

RETAIL FOR LEASE

# 14970 GOLDENWEST ST

WESTMINSTER, CA 92683

±9,275 SF FREESTANDING

DIVISIBLE: ±5,100 / ±4,175 SF

I-405 · 250K CPD

WESTMINSTER MALL ADJACENT

EXCLUSIVELY LISTED BY:

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**GM**  
PROPERTIES



FREEWAY FRONTAGE OPPORTUNITY

# AN UNMATCHED I-405 RETAIL POSITION

WESTMINSTER · ORANGE COUNTY

- Incredible I-405 Freeway frontage – **250,000 cars per day.**
- Signalized Goldenwest & Bolsa intersection – **68,000 CPD.**
- Newly constructed I-405 ingress/egress at Goldenwest & Bolsa.
- Adjacent to **Westminster Mall** (4.2M visitors / yr) – major redevelopment underway.
- Powerful 5-mile demos: **500,000+ pop · \$129K AHI.**
- Neighbors include **Ammo Bros & El Pollo Norteño.**

**250K**

I-405 CARS / DAY

**68K**

GOLDENWEST & BOLSA

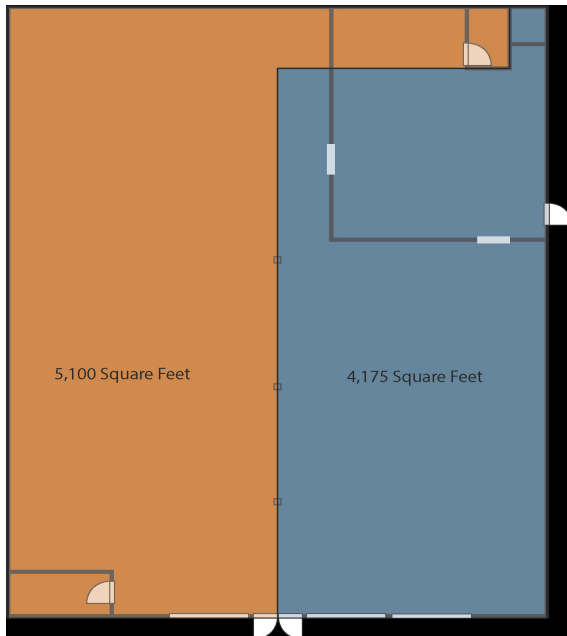
**500K+**

5-MILE POPULATION

**\$129K**

5-MILE AVG HH INCOME

Westminster Mall (4.2M annual visitors) is undergoing a transformative mixed-use redevelopment – bringing renewed traffic, residential density and retail demand to the immediate trade area.



## AVAILABILITY & TERMS

14970 GOLDENWEST ST · WESTMINSTER, CA

BASE RENT

**\$2.00 / SF**

NNN

**\$0.30 / SF**

TOTAL SIZE	±9,275 SF (Demisable)
SUITE A	±5,100 SF
SUITE B	±4,175 SF
CLEAR HEIGHT	16'
FORMER TENANT	Big 5 Sporting Goods
SIGNAGE	Pylon Signage Available
LEASE TYPE	NNN – Negotiable





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