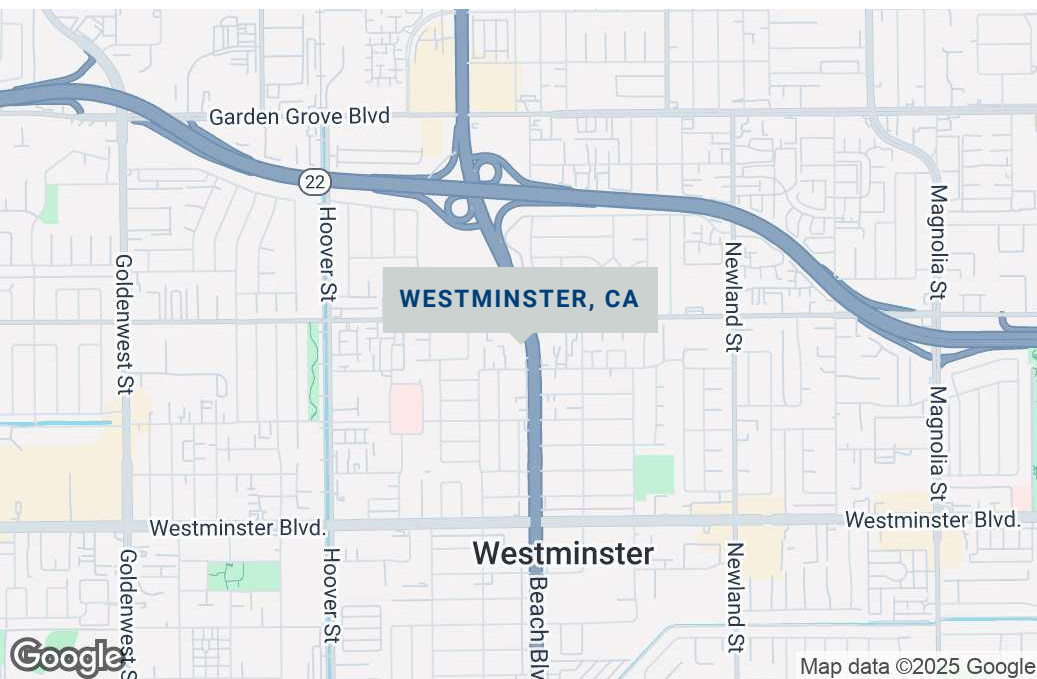
Address	13561 Beach Blvd, Westminster, CA 92683
APN	096-290-08 & 096-290-43
Gross Leaseable Area	27,442 SF
Lot Area (AC)	0.63
Zoning	Mixed Use
Type of Ownership	Fee Simple

Asking Price

Price	\$1,990,000
Price/Land SF	\$72.52
Price/AC	\$3,158,822

Lease Pricing: \$7,500 per month (\$0.27 PSF)





LOCATION DESCRIPTION

Westminister, California, is a culturally rich and centrally located city in Orange County, recognized for its vibrant diversity and deep-rooted community ties. It is home to Little Saigon, the largest Vietnamese enclave outside of Vietnam, which brings a unique mix of dining, retail, and cultural destinations that attract visitors from throughout Southern California. The city also features regional retail draws like Westminister Mall, as well as numerous professional and medical service providers that support a stable and diverse local economy.

Set within one of the most desirable counties in the country, Westminister benefits from its proximity to Orange County's coastal lifestyle, major employment hubs, and world-class amenities. Nearby attractions include Disneyland, Knott's Berry Farm, South Coast Plaza, and the beaches of Newport, Huntington, and Laguna, all contributing to the area's appeal for both residents and investors.

Orange County's economy is powered by a broad range of sectors, including technology, healthcare, finance, education, and tourism. It is home to major corporate headquarters and institutions like the University of California, Irvine (UCI), as well as top-ranked public and private schools.

The property at 13561 Beach Blvd offers excellent regional connectivity, located just 11 miles (approx. 20 minutes) from John Wayne Airport and 30 miles (approx. 35–50 minutes) from Los Angeles International Airport (LAX), depending on traffic. Easy access to the 405 and 22 Freeways further enhances mobility throughout Orange County and Greater Los Angeles.

LOCATION DETAILS

County	Orange
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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	30,482	136,358	407,912
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	43	42

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,221	41,354	121,466
Persons per HH	3.3	3.3	3.4
Average HH Income	\$81,241	\$107,665	\$114,987
Average House Value	\$716,851	\$796,797	\$787,628
Per Capita Income	\$24,618	\$32,625	\$33,819

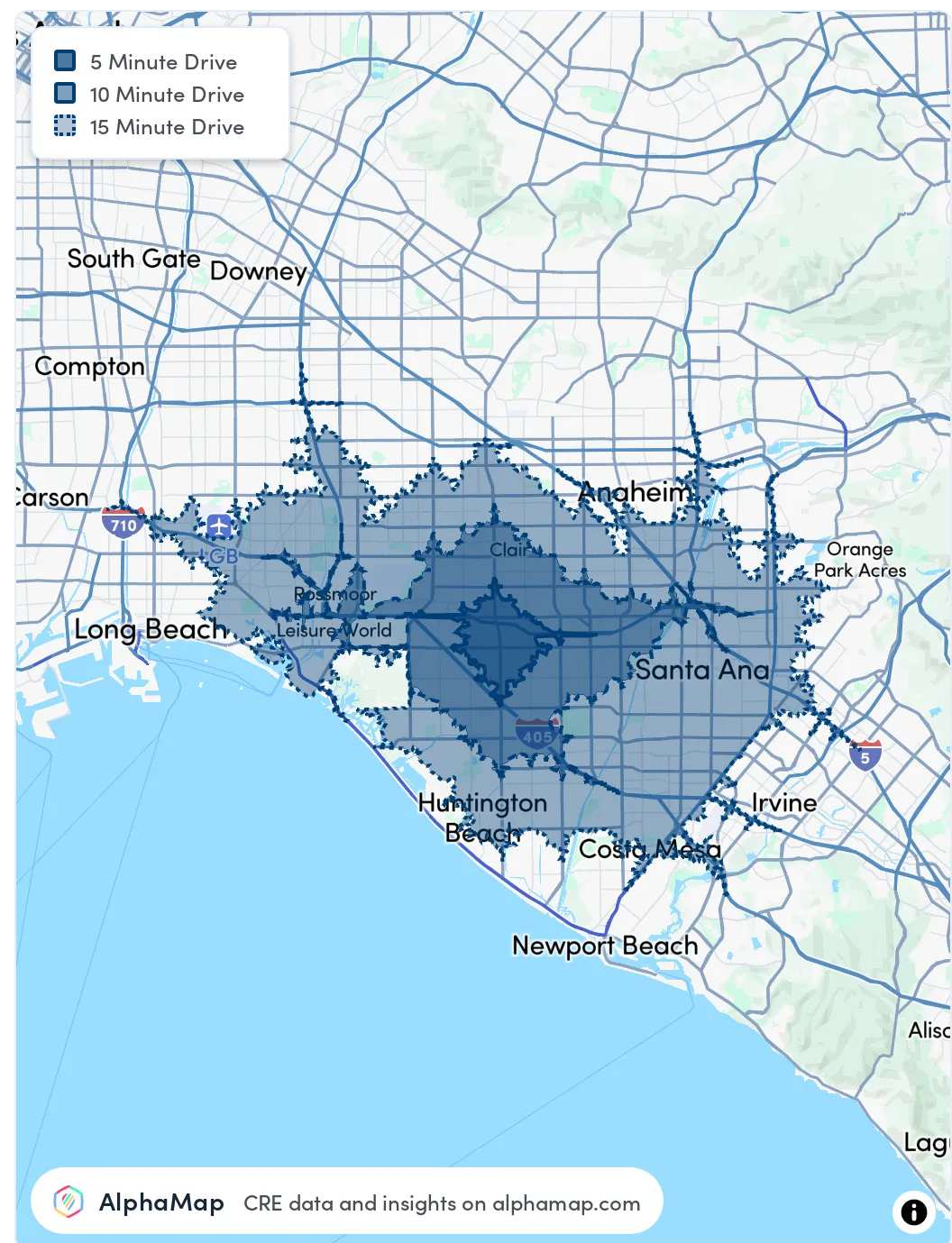
ETHNICITY

	5 MINUTES	10 MINUTES	15 MINUTES
Population Hispanic	11,061	44,481	144,569
Population Non-Hispanic	19,421	91,877	263,343

RACE

	5 MINUTES	10 MINUTES	15 MINUTES
Population White	4,447	29,956	99,017
Population Black	361	1,811	6,438
Population American Indian	359	1,374	4,860
Population Asian	15,158	61,884	165,260
Population Pacific Islander	147	684	2,018
Population Other	7,312	26,193	81,011

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com

