

# FOR LEASE | ± 1,500 RETAIL UNIT

15555 Beach Blvd., Westminster



## PROPERTY FEATURES

- Location, Location, Location!
- High Traffic Counts and High Visibility - 85,965 Cars Per Day
- Near Bella Terra and 405/Beach Intersection
- Beautiful Facade Rehab Planned
- 101' on Beach Blvd.
- Next to Iconic "Beach Girls" Bar
- Ideal for Numerous Businesses
- Private Restroom, High Speed Internet, Security Cameras

## DEMOGRAPHICS & TRAFFIC COUNT

| Population | Average Household Income | Approx. Cars Per Day |
|------------|--------------------------|----------------------|
| 5 mi.      | 5 mi.                    | Beach Blvd.          |
| 568,020    | \$150,384                | 85,965               |



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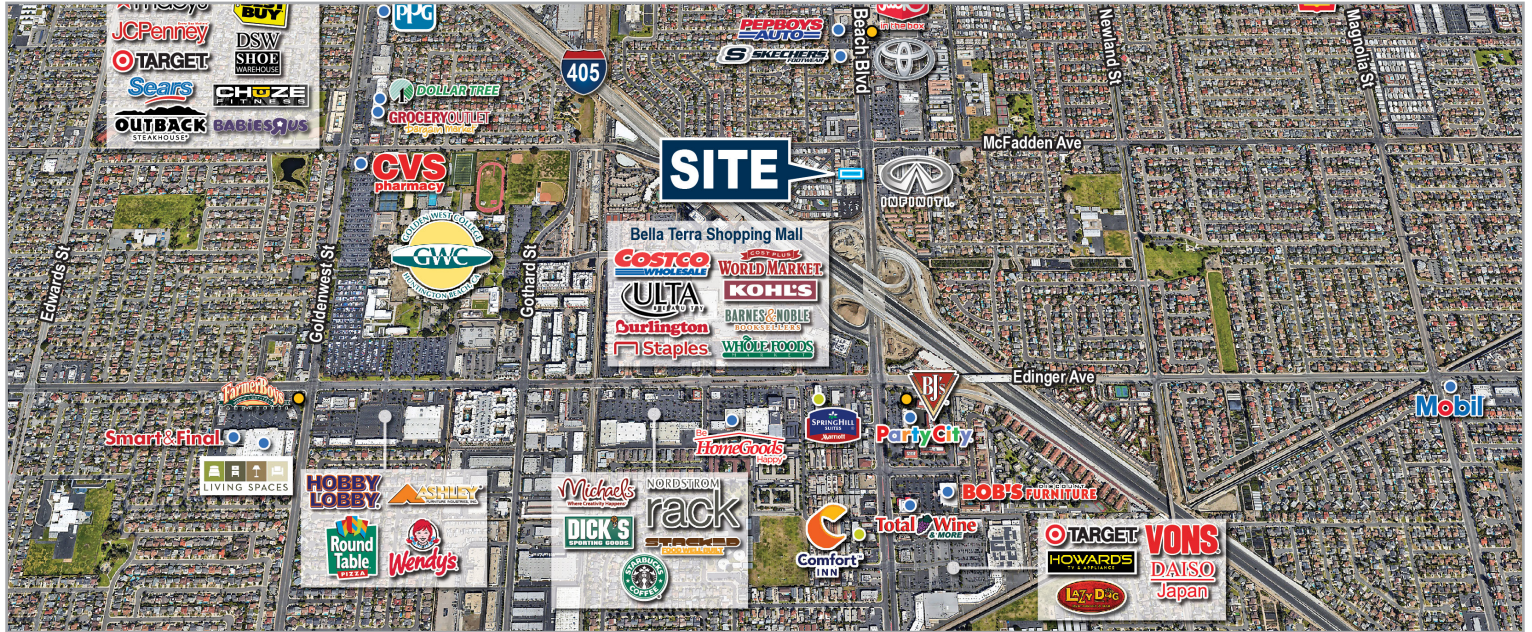
**Voit**  
REAL ESTATE SERVICES



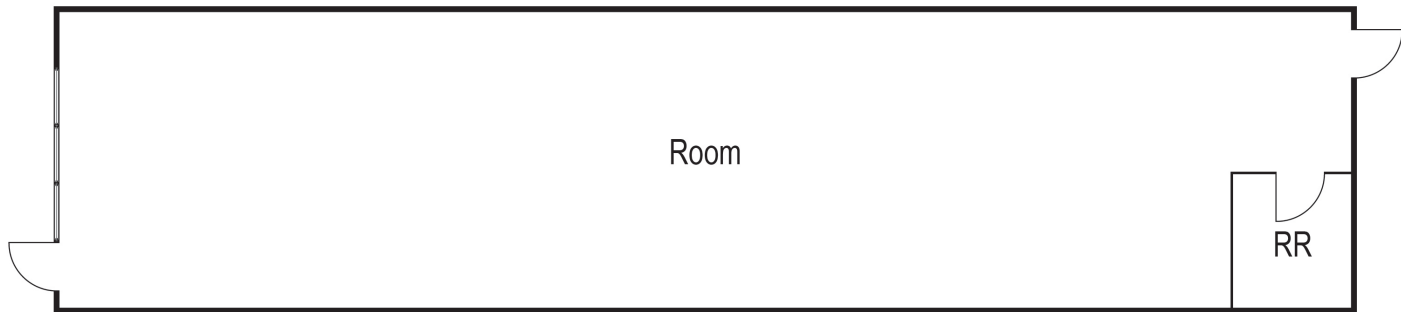
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## RETAIL AERIAL



## 15555 SITE PLAN



## AVAILABILITY

| Unit  | SF       | Rate          | Notes   |
|-------|----------|---------------|---|
| 15555 | 1,500 SF | \$2.75 PSF MG | Beautifully improved, canned lighting, high speed internet, private restroom, security camera, ideal for restaurant fast casual |



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