

# GROUND LEASE OPPORTUNITY

**9491 Edinger Ave**

**Westminster, CA 92683**

Corner of Bushard Street & Edinger Avenue

**Offered at: \$12,000 Per Month (NNN)**

Prepared By:

***Tim Nguyen***

(714) 713-8391  
nvtim@gmail.com

## PROPERTY OVERVIEW

Prime 22,000 square foot commercial vacant corner lot available for ground lease. Strategically positioned at a signalized intersection with strong daily traffic exposure and dense surrounding residential and retail population. Ideal for pad development, drive-through concepts, financial institutions, medical office, or neighborhood retail users.

Address:	9491 Edinger Ave, Westminster, CA 92683
Lot Size:	22,000 SF
Zoning:	C1 – Neighborhood Commercial
Traffic Count:	Approx. 30,000 Vehicles Per Day
Lease Type:	Ground Lease (Land Only)
Lease Term:	10-99 Years
Asking Rent:	\$12,000 Per Month (NNN)

## **PROPERTY HIGHLIGHTS**

- Signalized hard corner location
- Strong visibility and street frontage
- High daily traffic (30,000 VPD)
- Dense surrounding residential population
- Flat, buildable parcel
- Ideal for drive-through configuration (subject to approval)
- Established commercial corridor

## **PERMITTED USES (Subject to City Approval)**

- Bank branch with drive-through
- Quick service restaurant (QSR)
- Coffee shop with drive-through
- Medical or professional office
- Retail pad development
- Service-oriented neighborhood commercial

## **PROPOSED LEASE STRUCTURE**

- Ground Lease (Land Only)
- 10-99 Year Initial Term
- Triple Net (Tenant responsible for taxes, insurance, maintenance)
- 3%–5% Annual Rent Increases or CPI Adjustment
- Tenant responsible for entitlements, permits, and construction
- All improvements remain with property upon expiration unless otherwise agreed

## **LEASING CONTACT**

***Tim Nguyen***

Phone: (714) 713-8391

Email: [nvttim@gmail.com](mailto:nvttim@gmail.com)