



ALTAMIRA PROPERTIES
RESIDENTIAL | COMMERCIAL

LEASING BROCHURE

2999 Westminster Ave

SEAL BEACH CA 90740

MULTI-TENANT OFFICE | MEDICAL



www.2999WestminsterLSE.com



Property SUMMARY

ADDRESS	2999 Westminster Ave Seal Beach CA 90740
COUNTY	ORANGE
APN	095-641-44
BUILDING SF	13,000
LAND SF	35,123
YEAR BUILT	1969
YEAR RENOVATED	2007
OWNERSHIP TYPE	FEE SIMPLE

Leasing SUMMARY

SUITES AVAILABLE	3
PRICE/SF	\$4.50/RSF - \$4.75/RSF
LEASE TYPE	Full Service Gross
PARKING	56 Spaces with Reciprocal Parking at Seal Beach Village Plaza



Location SUMMARY



IDEAL FOR MEDICAL OPERATORS

1

5:1000 Parking Ratio (56 Parking Spaces) is very rare to find in a Beach City. Property also provides a **Reciprocal Parking Agreement with adjacent Seal Beach Village Plaza Parking (in Perpetuity)** which offers ample parking for any Medical Office or Laboratory Facility. CUP required for Medical office

HIGH VISIBILITY LOCATION

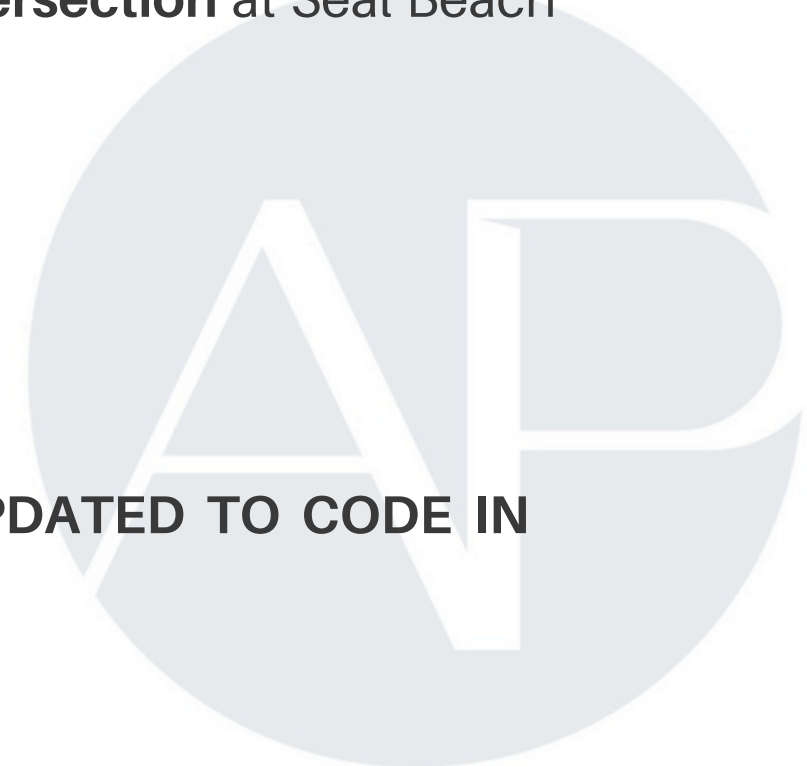
2

Unique opportunity to own a **15+ Tenant** building with a high ratio of glass line to stucco in one of the most High Traffic Locations in North Orange County. Property adjacent to a **High Traffic Count Signalized Intersection** at Seal Beach Blvd and Westminster Avenue.

FULLY RENOVATED IN 2007

3

- **NEW ROOF 2023**
- **SOLAR POWER OWNED (50% estimated cost savings)**
- **AIR HANDLING SYSTEM & ELECTRICAL SUPPLY UPDATED TO CODE IN 2007**





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2999 Westminster Blvd.
PROPERTY

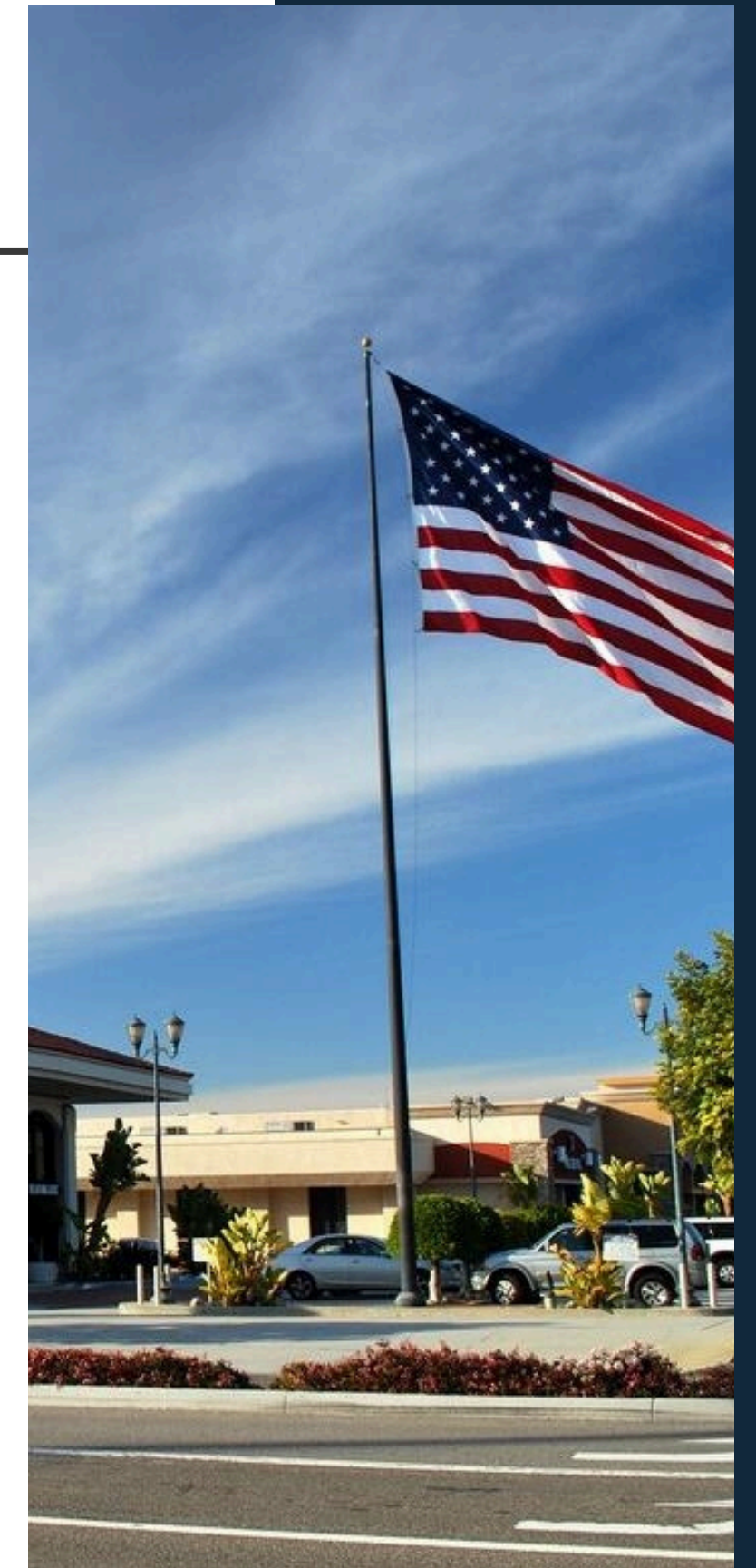
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Property FEATURES

NUMBER OF TENANTS	8
NET RENTABLE AREA	13,000
LAND SF	35,123
YEAR BUILT	1969
# OF PARCELS	1
ZONING TYPE	COMMERCIAL
BUILDING CLASS	C
TOPOGRAPHY	FLAT
NUMBER OF STORIES	3

NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	56
PARKING RATIO	5:1000
TYPICAL FLOOR SF	6000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	YES
ELEVATOR	YES
CEILING HEIGHT	14'

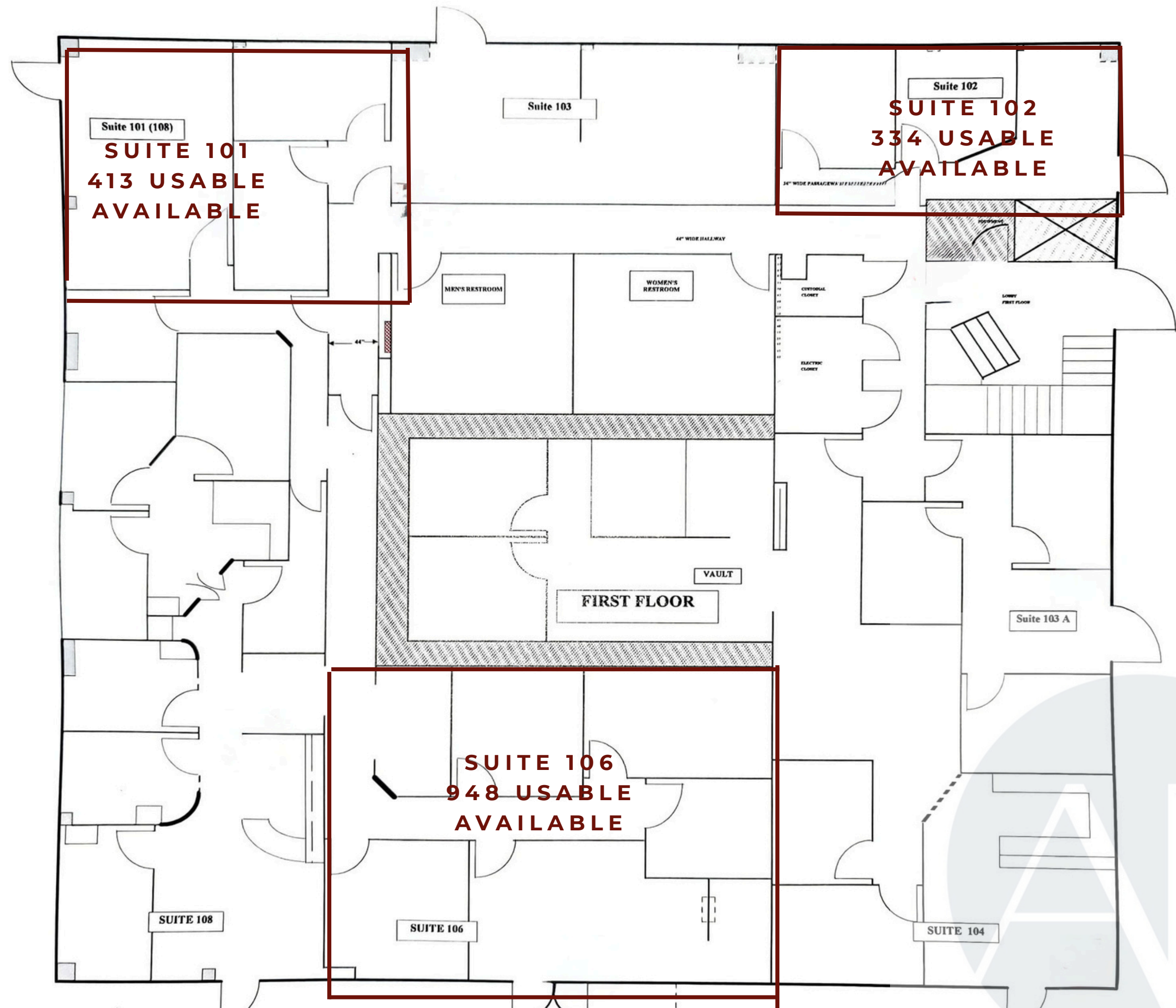


FLOOR PLAN

1ST FLOOR

AVAILABLE SUITES

101	413 SF	\$4.61/sf
102	334 SF	\$4.49/sf
106	948 SF	\$4.61/sf





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2999 Westminster Blvd.

LOCATION

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Location SUMMARY



PRIME HIGH VISIBILITY LOCATION

- Strategically positioned adjacent to the intersection of Seal Beach Boulevard and Westminster Avenue.
- Seal Beach Boulevard conveniently features a nearby on/ off ramp to the I-405 Freeway.
- Within 5-10 min drive to multiple beaches and coastal areas.
- 10 MINUTES TO UCI 'S LOS ALAMITOS HOSPITAL & URGENT CARE
- 15 MINUTES TO LONG BEACH MEMORIAL HOSPITAL
- Building is located outside the coastal zone -
No Coastal Commission Approvals needed

HIGH TRAFFIC VOLUME SIGNALIZED INTERSECTION

TRAFFIC COUNTS

- SEAL BEACH BLVD (28,012 average daily volume)
- WESTMINSTER BLVD (18,780 avg. daily volume)

NEIGHBORING PROPERTIES

NORTH US POST OFFICE

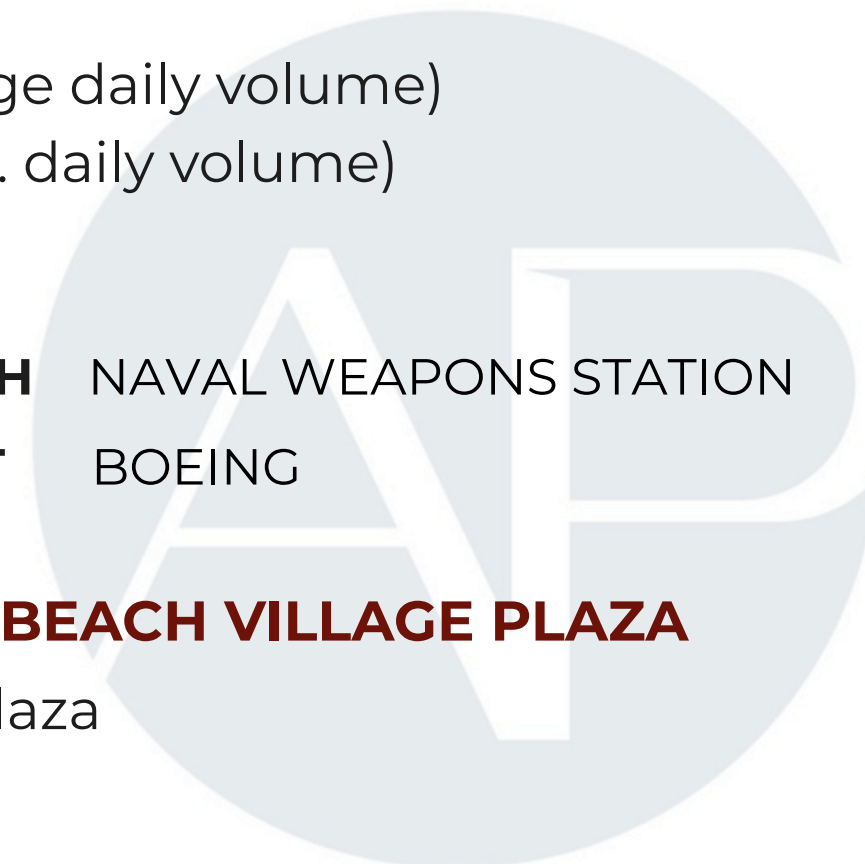
SOUTH NAVAL WEAPONS STATION

EAST SEAL BEACH VILLAGE

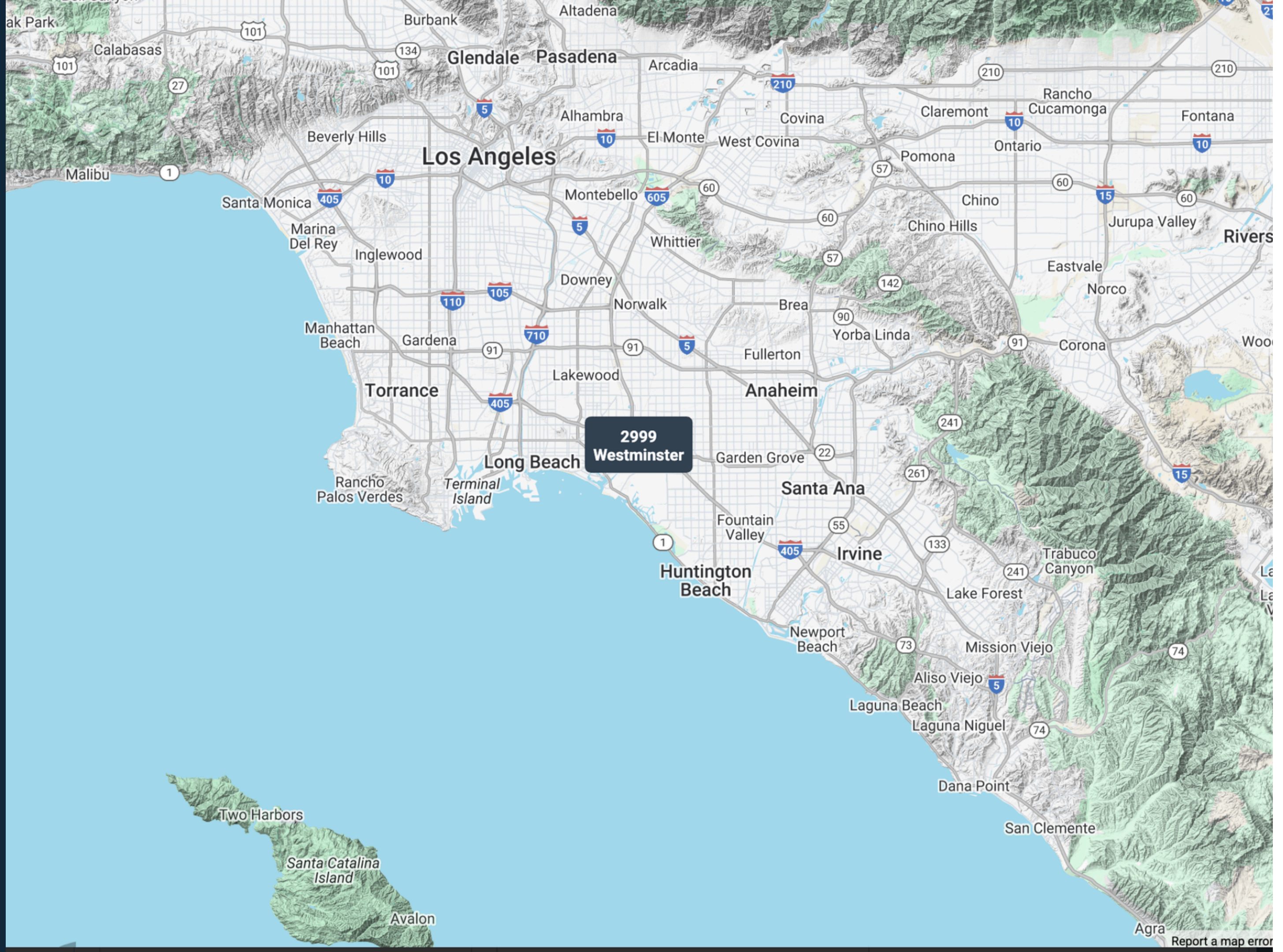
WEST BOEING

SHARES PARKING LOT WITH SEAL BEACH VILLAGE PLAZA

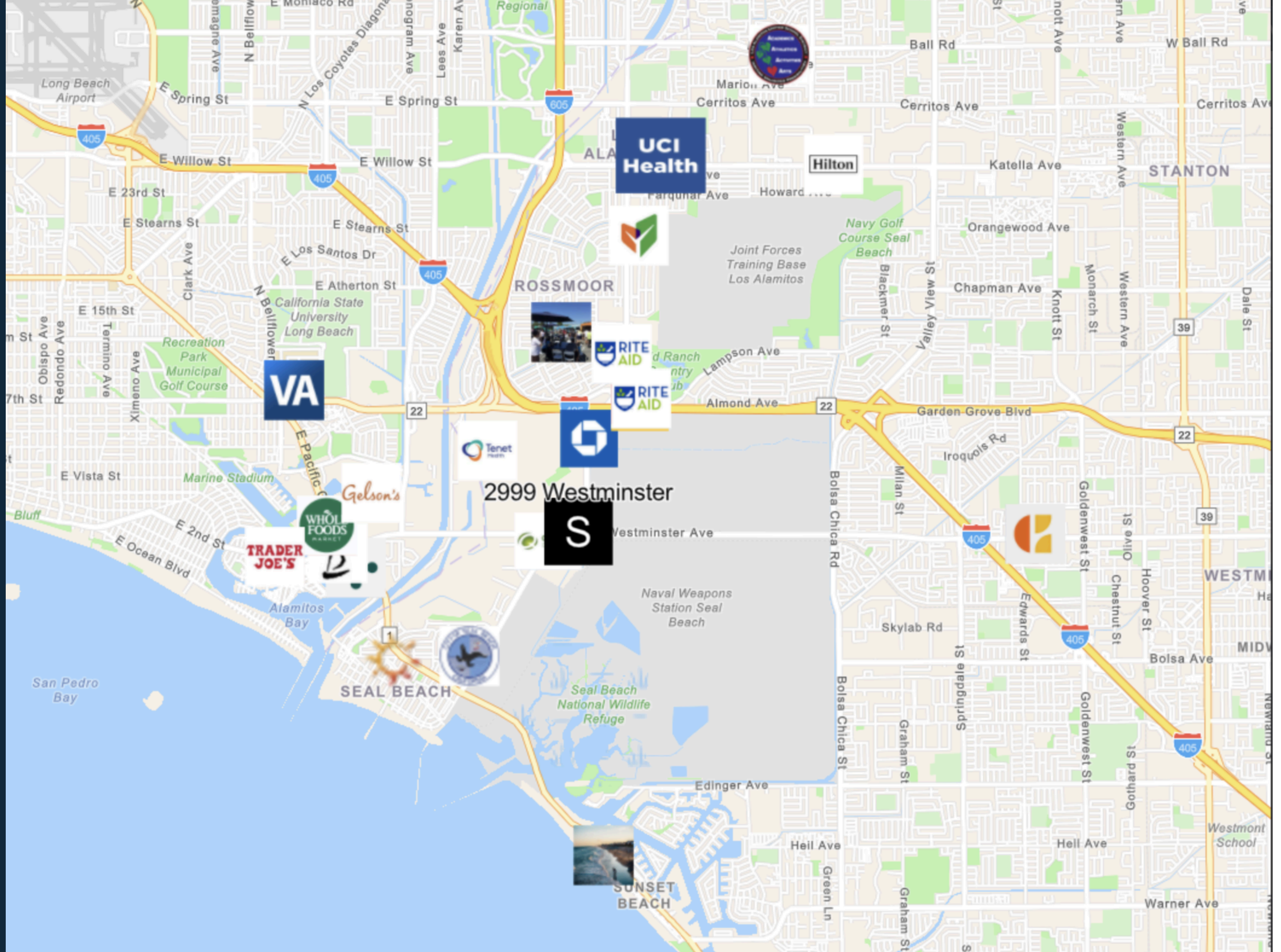
HEAVY FOOT TRAFFIC in adjacent Plaza



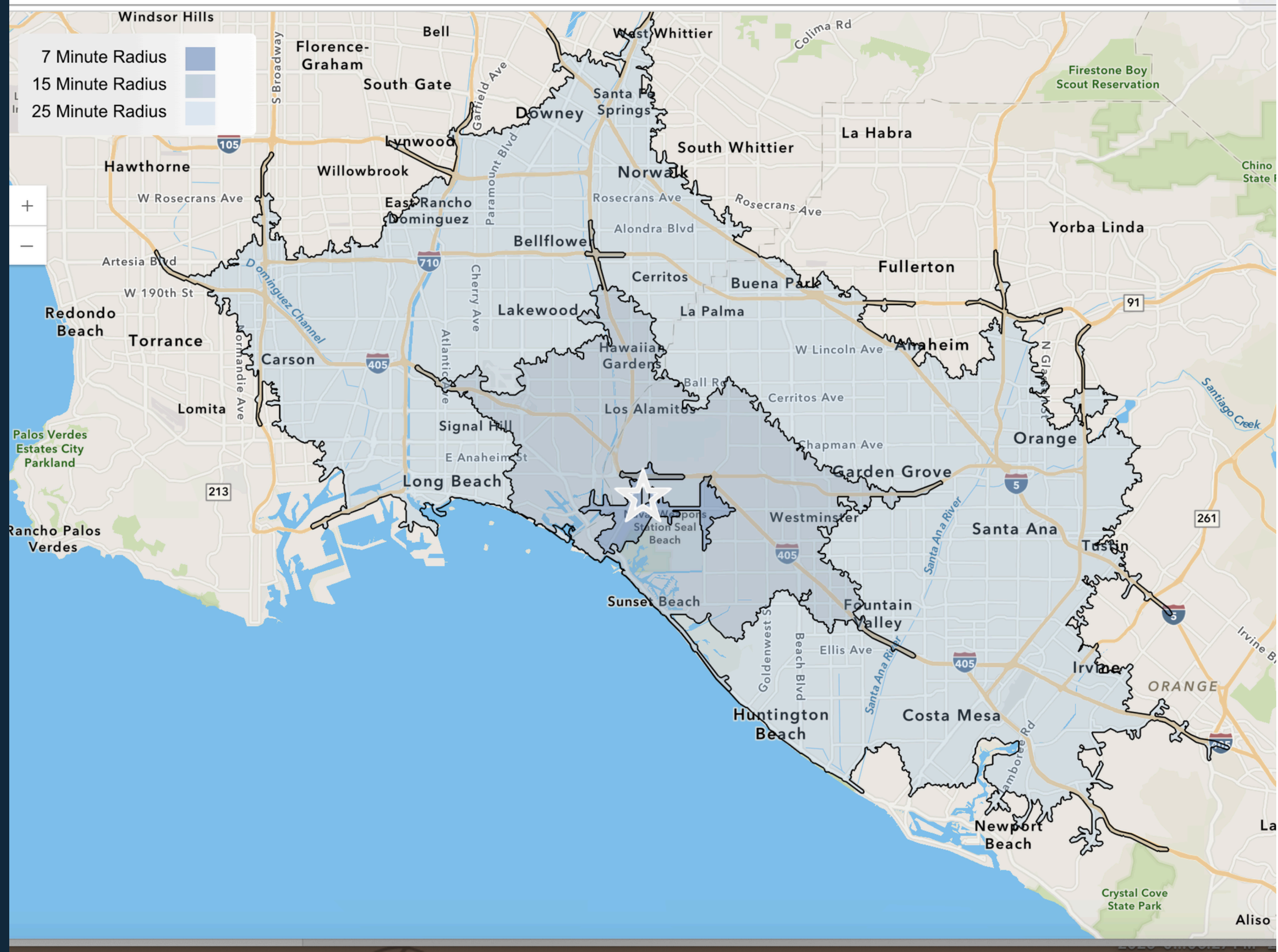
REGIONAL MAP



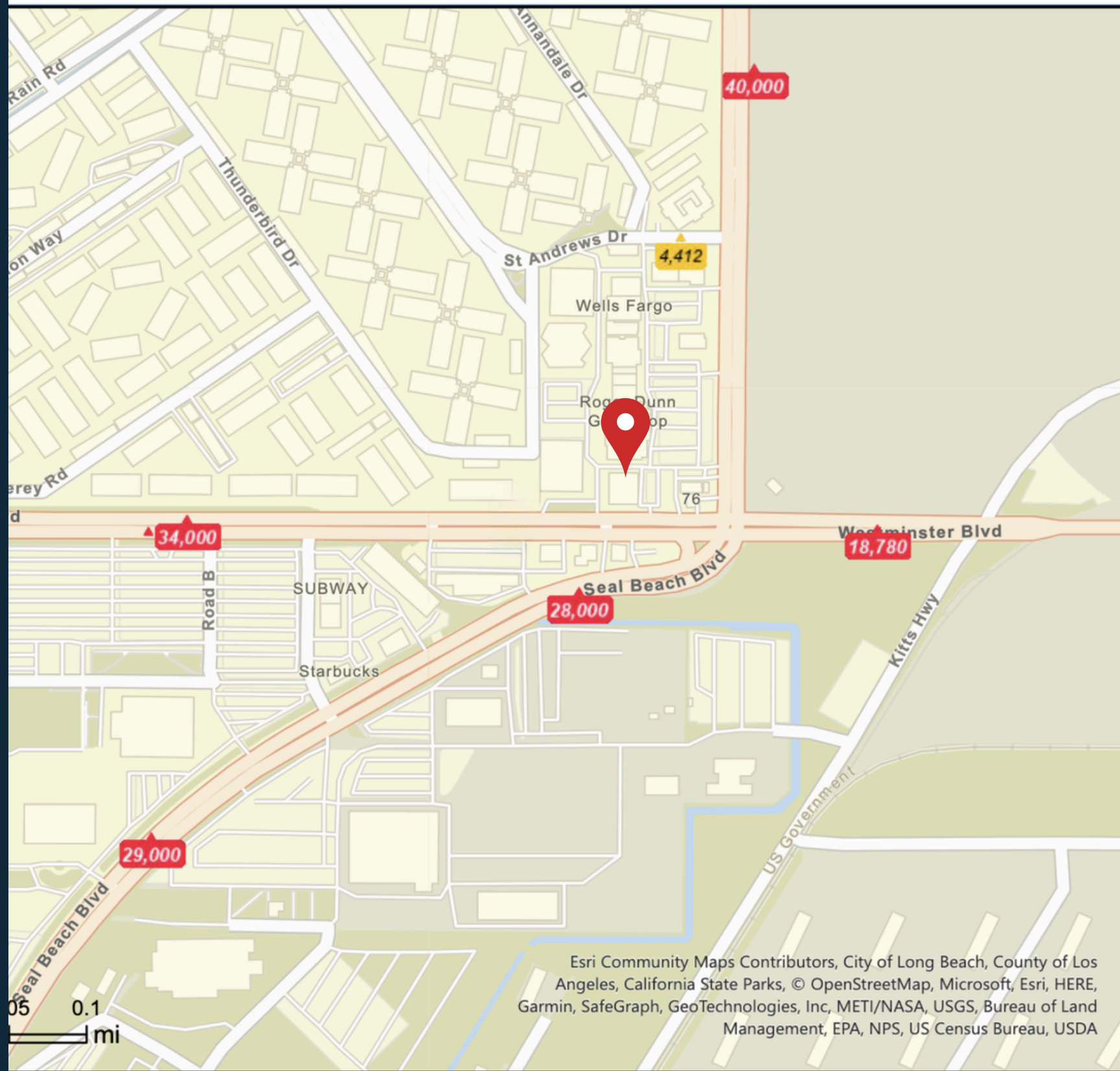
LOCATOR MAP



DRIVE TIME HEATMAP



TRAFFIC COUNTS



Distance:	Street:	Closest Cross-street:	Count:
0.05	Church Pl	Thunderbird Dr (0.1 miles N)	28,000
0.21	Westminster Boulevard	Golden Rain Rd (0.07 miles W)	34,000
0.23	St Andrews Dr	Annandale Dr (0.03 miles W)	4,412
0.23	Westminster Blvd	A T Rd (0.07 miles E)	18,780
0.24	Westminster Blvd	Seal Beach Blvd (0.38 miles E)	27,000
0.30	Seal Beach Boulevard	Regency Dr (0.31 miles SW)	29,000
0.35	Perimeter Rd	H E Rd (1.97 miles E)	40,000
0.39	Seal Beach Boulevard	H E Rd (1.97 miles E)	40,000
0.47	Seal Beach Boulevard	Westminster Blvd (0.09 miles NE)	40,000
0.55	Golden Rain Rd	Seal Beach Blvd (0.02 miles E)	12,807
0.77	Westminster Boulevard	A T Rd (0.78 miles W)	37,000
0.93	Seal Beach Blvd	I- 405 (0.14 miles NE)	44,000
0.94	Beverly Manor Dr	(0.0 miles)	3,051
0.96	Seal Beach Boulevard	Old Ranch Pkwy (0.03 miles NE)	44,000
1.00	Beverly Manor Dr	(0.0 miles)	825
1.01	Seal Beach Blvd	Forrestal Ln (0.18 miles NE)	25,000
1.03	I- 405	Hwy 22 (0.2 miles W)	384,000
1.06	405	I- 405 (0.0 miles E)	377,600
1.07	Seal Beach Boulevard	(0.0 miles)	379,000
1.08	Westminster Blvd	A T Rd (0.78 miles W)	26,000
1.08	405	I- 405 (0.0 miles NW)	370,100
1.11	San Diego Freeway	Brimhall Dr (0.1 miles NE)	142,500
1.11	Seal Beach Boulevard	Seal Beach Blvd (0.0 miles SE)	25,000
1.15	22	I- 405 (0.05 miles NE)	142,500
1.21	Catalina Ave	Crest Dr (0.05 miles W)	797
1.23	Westminster Ave	N Studebaker Rd (0.14 miles W)	19,700
1.24	Bayside Dr	Harbor Way (0.02 miles N)	1,983
1.24	Bolsa Ave	Bayside Dr (0.03 miles W)	6,000
1.25	Lampson Ave	Seal Beach Blvd (0.28 miles NW)	17,000



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SPACES FOR
LEASE | SUBLEASE

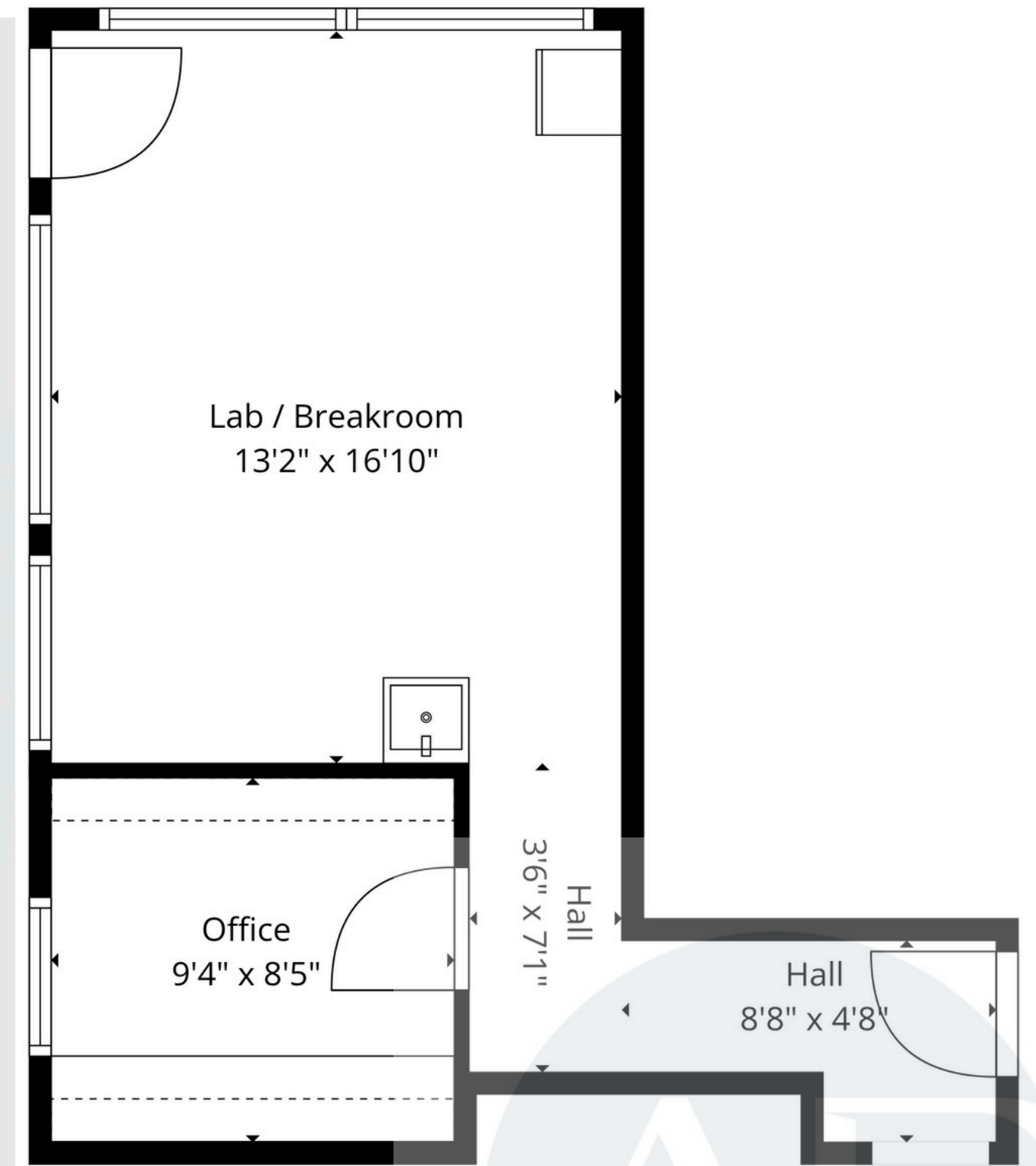
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SUBLEASE 1ST FLOOR

SUITES

101 413 USF AVAILABLE



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TOTAL: 363 sq. ft
1st floor: 363 sq. ft
EXCLUDED AREAS: WALLS: 50 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

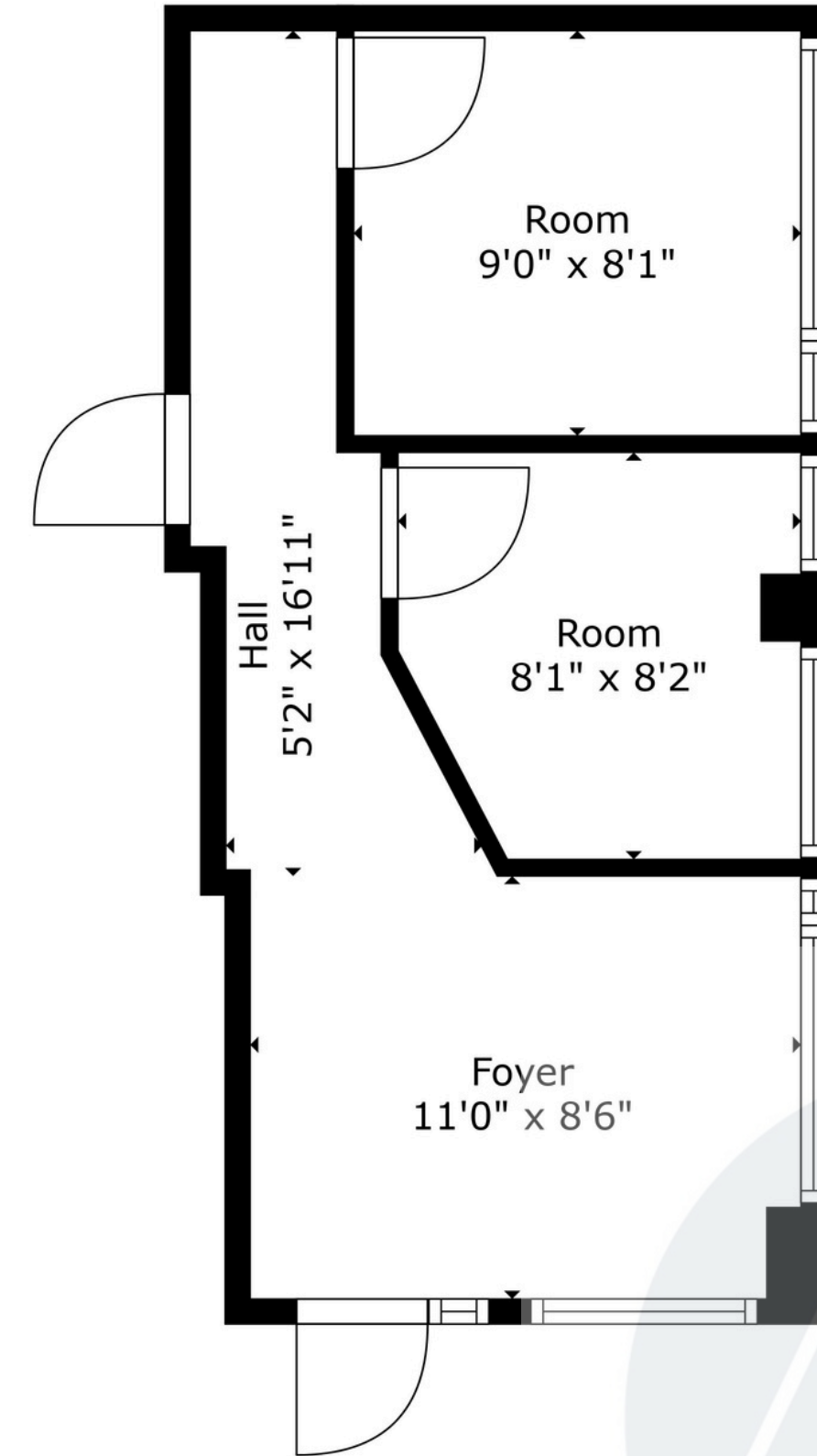
DIRECT LEASE

SUITES

102 334 USF AVAILABLE



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TOTAL: 296 sq. ft
FLOOR 1: 296 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

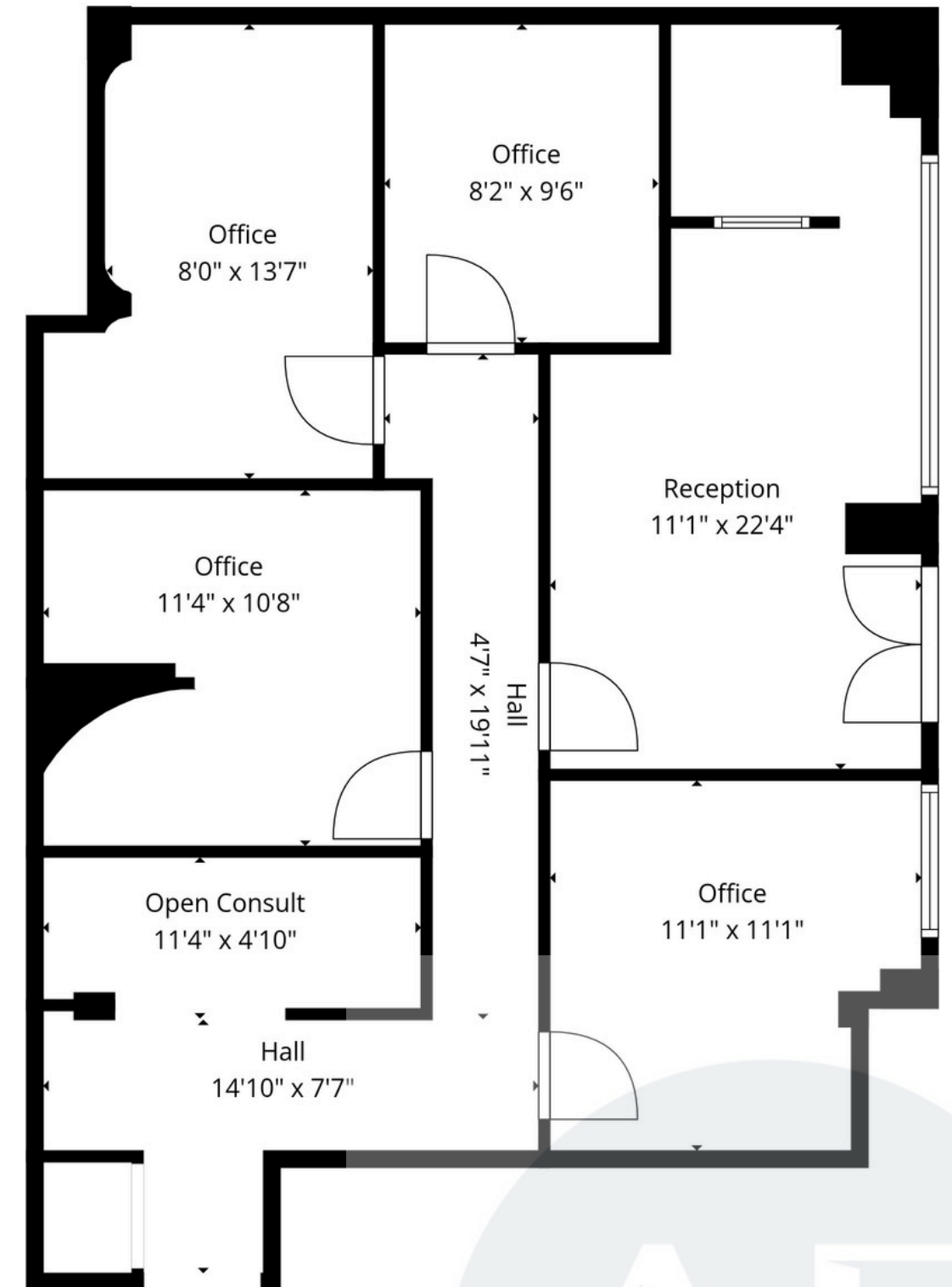
SUBLEASE 1ST FLOOR

SUITES

106 948 USF AVAILABLE



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TOTAL: 883 sq. ft
1st floor: 883 sq. ft
EXCLUDED AREAS: WALLS: 65 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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BROKER
PROFILE

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ALTAMIRA PROPERTIES

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MANAGING BROKER

With over 25+ years experience Designing, Selling and Leasing Medical Practices, Commercial and Residential Properties in both Canada and the US, Serena is uniquely positioned to help you acquire, sell or lease your desired property.

90% of Serena's business comes from past clients and referrals - a testament to the high level of care and attentiveness she provides that puts her in a class above.

Having served as an operational Executive with a background in Pharmaceutical Manufacturing for Rx, OTC and Sterile Ophthalmics; building cGMP, FDA compliant facilities in both the US and Canada, Serena and her seasoned team of OSHPD certified architects can support any medical buildout your potential buyers or tenants require.

SERVICES OFFERED

- MEDICAL PRACTICE SALES
- DENTAL PRACTICE SALES
- BUSINESS SALES
- COMMERCIAL RE SALES
- COMMERCIAL LEASING
- PROPERTY MANAGEMENT
- RESIDENTIAL SALES
- RESIDENTIAL INCOME SALES



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Serena Goss



ALTAMIRA PROPERTIES

RESIDENTIAL | COMMERCIAL | PROPERTY MANAGEMENT

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THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO PROVIDE A SUMMARY OF UNVERIFIED FINANCIAL AND PHYSICAL INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY.

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