

RETAIL FOR LEASE

FREEWAY FRONTAGE OPPORTUNITY

14970 GOLDENWEST ST

WESTMINSTER, CA 92683

FEATURES:

- Incredible I-405 Freeway Frontage Opportunity (250k CDP)
- Current Availability:
 - Freestanding $\pm 9,275$ Square Foot (Former Big 5)
 - Divisible into two units of $\pm 5,100$ SF and $\pm 4,175$ SF
- Signalized Intersection of Goldenwest St / Bolsa Ave (68k CPD)
- Newly Constructed Freeway Ingress/Egress @ Goldenwest and Bolsa
- Adjacent to Westminster Mall (4.2 Million Visitors / Year)
- 5 Mile Population Exceeds 500k with AHI of \$129k/year

EXCLUSIVELY LISTED BY:

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GM
PROPERTIES

I-405 Freeway 250,000 Cars Per Day

Now Available
9,275 SF / Divisible
16' Clear Height

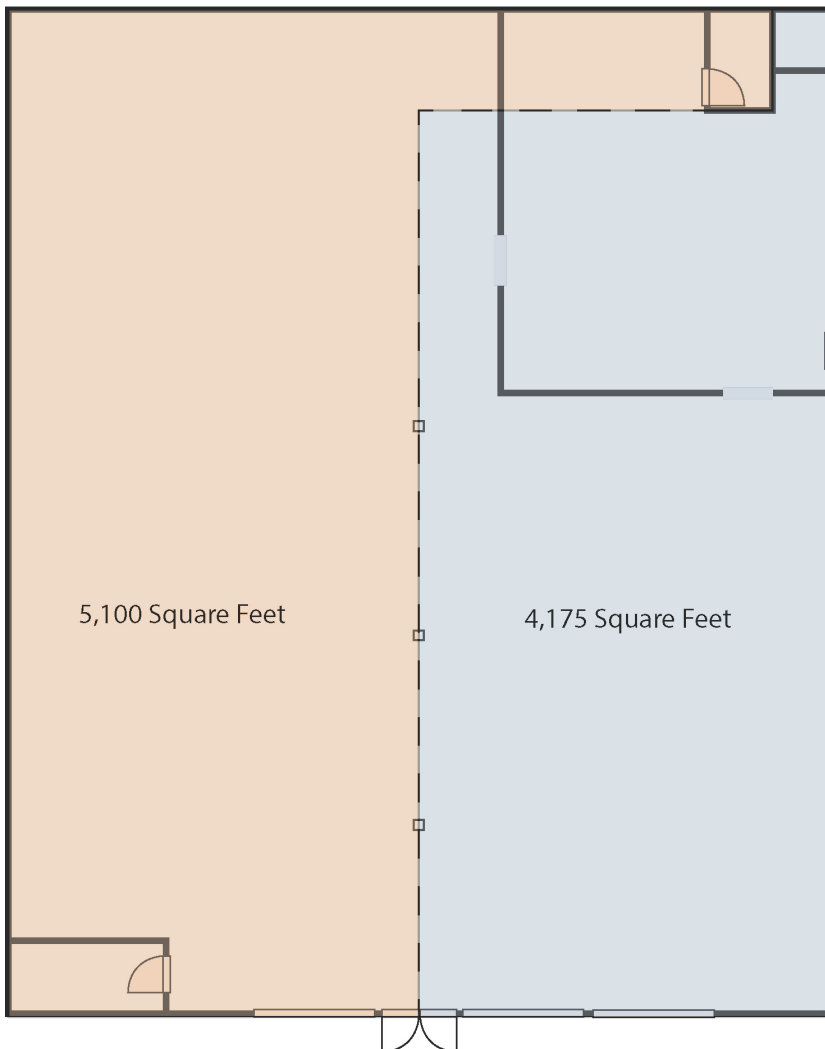
El Pollo Norten
Restaurant
Opening Soon

Ammo Bros
Now Open



FOR LEASE
562-697-5000
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GM
PROPERTIES



14970 GOLDENWEST
9,275 SF Demisable
\$2.00/sf NNN
\$0.30/sf Net Fees

Former Big 5

16' Clear Height
Pylon Signage



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