

FOR LEASE

EDWARDS CENTER

6444 WESTMINSTER BLVD WESTMINSTER, CA 92683

CORELAND
COMPANIES



1,800 - 1,850 SF Available For Lease

PROPERTY DESCRIPTION

Located along Westminster Blvd in Westminster, Edwards Center offers strong visibility, steady traffic, and a dense residential trade area. The property provides convenient access to the 405 freeway and sits across from Westminister Center, anchored by Albertsons, The Home Depot, and Regency Westminister, driving strong consumer activity and cross-shopping. Ample parking, established co-tenancy, and pylon signage make it ideal for service, retail, and food users. 37,871 vehicles per day on Westminster Blvd.

PROPERTY HIGHLIGHTS

- 1,800 SF End Cap facing Westminster Blvd ideal for coffee / light food use
- Across intersection from Albertsons, The Home Depot, Regency Westminister, Petco, and more.
- Excellent parking with convenient ingress and egress.
- Close proximity to the 405 freeway

SPACES

6444

6458

SPACE SIZE

1,800 SF

1,850 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

7,481

61,284

173,033

Total Population

24,326

182,920

523,519

Average HH Income

\$108,790

\$120,974

\$127,844

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