

LAST REMAINING SPACE FOR LEASE

16883-16929 BEACH BLVD HUNTINGTON BEACH, CA 92647



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LEASING

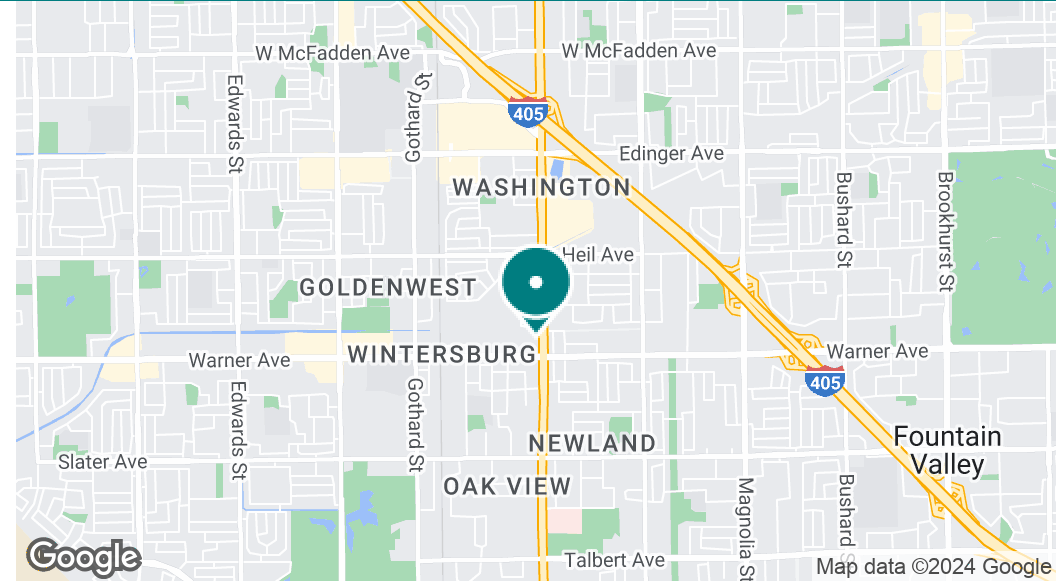
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (\$0.86/sf/mo)
Building Size:	21,316 SF
Available SF:	1,800 SF
Year Built:	1976
Zoning:	SP14
Market:	Orange County
Submarket:	Huntington Beach
Traffic Count:	72,800

PROPERTY OVERVIEW

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE ON BEACH BOULEVARD IN PRIME HUNTINGTON BEACH. Professionally managed property features high street visibility, ample parking in sizable onsite lot, and monument signage. Situated just east of the major signalized intersection at Beach Boulevard + Warner Avenue. Soaring traffic counts, with approx. 71,000 cars per day. Strong daily foot traffic. Densely populated residential area featuring medium and high income households. Surrounded by a variety of thriving retailers and restaurants. Freeway close, just minutes from the nearby 405 freeway.

PROPERTY HIGHLIGHTS

- Retail/Medical/Office Space
- ±1,800 SF for Lease inline retail/office space
- Excellent Street Exposure
- Near One of the Busiest Intersections in Orange County
- Upgraded Shopping Center Monument Signage

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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
16901	Available	1,800 SF	\$0.86/sf/mo	\$3.00 SF/month	Existing Tenant is M-M	View Here

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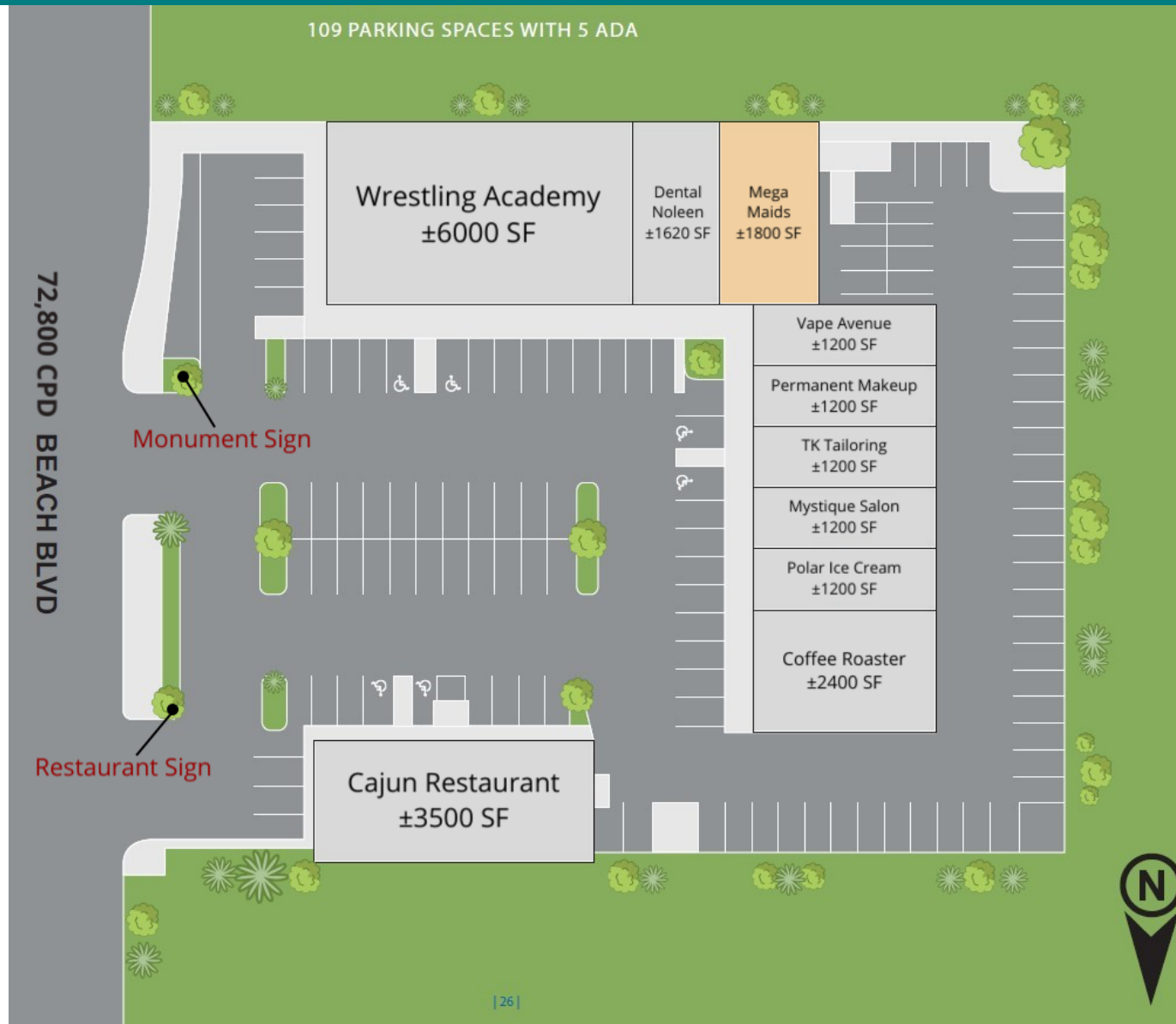
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SITE PLANS

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,640	200,504	505,447
Average age	32.9	39.1	38.7
Average age (Male)	31.9	38.3	38.0
Average age (Female)	34.1	39.9	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,207	70,189	171,484
# of persons per HH	2.9	2.9	2.9
Average HH income	\$76,329	\$87,878	\$88,148
Average house value	\$528,194	\$630,381	\$593,018

RACE	1 MILE	3 MILES	5 MILES
% White	59.8%	60.0%	57.1%
% Black	1.0%	0.9%	0.9%
% Asian	14.8%	27.2%	29.3%
% Hawaiian	0.6%	0.2%	0.5%
% American Indian	0.5%	0.4%	0.4%
% Other	20.8%	8.5%	9.3%

TRAFFIC COUNTS

Beach & Warner	72,800/day
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* Demographic data derived from 2020 ACS - US Census

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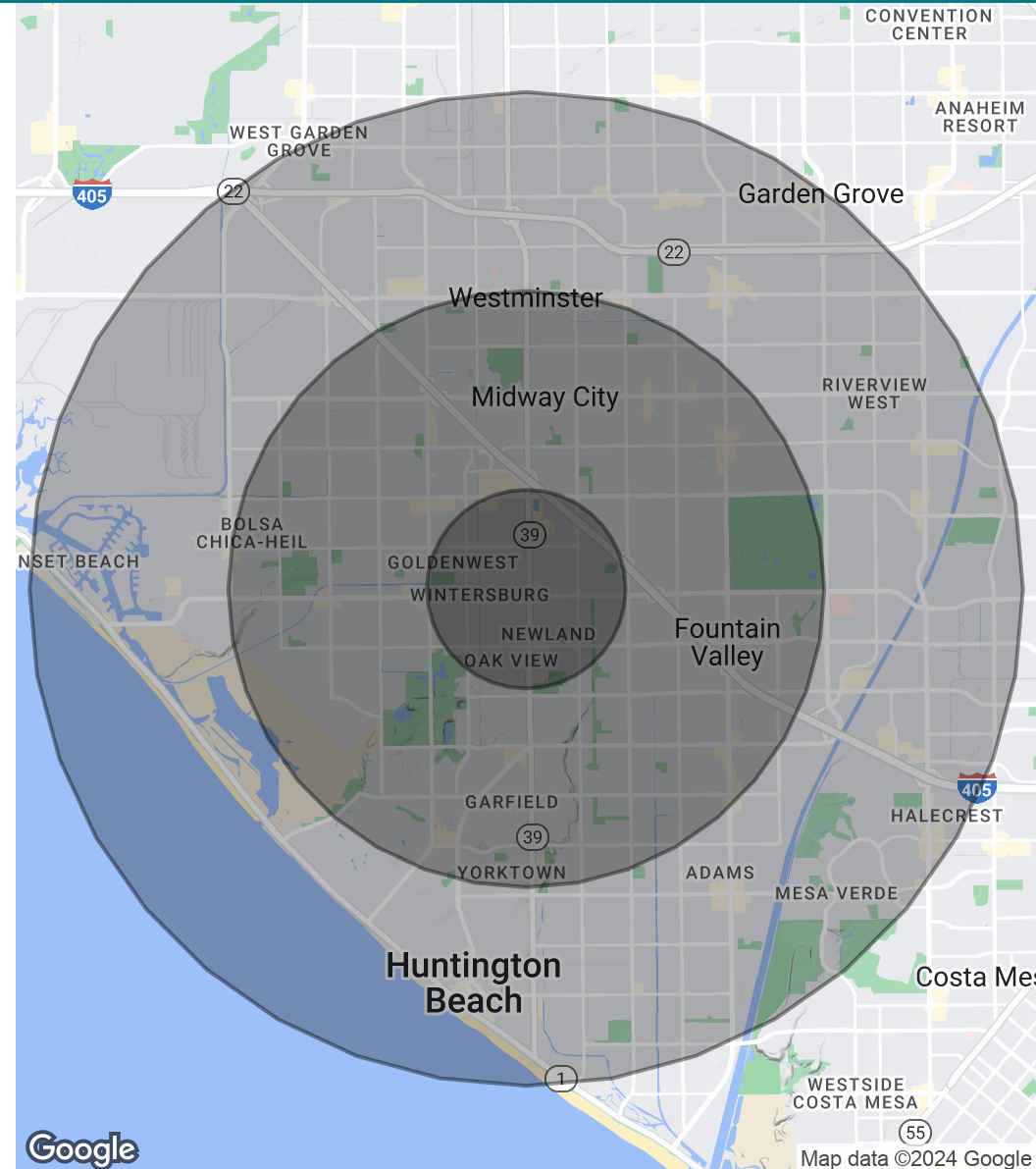
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MEET THE TEAM

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