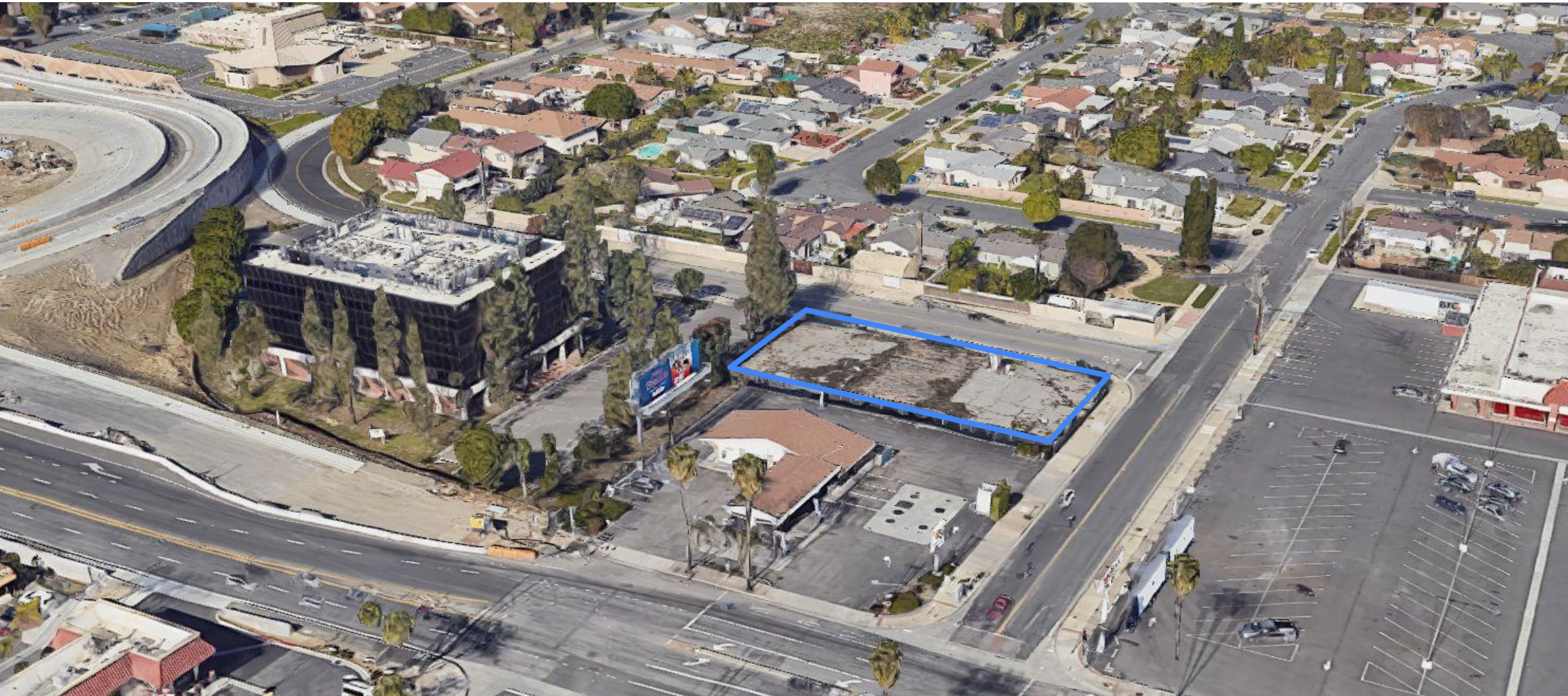


13961 WILLOW LANE

Westminster, CA 92683

LEASING BROCHURE



±18,295 SF OF LAND | GROUND LEASE OPPORTUNITY

MATTHEWS™

PROPERTY HIGHLIGHTS

Commercial
Zoning

±25,000 VPD
Traffic Count

±18,295 SF
Land Area

\$100,000/YEAR NNN
Asking Rent





Finley Elementary School
±583 Students

Johnson Middle School
±673 Students

Pointe Pacific
±160 Units

Casa Tiempo
±80 Units

Margie L Rice Park

Subject Property

H2GO CAR WASH

7 ELEVEN

QUALITY INN & SUITES

KFC

BR baskin robbins

BANK OF AMERICA

ALDI

Westminster Blvd ± 25,000 VPD

SUBWAY

76

Auto Zone

REGENCY THEATRES

petco

Springdale St ± 30,000 VPD

Cascade Park

IN-N-OUT BURGER

metro by T-Mobile

Chevron

Carl's Jr.

Starbucks

6

O'Reilly AUTO PARTS

ExtraSpace Storage

FLAME BROILER

Somerset Villas
±40 Units

Edward Apartments
±128 Units

Buckingham Park

Westminster Mall
±1.2 Miles Away

JCPenney macy's zumiez
Foot Locker PAC SUN EXPRESS
CHARLEY'S PLACE VANS DSW
LENSCRAFTERS FOREVER 21 FINISH LINE
TARGET CVS pharmacy
Bath&BodyWorks

Hebrew Academy OC
±310 Students

CUBESMART self storage

Westminster High School
±2,758 Students

Goldenwest St ± 35,000 VPD

Chevron

DELTA

Jack in the box

DOLLAR TREE

ROSS DRESS FOR LESS

Albertsons

El Pollo Loco

Wienerschnitzel

jiffy lube

El Pollo Loco

ALDI

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WESTMINSTER, CA

Located in northern Orange County near the coastal corridor of Southern California, Westminster benefits from its proximity to one of the economically active regions in the state. The city sits between Huntington Beach and Garden Grove, positioning it within a connected corridor linking coastal employment centers and inland business districts. This location allows residents and businesses to reach major job hubs, regional airports, and freeway infrastructure. The surrounding metro area supports a broad economic base driven by tourism, healthcare, education, international trade, small business activity, and advanced services. Westminster itself has grown into an established suburban community with a strong local workforce and an evolving housing base. Local commercial corridors and neighborhood retail districts serve a population of roughly 90,000 residents and benefit from steady commuter movement throughout the greater Orange County region. Continued investment in housing, commercial reinvestment, and transportation upgrades has reinforced the city's position as an important connector between Huntington Beach, Garden Grove, and the Orange County employment network. Its accessibility, diverse workforce demographics, and integration into the broader Southern California regional economy support consistent demand for residential, retail, and service oriented commercial real estate.



\$115,793 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

57,826 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

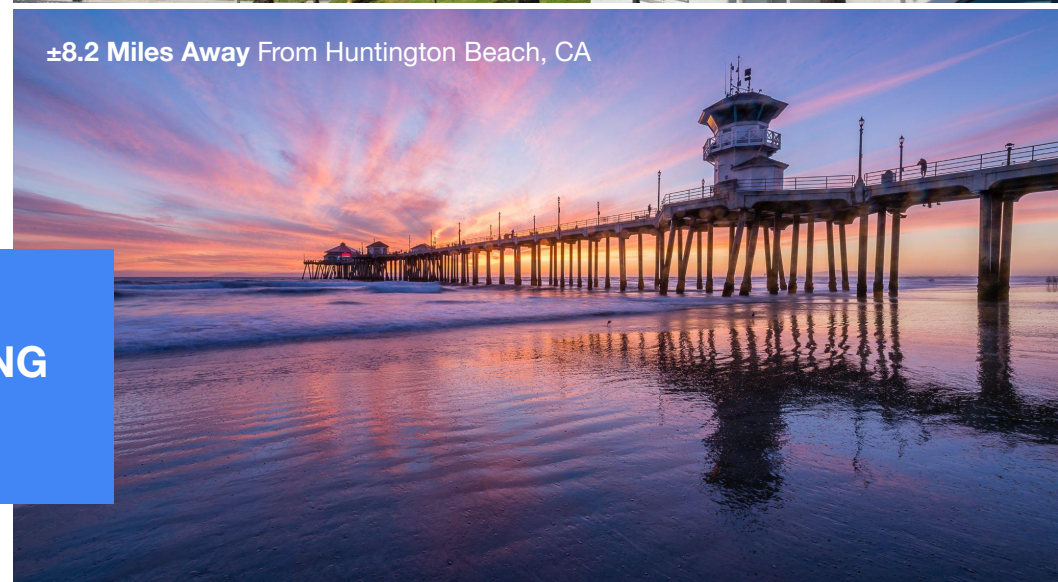
179,662 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.21B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



±8.2 Miles Away From Huntington Beach, CA



MATTHEWS™

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Westminster, CA 92683

LEASING BROCHURE

EXCLUSIVELY LISTED BY

MICHAEL PAKRAVAN
SVP & National Director | Leasing
License No. 01706065 (CA)

JAMES SANCHEZ
Senior Associate | Leasing
Direct +1 (949) 662-2255
Mobile +1 (909) 569-7471
james.sanchez@matthews.com
License No. 02176906 (CA)

DAVID HARINGTON
BROKER OF RECORD
Broker Lic. No. 01320460 (CA)
Firm Lic. No. 02168060 (CA)

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