



FOR SALE
± 6,256 SF

6462 INDUSTRY WAY
Westminster | CA

EXCLUSIVE LISTING AGENT:

Jim St. Omer Roy
Vice President
P: 949.242.1713
jim.saint@daumcommercial.com
CADRE #00944842

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



PROPERTY INFO

6462 INDUSTRY WAY

Commercial/Industrial Property | ± 6,256 SF

PROPERTY FEATURES

- West Mall Business Center
- Commercial/ Light Industrial/ Office/ Medical Uses Permitted
- Street Frontage/ High Visibility Traffic Count: 287,175 Daily Average
- Convenient Access to 405 Freeway
- Freestanding Divisible Building
- **UNIT B** Lease Exp. 10/21/23
- **UNIT A:** 1 10'X10' GL Door
- **UNIT B:** 1 10'X10' GL Door (poss.)
- 200 Amps, 120/240 V, 3 Phase Power Per Unit



6,256 SF
TOTAL



Tbd
OFFICE



14 FT
CLEAR HEIGHT



34
PARKING SPACES

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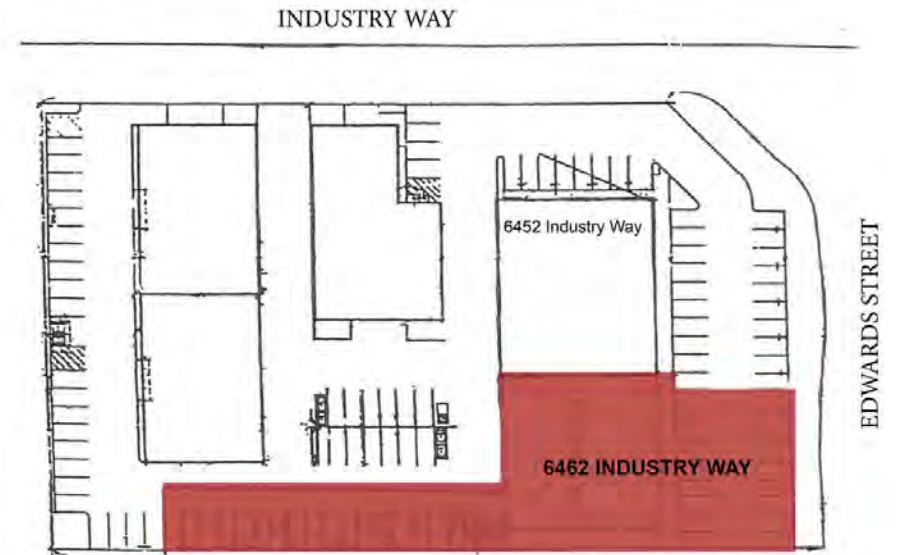
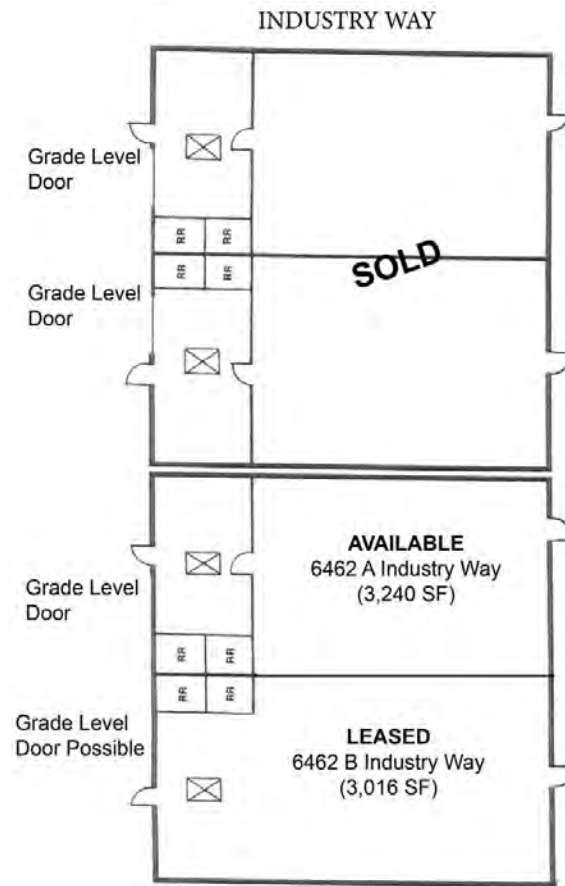
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FLOOR PLAN



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6462 INDUSTRIAL WAY

Commercial/Industrial Property | ± 6,256 SF

DEMOGRAPHICS

WESTMINSTER 2022

21,574

PEOPLE

1 MILE

6,334

HOUSEHOLDS

1 MILE

\$106,985

HH INCOME

1 MILE

WESTMINSTER 2027

21,299

PEOPLE

6,246

HOUSING UNITS

CONSUMER SPENDING

268M

CONSUMER SPENDING

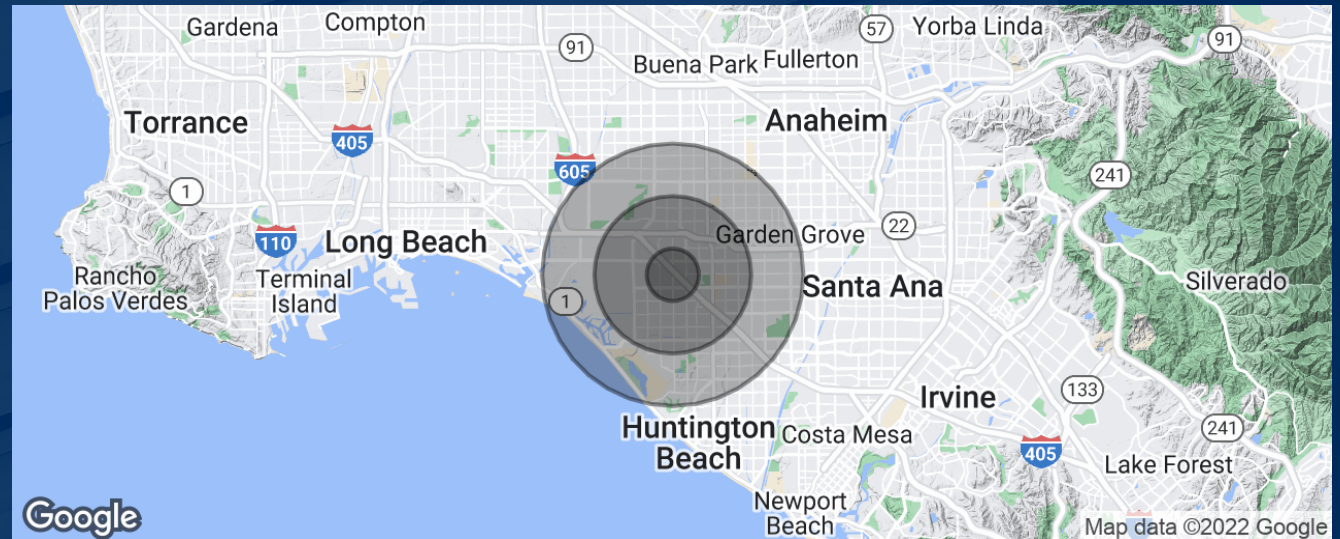
1 MILE | 2027



\$250M

CONSUMER SPENDING

1 MILE | 2022



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