

FOR SALE OR LEASE
8291-8295

WESTMINSTER BLVD.
WESTMINSTER, CA 92683

OFFERING MEMORANDUM
±16,821 SQUARE FEET

DISCLAIMER: This Offering Memorandum is being given to you for the sole purpose of evaluating the possible acquisition of 8291-8295 Westminster Blvd, Westminster, California ("Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services ("Broker"). While the information contained in this offering Memorandum or any other evaluation material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness, or fitness for any particular purpose. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property.

All information is presented "as is" without representation or warranty of any kind. This Offering Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective Purchasers/Tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. Such information includes estimates based on market assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. Any financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. All measurements, including building and land square footage, renderings, are approximate and were derived from sources believed to be reliable. Neither Owner nor Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of this information. Prospective purchasers/tenants must conduct and rely on their own independent investigations, physical measurements, and professional advisers. No legal or financial commitment shall arise by reason of your review of or reliance on these materials.

Since the Property will be sold on an "AS IS," "WHERE IS" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Offering Memorandum or any other evaluation material. Although additional evaluation material including but not limited to engineering, zone information, floor plan, surveys, and environmental or other reports may be provided to qualified parties as marketing information, prospective purchasers should seek advice from their own attorneys, accountants and engineering/environmental experts. Any reliance on this information is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. All offers, counter offers, and negotiations shall be non-binding and neither Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker. This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

Exclusively Listed By:

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offering overview

Property Address	8291-8295 Westminster Blvd Westminster, CA 92683
Opportunity	Turn Key Opportunity
Sale Price	\$12,000,000
Lease Rate	\$4.25 NNN
Building Size	±16,821 SF
Lot Size	±0.92 Acres



Orange County (6th largest county in the Country) is home to one of the largest Asian Pacific Islander (API) populations in the country, making up 23.7% of the county's population. By 2030, that number is expected to grow to 30%, with Vietnamese Americans being the largest group, making up ~30% of the API population.

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property description

PROPERTY OVERVIEW

Building Size	±16,821 SF
Land Size	Gross Area: ±39,988 SF/ ±0.92 AC
Market	Orange County
Parcel Number	097-401-25
Parking	77 Spaces 4.64:1,000 Spaces
Year Built	1977
Type of Construction	Masonry
Nearby Freeways	Excellent Beach Blvd, 22 & 405 Freeway Access
Zoning	C1
Allowed Uses	Office, medical, Adult Day Car, Occupational schools, etc *Verify with the city of Westminster
Traffic Count	Over 30,000 VPD Traffic Count on Westminster Blvd



property improvements

A LANDMARK REDEVELOPED: A MODERN SENIOR-CARE-READY FACILITY IN THE HEART OF WESTMINSTER

Located in the historic Westminster Civic Center, this newly renovated two-story medical-adaptive building (±17,000 SF) represents a rare opportunity to operate within a fully modernized yet architecturally preserved structure. Originally built in 1977, the property has undergone a multi-million-dollar renovation to meet the latest healthcare, ADA, fire, and safety standards, while preserving the city's unique Old English architectural theme.

1. KEY UPGRADES AND CONSTRUCTION FEATURES

Exterior Restoration & Structural Enhancements

- Historic Old English façade preserved and enhanced with white stucco base and dual-tone gray trim, maintaining city-mandated architectural consistency.
- Added 804 sq. ft. custom steel canopy for covered loading/unloading—structural specs include:
 - 13-ft-deep reinforced columns (1,000 lbs each 4 columns)
 - 3,000-lb roof structure designed for durability and accessibility

Interior Transformation (Healthcare-Ready)

- Full replacement of water piping, electrical, and plumbing to support high-demand healthcare systems.
- Installed advanced HVAC system with HEPA filters for clean, clinic-grade indoor air.
- New fire alarm and sprinkler system (over 100 sprinkler heads) throughout the building, up and downstair and outside building.
- Includes a dedicated dayroom activity designed to OCFA standards for individuals with Alzheimer's or dementia, meeting enhanced code requirements for safety, visibility, and supervision.

2. FUNCTIONAL SPACE LAYOUT

- First Floor (±10,000 SF): Designed for senior use—rehabilitation, dayrooms, activity space, medical clinic rooms, memory dayroom.
- Second Floor (±7,000 SF): Built out for administrative offices and staff operations.
- High ceilings, clean layout, and thoughtful traffic flow planning for program compliance.

3. ADA & SAFETY COMPLIANCE

Building Brought to Full ADA Compliance, Including:

- Wheelchair-accessible bathrooms and shower room
- Stainless steel handrails throughout
- New stairwell for second-floor access

Security System Upgrades:

- WonderGuard door access monitoring
- Egress System for all doors
- Nurse call system (7 bathrooms, shower, 5 exam rooms, Quiet Room, Rehab area)
- Interior and exterior surveillance cameras
- Modern energy-efficient lighting system

Security and Safety:

- A new Wonder Guards system was installed at all entrances to enhance security and monitor access. One system at the front door. One system at the nursing station.
- A new Nurse Call System was installed, ensuring immediate assistance for seniors in bathrooms, shower rooms, and clinic rooms and quiet room and rehab room.
- A new surveillance cameras were installed throughout the property to ensure the safety of participants, families, and staff.
- A new energy-efficient lighting system was added to enhance visibility and create a welcoming environment

Full Medical-Grade Infrastructure, Including:

- Healthcare-grade furniture throughout (not standard office furniture)
- Fully equipped rehab area with new therapy equipment
- Exam rooms and clinic space with brand new, standard-compliant medical equipment

4. FIRE AND UTILITY INFRASTRUCTURE

- New fire hydrant line installed to meet updated OCFA codes.
- Trash enclosure built per MCS/DGM specifications for healthcare-grade waste management.

5. LANDSCAPING & ENVIRONMENT

- Site redesigned to meet 15% landscape coverage with over 1,100 SF of green space.
- Includes drought-tolerant plants and aesthetic hardscaping for sustainability and appeal.

6. I-4 code approved by OCFA, including door locks, egress system, and all life safety requirements for memory care or dementia patients.

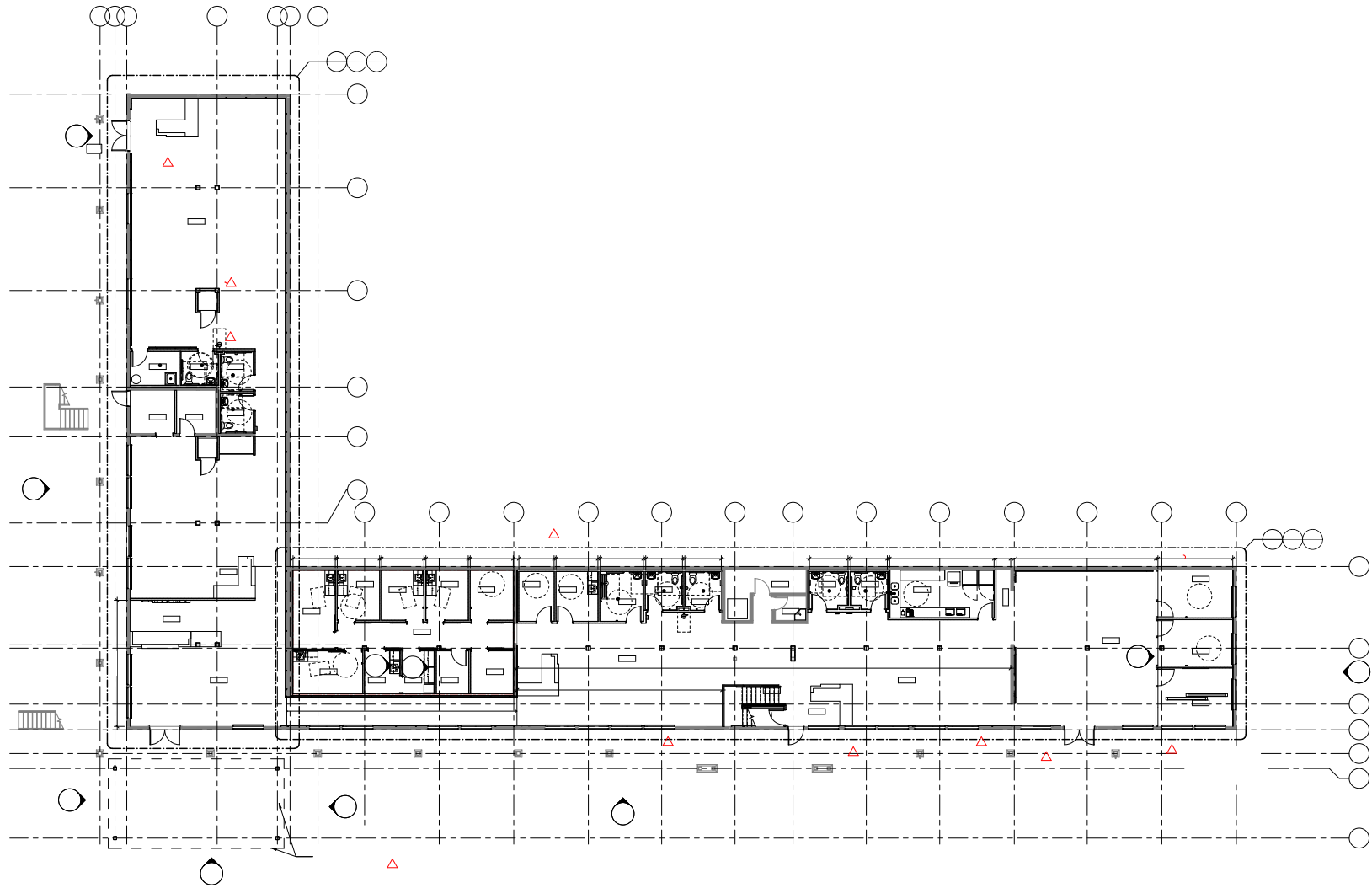
INTERIOR IMAGES



EXTERIOR IMAGES

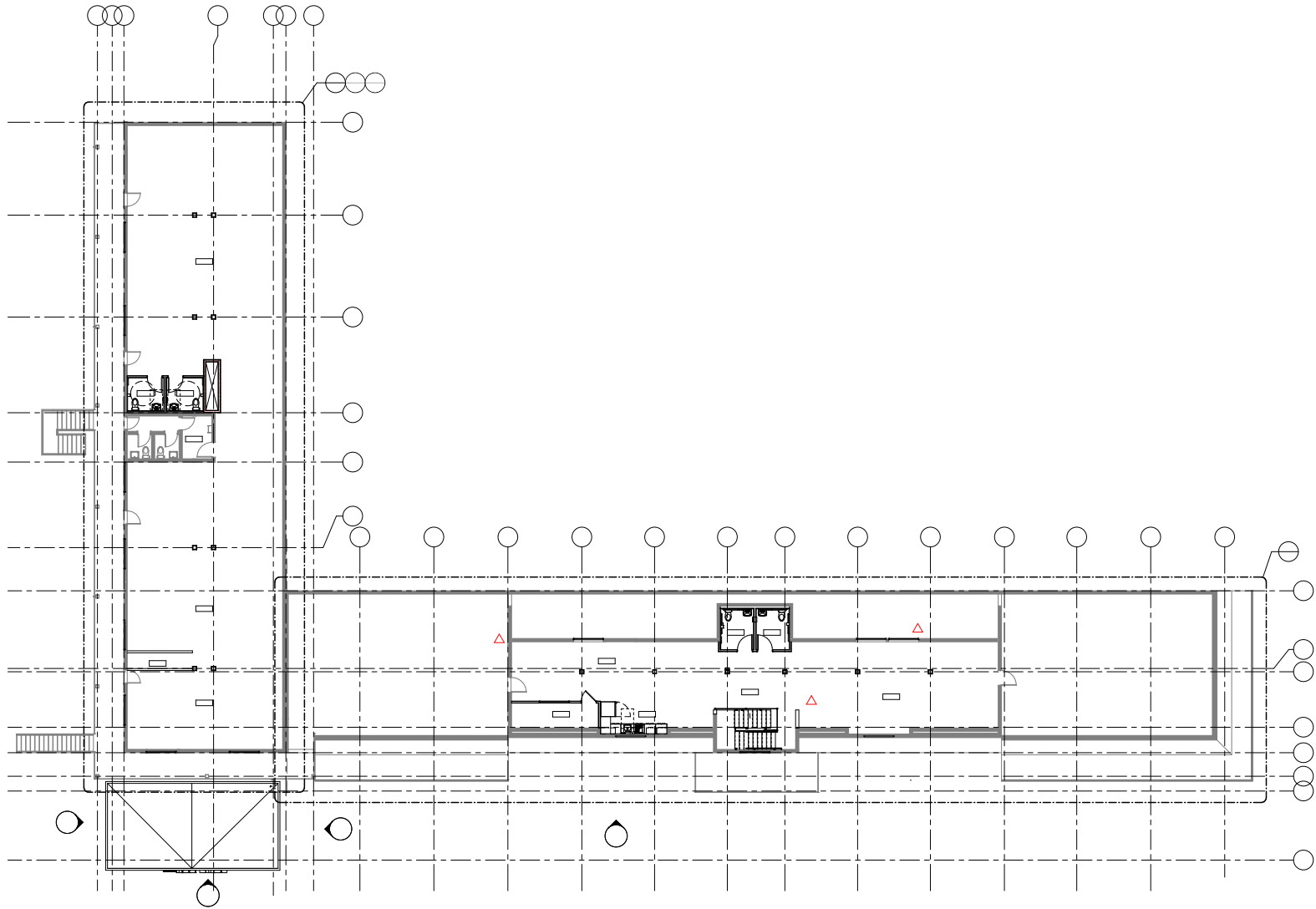


1ST FLOOR FLOORPLAN



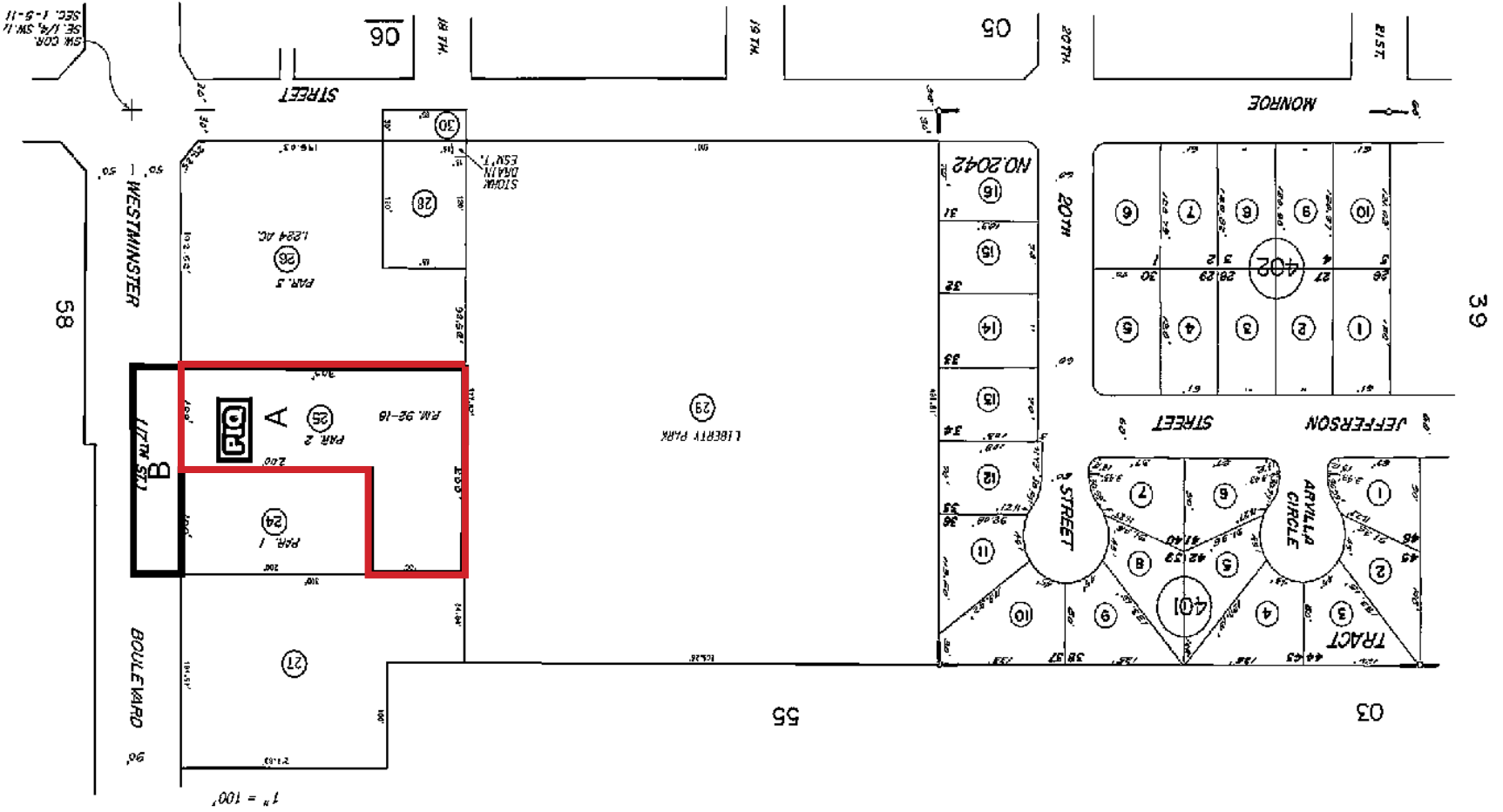
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2ND FLOOR FLOORPLAN



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PLOT MAP



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