

GOLDENWEST CENTER

15060-15086 GOLDENWEST STREET
WESTMINSTER, CA 92683

2,000 SF RETAIL SPACE FOR LEASE
5,000 SF RESTAURANT PAD FOR LEASE



RETAIL / RESTAURANT FOR LEASE

PROPERTY FEATURES

- Highly visible retail project in the heart of a dense residential trade area.
- Close proximity to major traffic generators within the trade area including Goldenwest College, the Westminster Mall and Westminster High School.
- Convenient access to/from the 405 Freeway from Bolsa Avenue and Goldenwest Street.
- Multiple ingress/egress points along Goldenwest Street and Georgetown Avenue.

TRAFFIC COUNTS (Costar, 2015)

- 39,000 Average Daily Traffic on Goldenwest Street
- 31,000 Average Daily Traffic on Bolsa Avenue

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	31,873	245,504	607,846
2019 FORECAST POP.	32,400	246,821	613,620
AVERAGE H.H. INCOME	\$61,137	\$82,272	\$87,244
DAYTIME POPULATION	8,926	82,341	187,339

2015, Experian Marketing Solutions, Inc.



For more information, please contact:

KEVIN HANSEN
Senior Associate
(949) 930-2471
kevin.hansen@cushwake.com
Lic. #1937047

CHRIS WALTON
Senior Director
(949) 930-9206
chris.walton@cushwake.com
Lic. #1839264

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.
Lic. #616335
2020 Main Street, Suite 1000
Irvine, CA 92614
www.cushmanwakefield.com

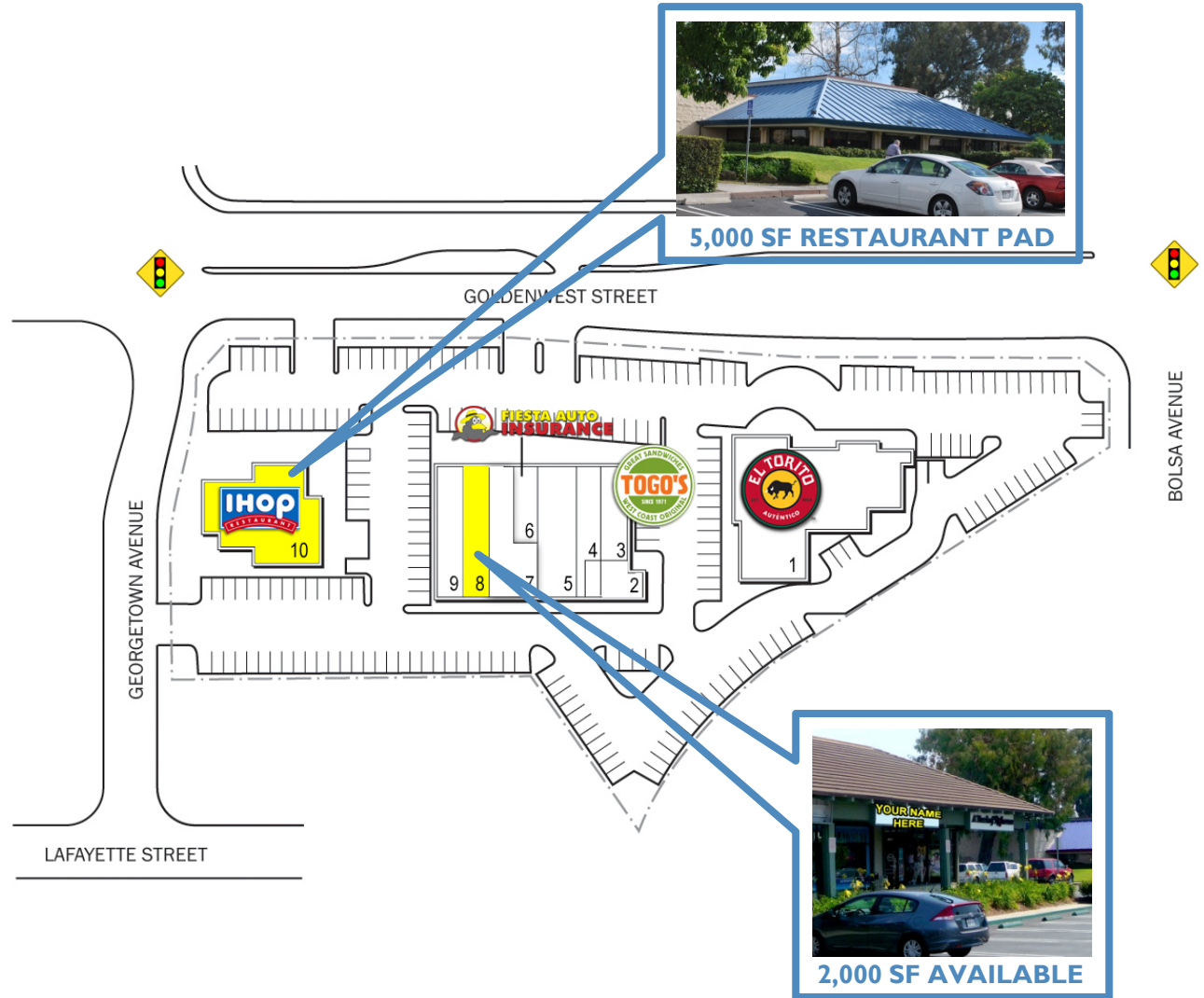
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SUITE	TENANT	SQ. FT.
1	El Torito Restaurant	10,050
2	Skin by Char	920
3	Togo's	1,600
4	Fashion Nails & Spa	1,600
5	Dr. Bass Optometry	3,000
6	Fiesta Auto Insurance	1,020
7	Painting With A Twist	2,980
8	Available	2,000
9	A Touch Of Romance	2,000
10	Available	5,000



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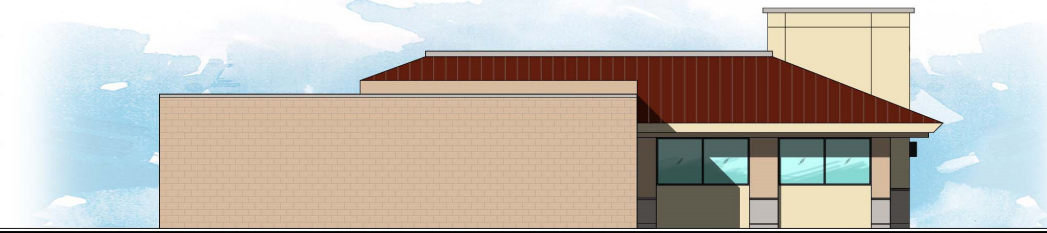
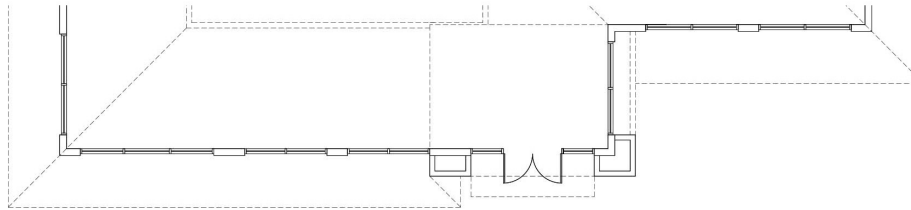
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WEST ELEVATION (FRONT)
FACING GOLDENWEST ST. – SCALE: 3/16" = 1'-0"



SOUTH ELEVATION (SIDE)
FACING GEORGETOWN AVE. – SCALE: 3/16" = 1'-0"



NORTH ELEVATION (SIDE)
FACING PARKING AREA – SCALE: 3/16" = 1'-0"

- conceptual rendering for the exterior improvements to the IHOP building

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