

+/- 9,400 SF RETAIL FOR LEASE

14970

GOLDENWEST ST
WESTMINSTER, CA

JLL

PROPERTY DETAILS

ADDRESS:
14970 Goldenwest St, Westminster, CA

AVAILABLE SPACE:
Up to 9,400 SF (can be demised)

PERMITTED USES:
Highly versatile and open to a wide range of tenants

PARKING:
Ample parking with 50 spaces on-site

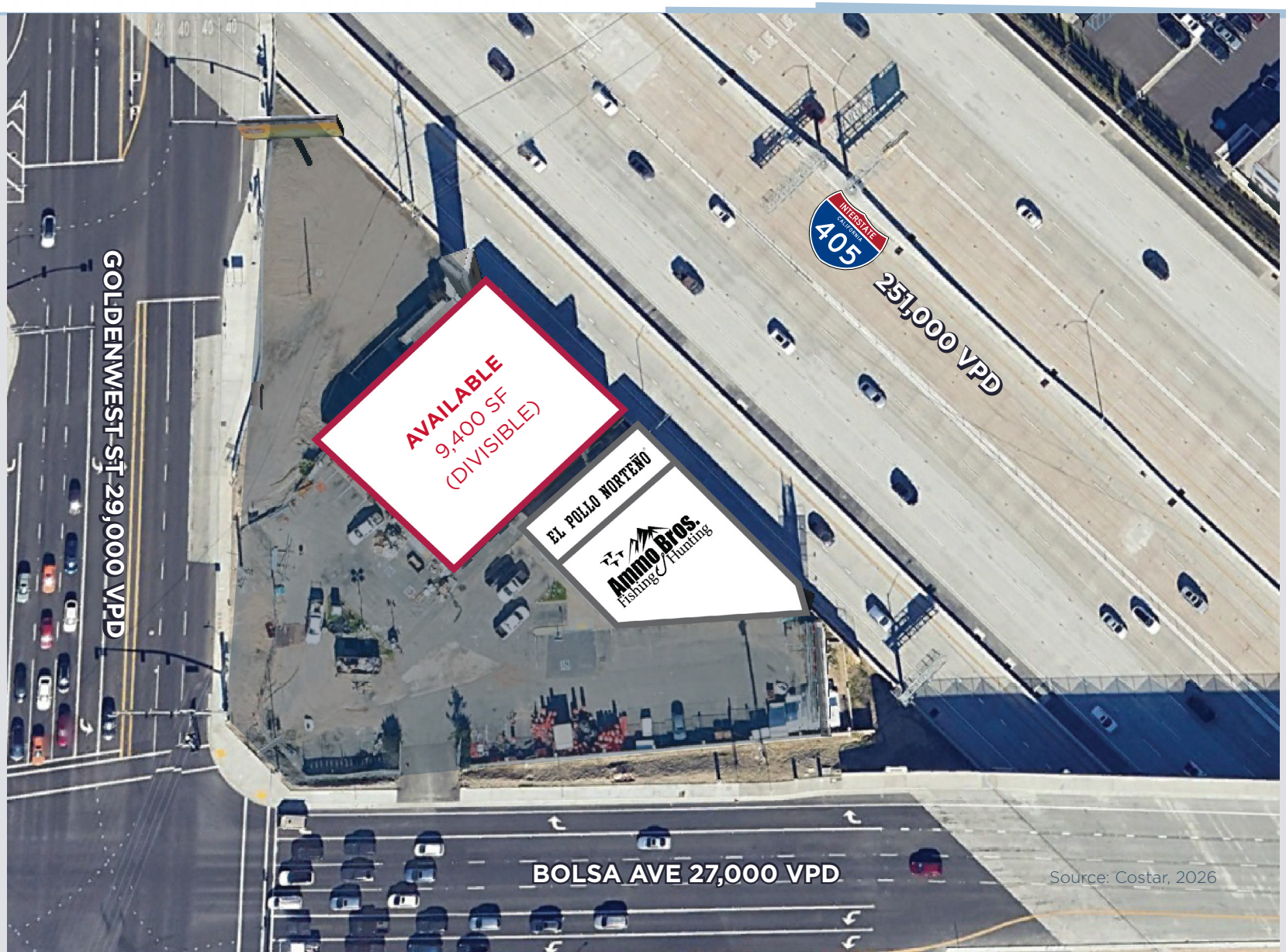
SIGNAGE & EXPOSURE:
Highly visible freeway signage (251,000 VPD) with excellent accessibility from I-405

PROPERTY ENHANCEMENTS:
Center-wide physical upgrades and enhancements recently completed



PROVEN TRADE AREA
Best Buy and a new Target store to be constructed directly across Goldenwest St. at Bolsa Pacific. Located in close proximity to Bella Terra, leveraging high-traffic national co-tenants including Costco, Whole Foods, REI, Old Navy, Kohl's, King's Fish House, and The Cheesecake Factory.

SITE PLAN



Source: Costar, 2026

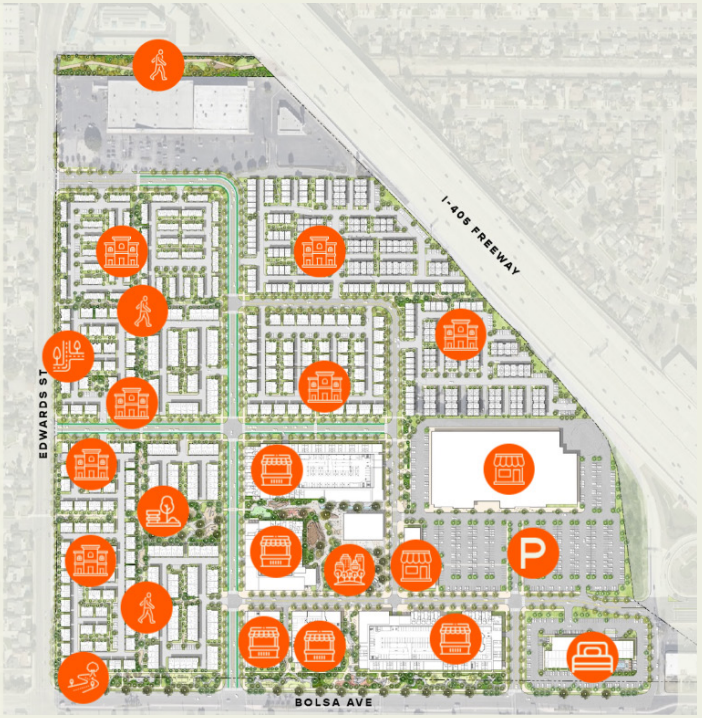
AERIAL MAP


CA-22
CALIFORNIA 22
Westminster Center
THE HOME DEPOT
ROSS
REGENCY THEATRES
Albertsons
petco
IN-N-OUT BURGER
WESTMINSTER BLVD
Westminster Mall Redevelopment
TARGET
BEST BUY
Westminster
INTERSTATE 405
GOLDENWEST ST
14970
GOLDENWEST ST
BOLSA AVE
HWY 405
Goldenwest/McFadden Plaza
HARBOR FREIGHT
DOLLAR TREE
LENSCRAFTERS
SKECHERS
Fountain Valley
MCFADDEN AVE
GOLDEN WEST COLLEGE
11,396 Students
Bella Terra
COSTCO WHOLESALE
WHOLE FOODS MARKET
ULTA BEAUTY
OLD NAVY
REI CO-OP
The Cheesecake Factory
FOGO DE CHÃO
KOHL'S
BARNES & NOBLE
CINEMARK
EDINGER AVE
MILE SQUARE GOLF COURSE
BEACH BLVD
WARNER AVE
Huntington Beach

BOLSA PACIFIC REDEVELOPMENT

Directly across the street from the site, the former Westminster Mall is undergoing a massive transformation. This luxury, high-density pedestrian village will feature:

- Urban Park Plaza
- Neighborhood Park
- Natural Activity Trail
- Internal Community Paseo
- Bolsa Promenade
- Edwards Street Front
- Mixed-Use
- Hotel
- Target
- Retail
- Target/Retail Parking
- Townhomes



TARGET & BEST BUY
Fully operational during construction

120+ HOTEL ROOMS

2,250 TOTAL RESIDENTIAL UNITS

210,000+ SF OF RETAIL SPACE



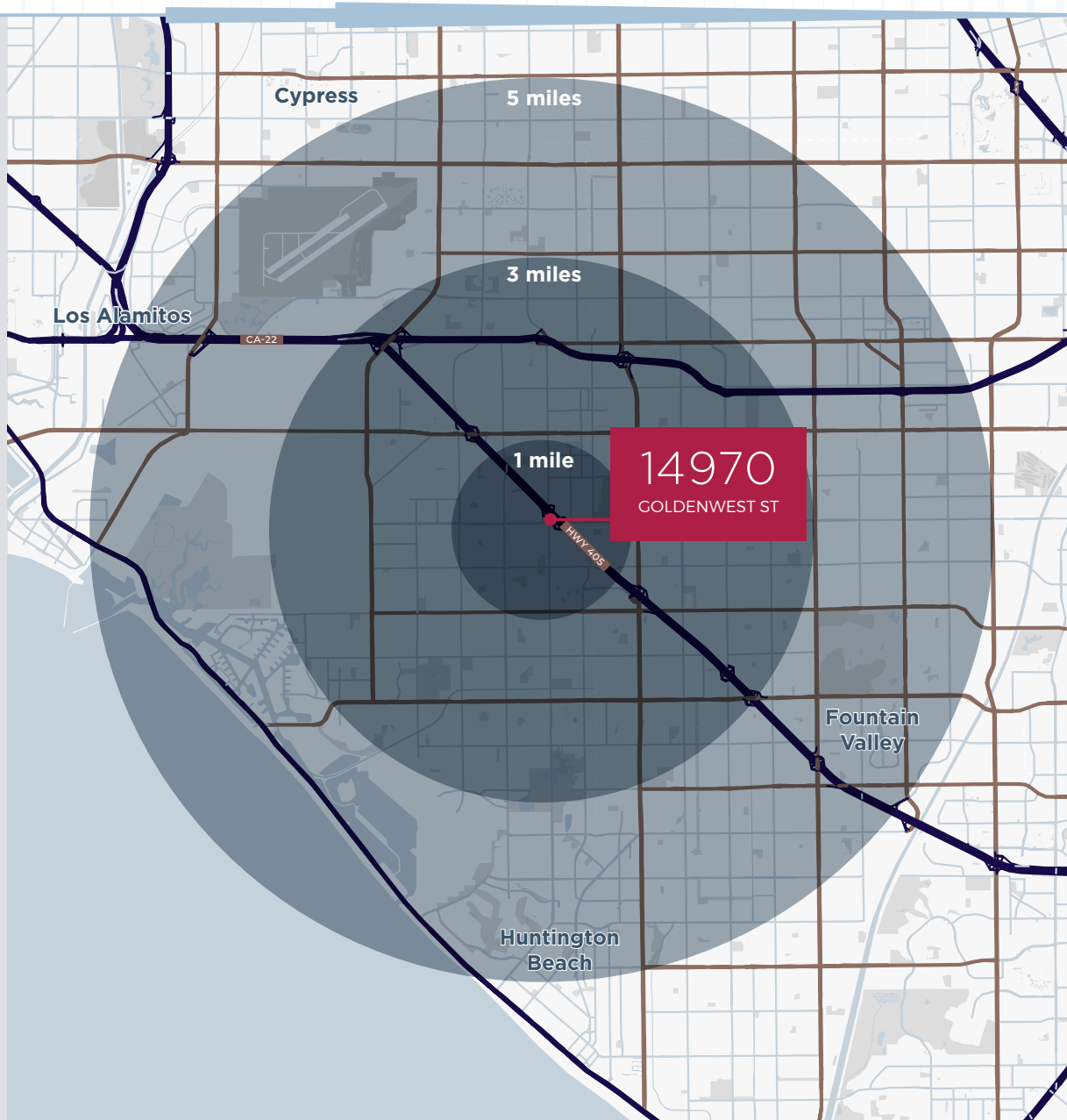
Imagery from www.bolsapacific.com

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	19,101	216,921	521,838
Average Household Income	$154,993	$137,496	$143,910
Daytime Population	18,121	189,950	463,711
Total Retail Expenditure (Annual)	$390.76 M	$3.92 B	$9.67 B

Source: Esri, 2026







DENNIS BOROWSKY
Dennis.Borowsky@jll.com
+1 949 922 6506
RE license # 00882780

SHAUNA MATTIS
Shauna.Mattis@jll.com
+1 310 749 4790
RE license # 01071320

JLL

14970
GOLDENWEST ST

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. Portions of this work were created using generative AI.