

INTERSTATE  
405

# FOR LEASE

BEACH BLVD & 405 RETAIL CENTER

15601-15613 BEACH BLVD | WESTMINSTER, CA

±1,512 SF

±1,835 SF

Beach Boulevard

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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

BEACH BLVD & 405 RETAIL CENTER | 15601-15613 BEACH BLVD, WESTMINSTER, CA 92683-7106

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### FEATURES & AMENITIES

- High-visibility frontage along Beach Boulevard
- Immediate access to Interstate 405 interchange
- Directly across from Bella Terra regional retail destination
- Strong daily traffic counts and commuter exposure
- Flexible suite configurations to accommodate a range of users
- Suitable for retail, service, and food-oriented concepts
- Dense surrounding residential population driving consistent demand
- Established retail corridor with national and regional tenancy nearby
- Convenient ingress/egress and customer access
- Ownership open to deal structure to secure quality tenancy

EXCLUSIVELY REPRESENTED BY

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,531	74,756	183,375
Total Population	25,547	229,169	563,051
Average HH Income	\$107,795	\$119,003	\$129,784

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

The available spaces at the property offer flexible configurations suitable for a variety of retail and service-oriented uses. Each suite benefits from strong street visibility, convenient customer access, and proximity to a signalized freeway interchange. The layout of the project allows for efficient build-outs and adaptable floor plans, making it ideal for both established operators and growing concepts. Ownership is open to structuring deals to attract the right tenancy, including consideration of tenant improvement allowances and lease terms tailored to the specific use and strength of the operator. The spaces are particularly well-positioned for retail, quick-service food, specialty service, and experiential users seeking exposure within a high-traffic corridor and immediate adjacency to a dominant regional retail destination.

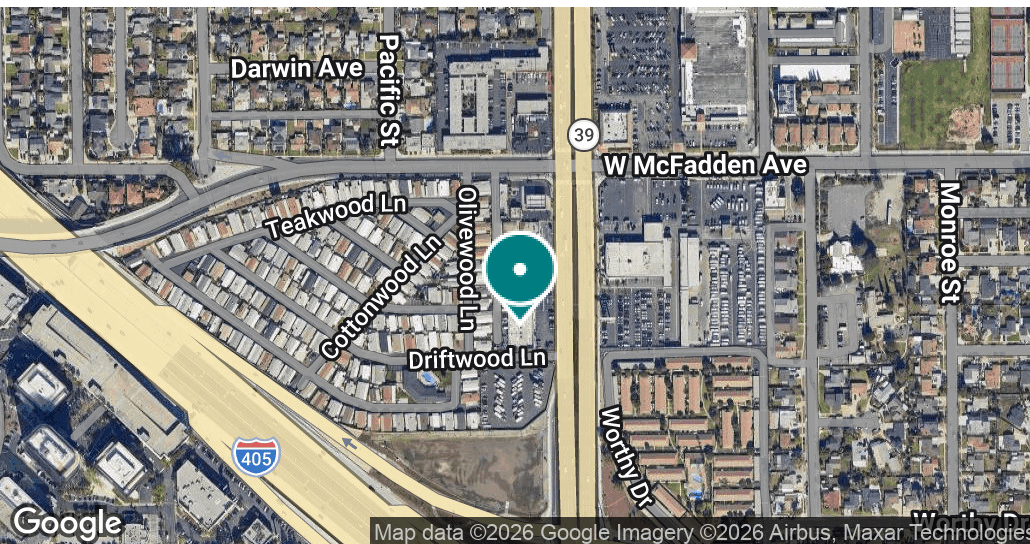
### LOCATION DESCRIPTION

The property located at 15601-15613 Beach Blvd in Westminster, California offers a highly visible multi-tenant retail opportunity positioned along one of Orange County's most active commercial corridors.

The project consists of a neighborhood retail strip with direct frontage on Beach Boulevard, providing excellent exposure to both local consumers and commuter traffic traveling between Westminster and Huntington Beach. The property benefits from immediate proximity to the Interstate 405 freeway, allowing for convenient regional access and strong daily traffic flow.

Situated directly across the freeway from Bella Terra, the location is surrounded by a strong mix of national retailers, restaurants, and entertainment uses that drive consistent consumer activity throughout the day and evening.

The center is well-suited for a range of retail, service, and food-oriented users, with flexible suite configurations that can accommodate a variety of tenant types. The visibility, accessibility, and surrounding retail synergy make this an attractive opportunity for tenants looking to establish or expand within the coastal Orange County trade area.



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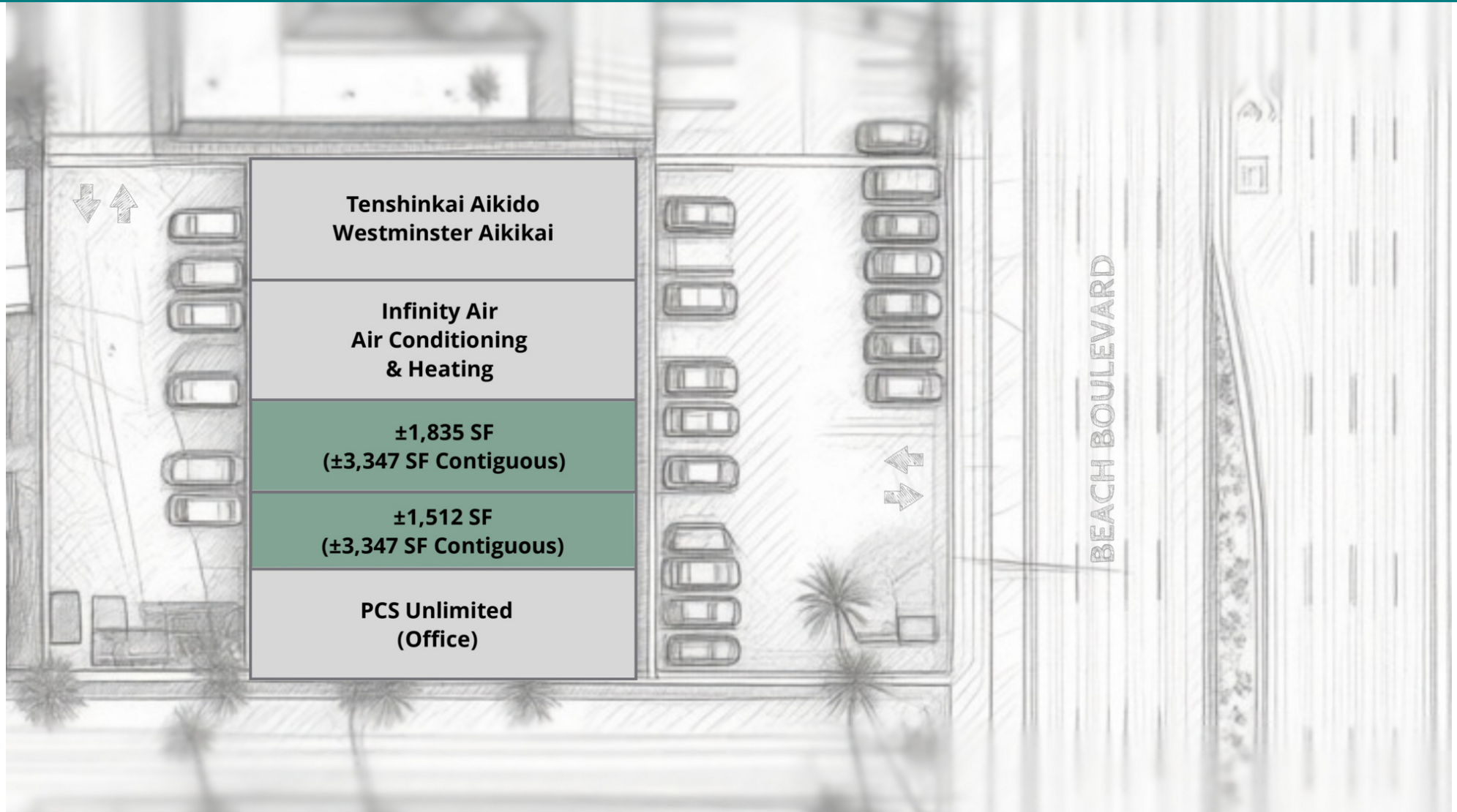
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## SITE PLAN

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## LEASE SPACES

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### LEASE INFORMATION

Lease Type:	Est. \$0.65 NNN	Lease Term:	Negotiable
Total Space:	1,512 - 3,347 SF	Lease Rate:	\$2.50 SF/month

### AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 15609 Beach Blvd	Available	1,835 - 3,347 SF	Est. \$0.65 NNN	\$2.50 SF/month	Adjacent retail suite featuring a slightly larger footprint, allowing for more flexible build-out potential. The space is well-suited for retail, showroom, or service-oriented users, with strong exposure and proximity to the 405 freeway interchange driving consistent consumer traffic. The two suites can be combined to create a ±3,347 SF contiguous space, offering a rare opportunity for larger-format users seeking presence along Beach Boulevard. This configuration is ideal for flagship retail, fitness, medical, or experiential concepts requiring additional square footage in a highly visible, high-traffic location.
■ 15611 Beach Blvd	Available	1,512 - 3,347 SF	Est. \$0.65 NNN	\$2.50 SF/month	Well-positioned inline retail space offering efficient layout and strong visibility within the center. The suite is suitable for a variety of retail, service, or specialty uses, with convenient customer access and signage opportunities along Beach Boulevard. Ideal for operators seeking a manageable footprint within a high-traffic corridor. The two suites can be combined to create a ±3,347 SF contiguous space, offering a rare opportunity for larger-format users seeking presence along Beach Boulevard. This configuration is ideal for flagship retail, fitness, medical, or experiential concepts requiring additional square footage in a highly visible, high-traffic location.

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## ADDITIONAL PHOTOS

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AVAILABLE

Bella Terra

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## ADDITIONAL PHOTOS

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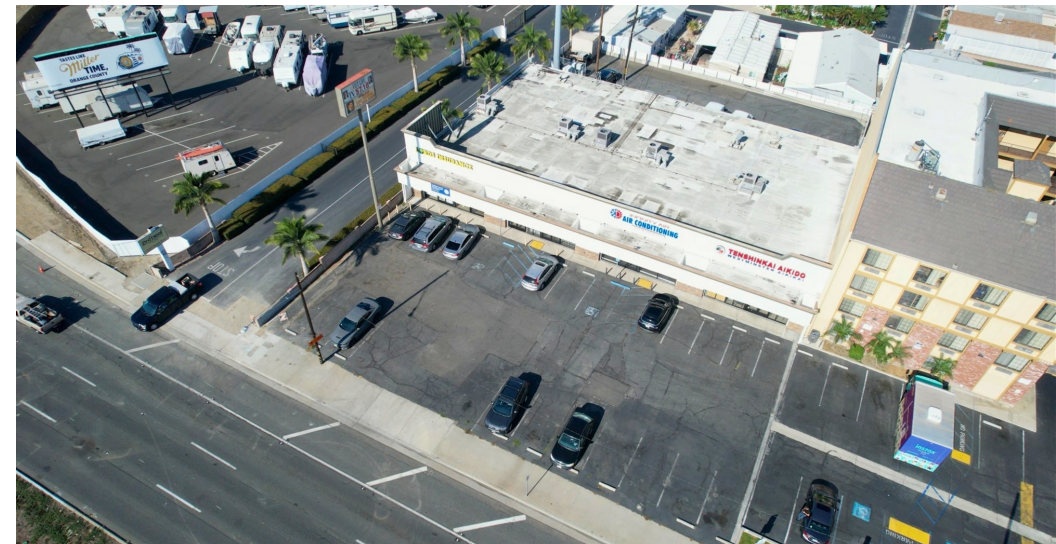
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## ADDITIONAL PHOTOS

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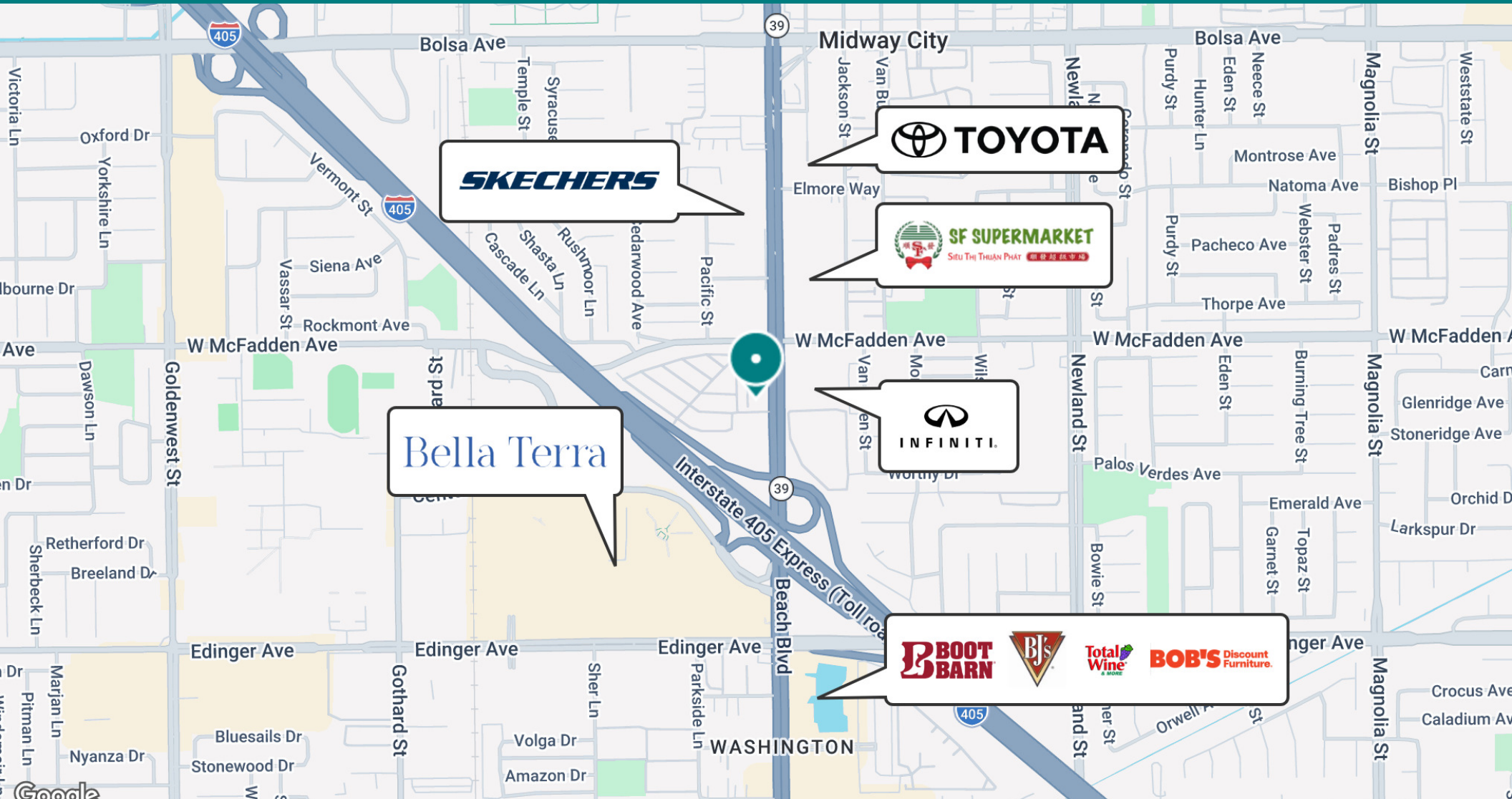
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## RETAILER MAP

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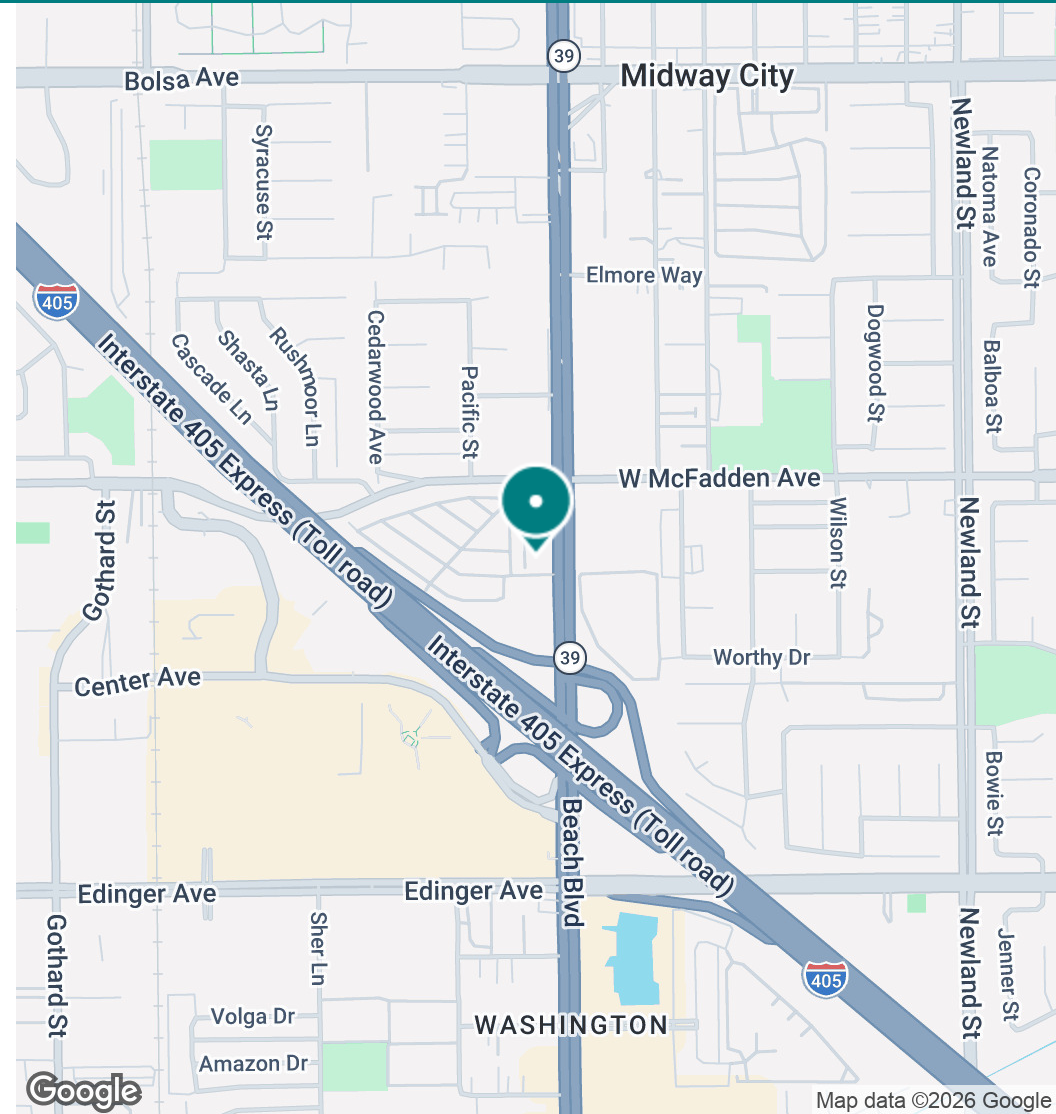
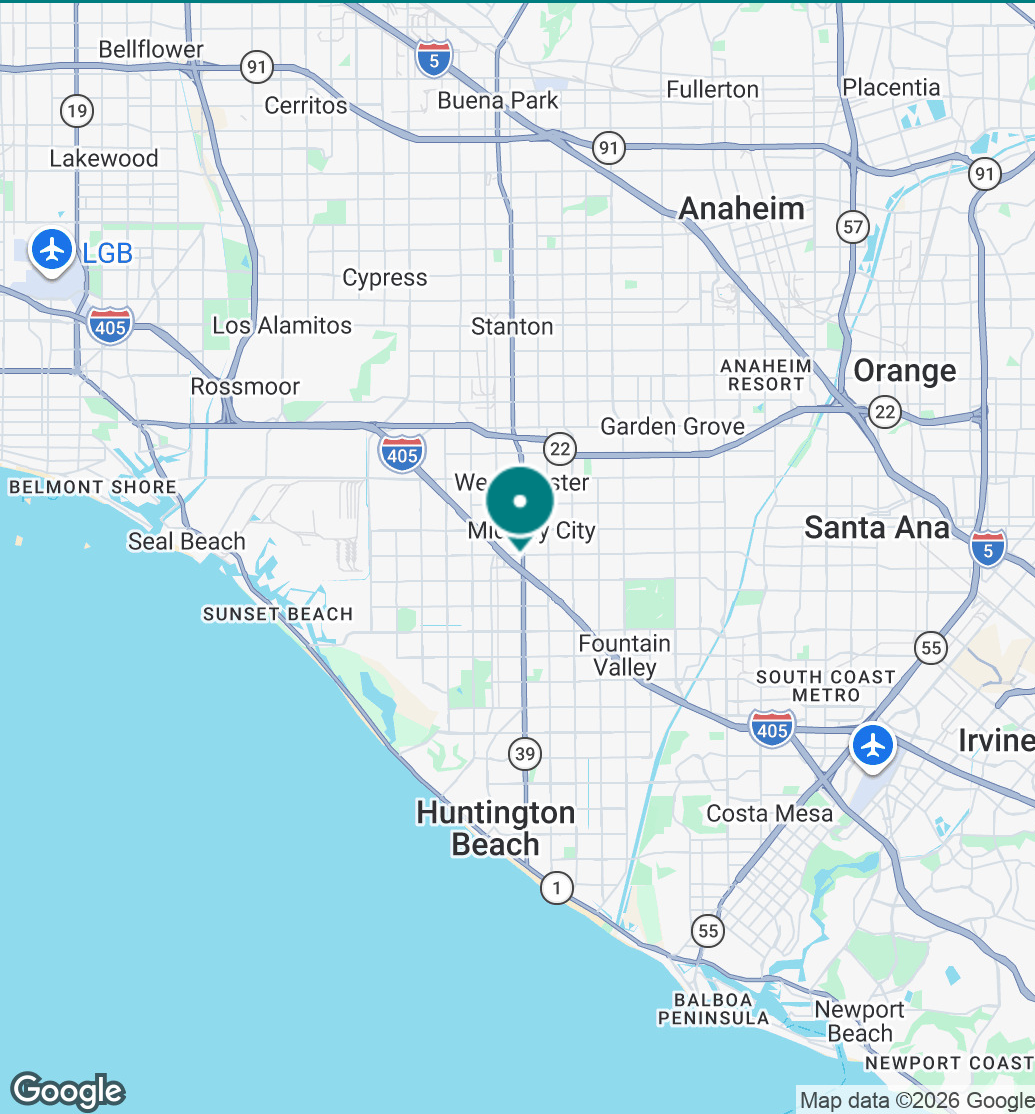
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## LOCATION MAP

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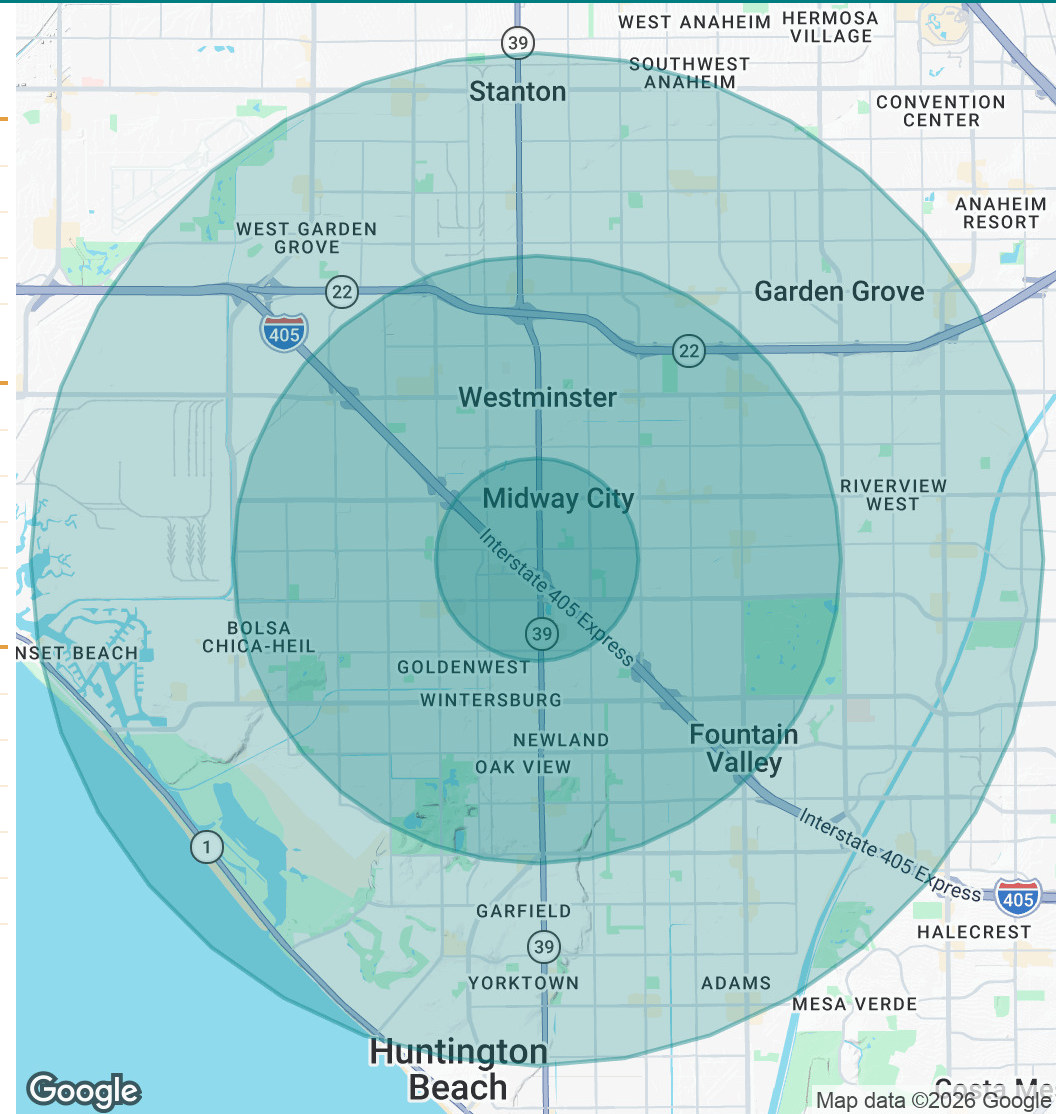
## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,547	229,169	563,051
Average Age	41.6	41.6	41.5
Average Age (Male)	40.7	40.6	40.5
Average Age (Female)	42.4	42.3	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,531	74,756	183,375
# of Persons per HH	2.7	3.1	3.1
Average HH Income	\$107,795	\$119,003	\$129,784
Average House Value	\$821,346	\$888,299	\$908,339
RACE	1 MILE	3 MILES	5 MILES
% White	36.2%	34.5%	38.6%
% Black	2.0%	1.6%	1.2%
% Asian	40.7%	39.9%	32.4%
% Hawaiian	0.0%	0.6%	0.4%
% American Indian	0.8%	0.5%	0.8%
% Other	10.3%	12.0%	13.7%

2023 American Community Survey (ACS)



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## MEET THE TEAM

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