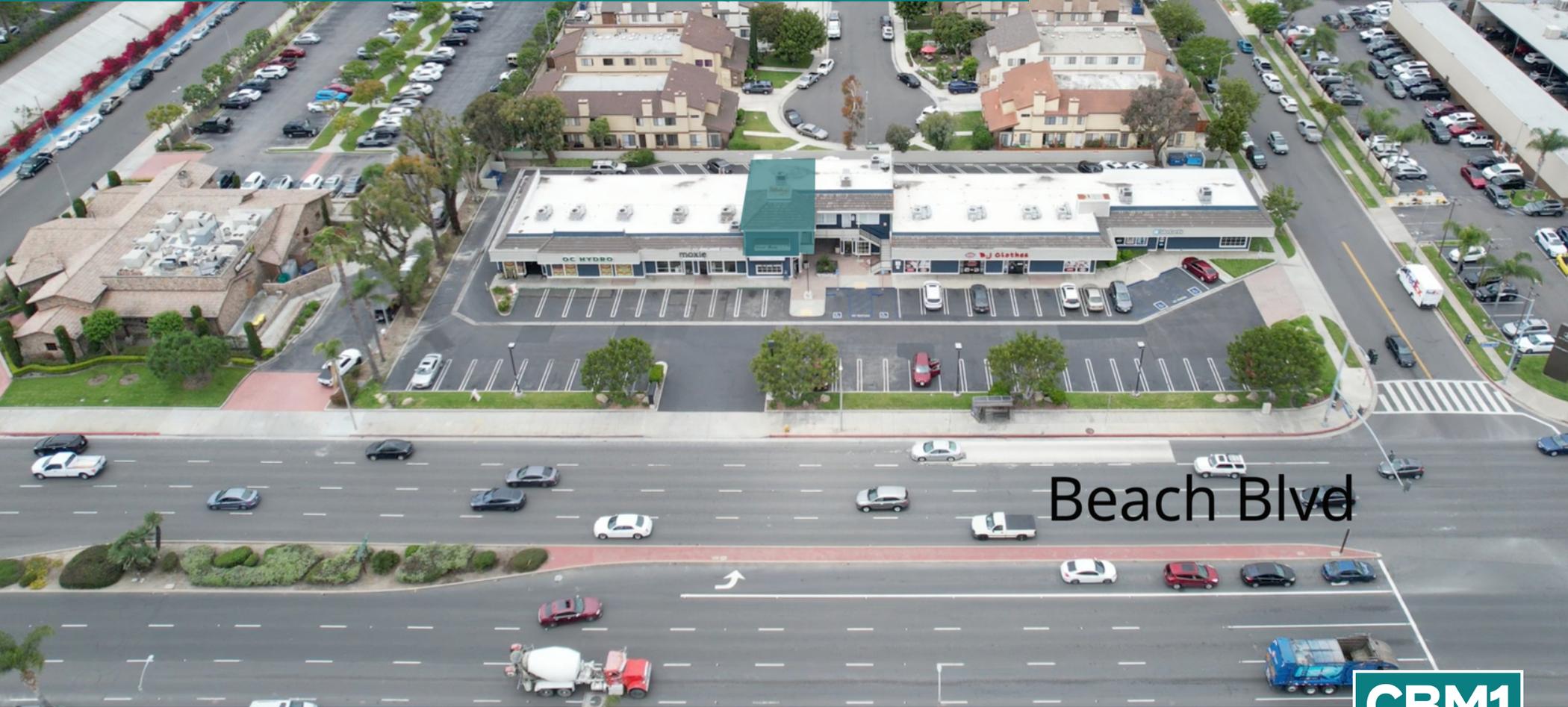


# ±1000 SF 2ND FLOOR OFFICE

BEACH PLACE FOR LEASE

16773-16793 BEACH BLVD | HUNTINGTON BEACH, CA 92647



Beach Blvd

**AARON GUIDO**

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LEASING

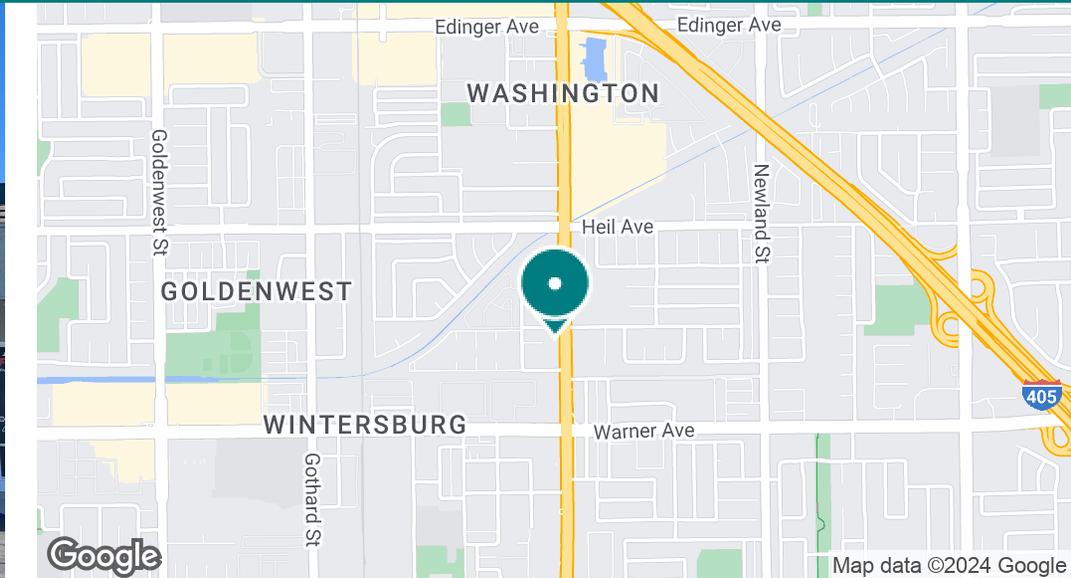
BROKERAGE

INVESTMENTS

## EXECUTIVE SUMMARY

BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647

BROCHURE | PAGE 2



### OFFERING SUMMARY

Lease Rate (NNN)	\$1.80 SF/month (Est. \$0.90 NNN)
Building Size:	14,652 SF
Available SF:	1,053 SF
Lot Size:	1.3 Acres
Year Built:	1978
Renovated:	2022
Zoning:	SP14
Market:	Orange County
Submarket:	Huntington Beach
Traffic Count:	72,000

### LOCATION OVERVIEW

Beach Place Shopping Center is a great location for your business. Beach Place is located on the busy corner of Beach Blvd and Terry Street in Huntington Beach. The shopping center can be accessed from either Terry Street or Beach Blvd. The nicely landscaped and well maintained parking lot is inviting to customers who can park directly in front of your store. The neighborhood is an active shopping and dining area with Huntington Beach Honda right across the street and a very popular Olive Garden just to the north of Beach Place Shopping Center. The centralized Orange County location of Beach Place Shopping Center just a mile from the 405 and two blocks from Warner Ave, makes it just minutes to anywhere in Fountain Valley, Seal Beach, Westminster, Santa Ana, Garden Grove, Tustin, Irvine, Orange, Costa Mesa, Newport Beach and Huntington Beach .

### PROPERTY HIGHLIGHTS

- Monument Signage Available
- Signalized Intersection
- Great Street Frontage

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## LEASE SPACE

BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647



### LEGEND

Available
Available Soon
Unavailable

### LEASE INFORMATION

Lease Type:	Est. \$0.90 NNN	Lease Term:	Negotiable
Total Space:	1,053 SF	Lease Rate:	\$1.80 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
16793	VCA (Coming Soon)	2,900 SF	Est. \$0.90 NNN	Negotiable	Retail End Cap	-
16785-A	Available	1,053 SF	Est. \$0.90 NNN	\$1.80 SF/month	2nd Floor Office - Former Farmer's Insurance	<a href="#">View Here</a>

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## SITE PLAN

BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647



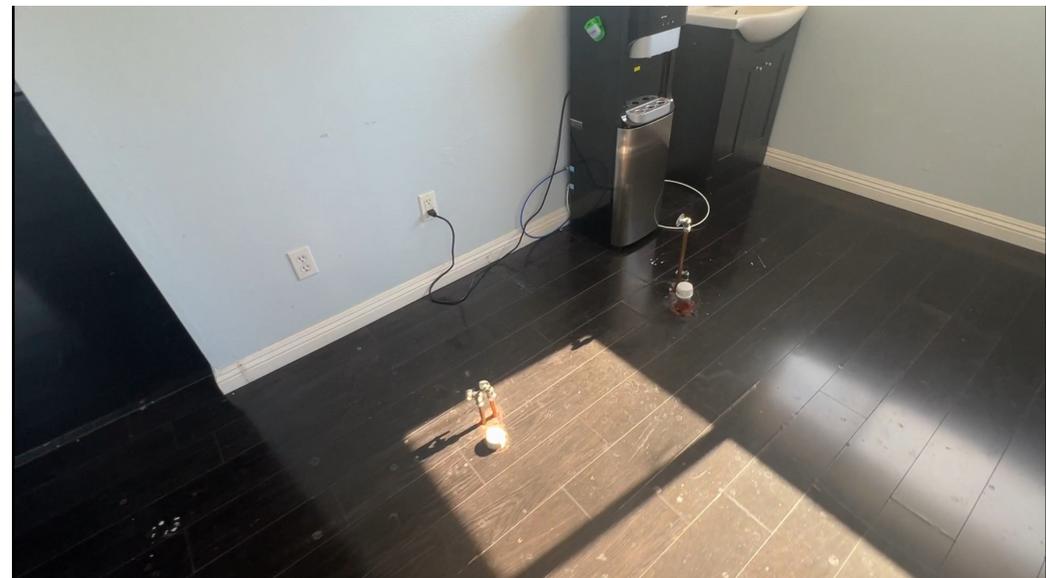
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## ADDITIONAL PHOTOS

BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647

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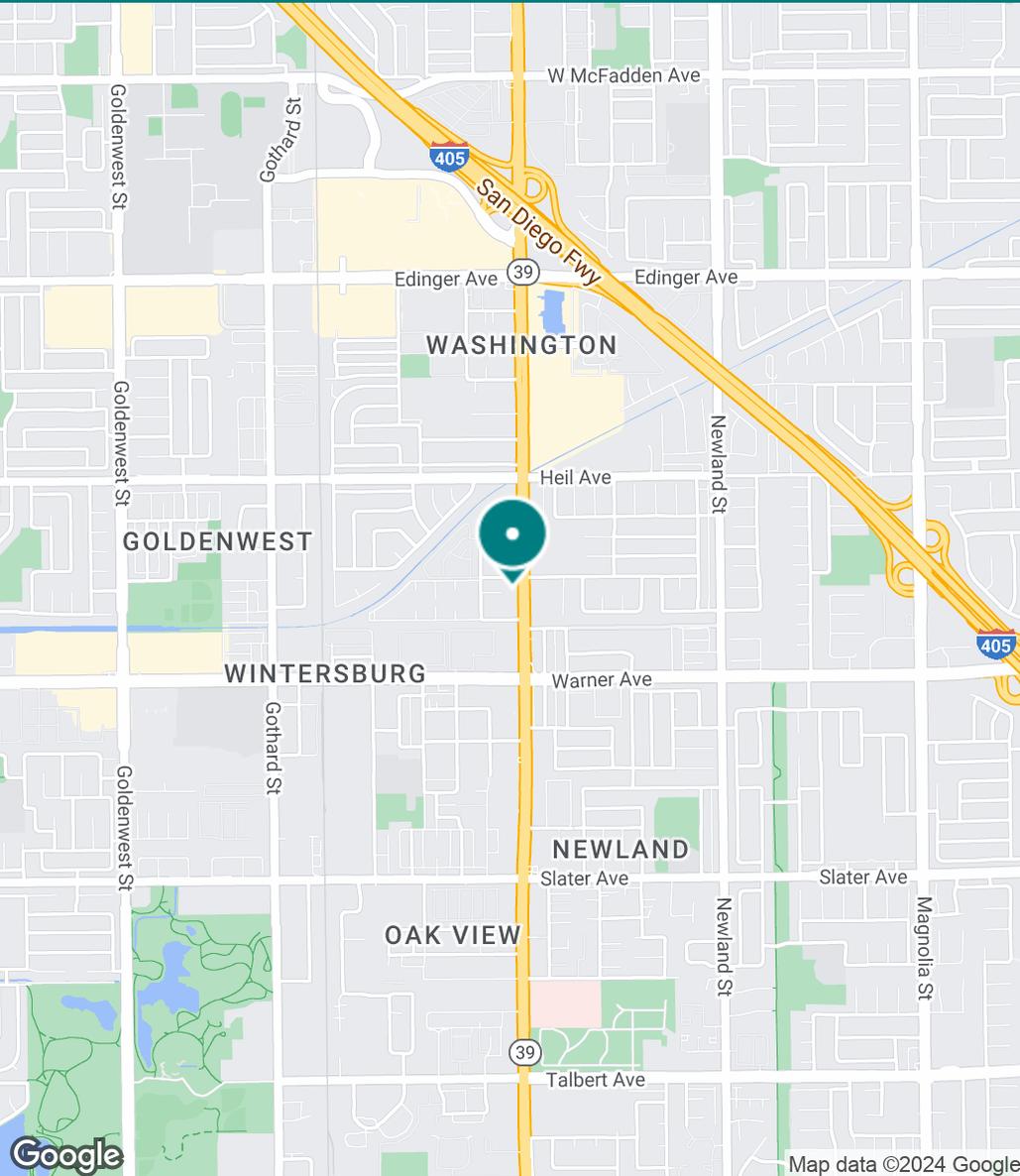
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## LOCATION MAP

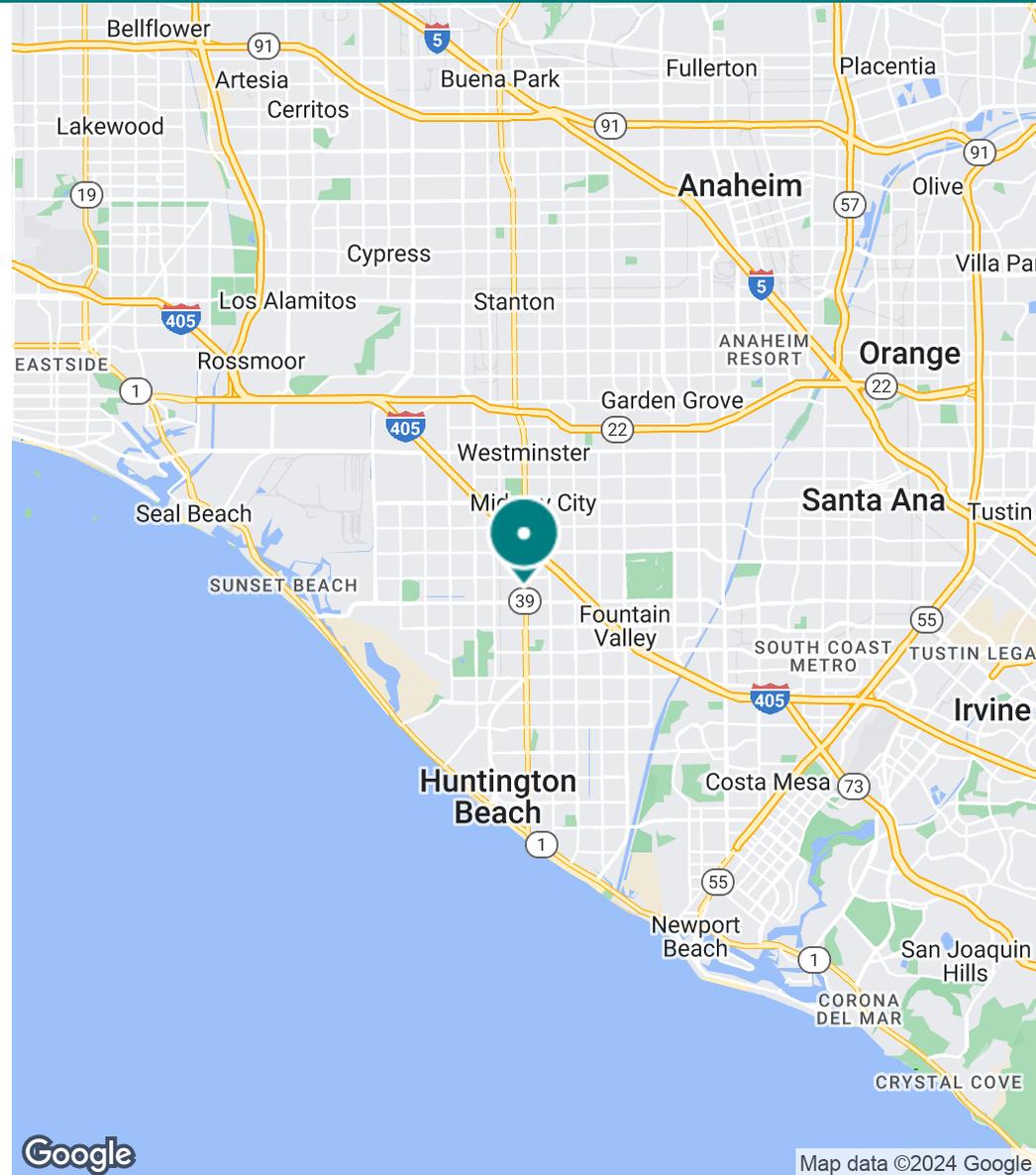
BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647

BROCHURE | PAGE 6



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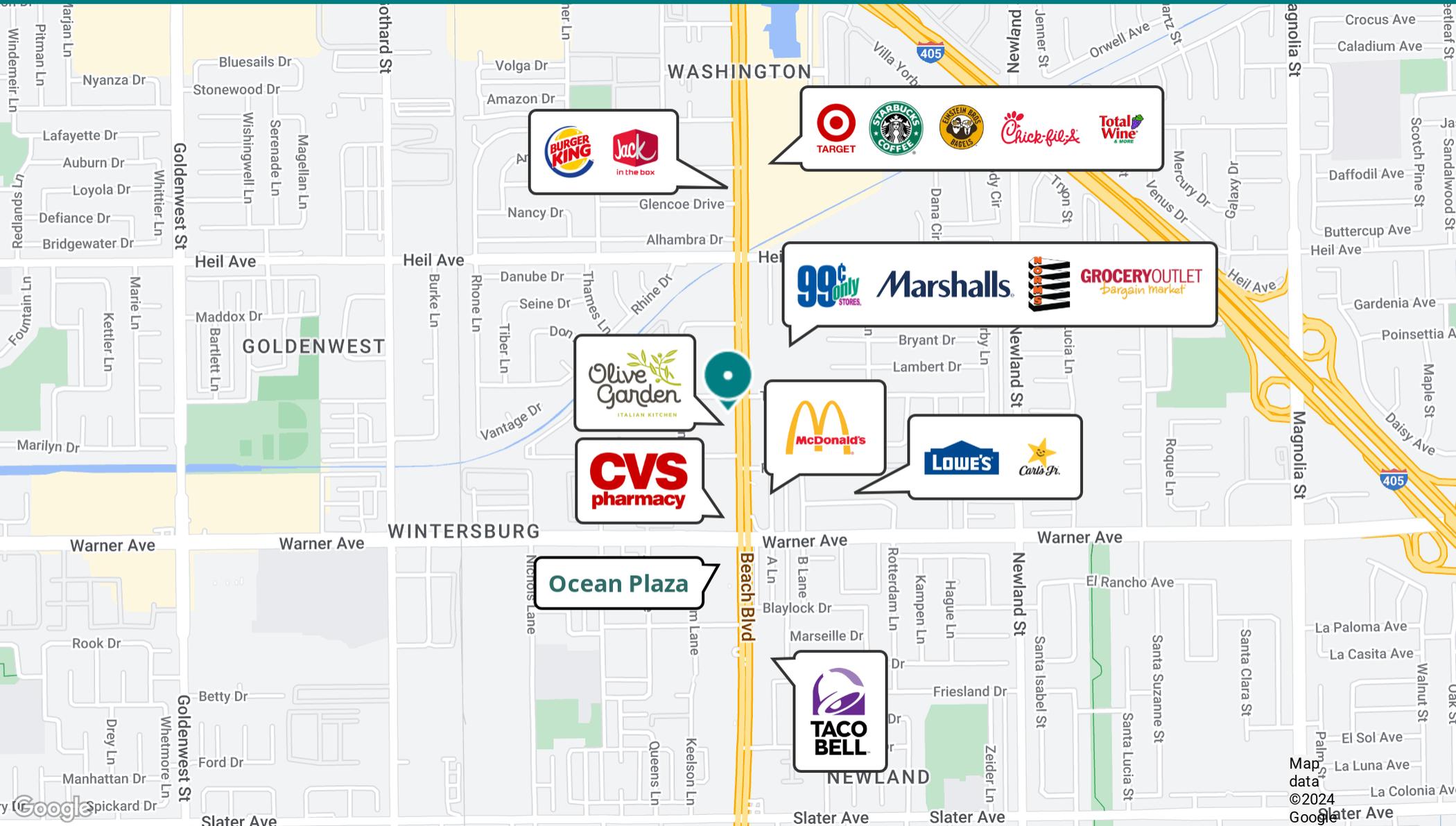
Google

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## RETAILER MAP

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BROCHURE | PAGE 7



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Map data  
©2024  
Google

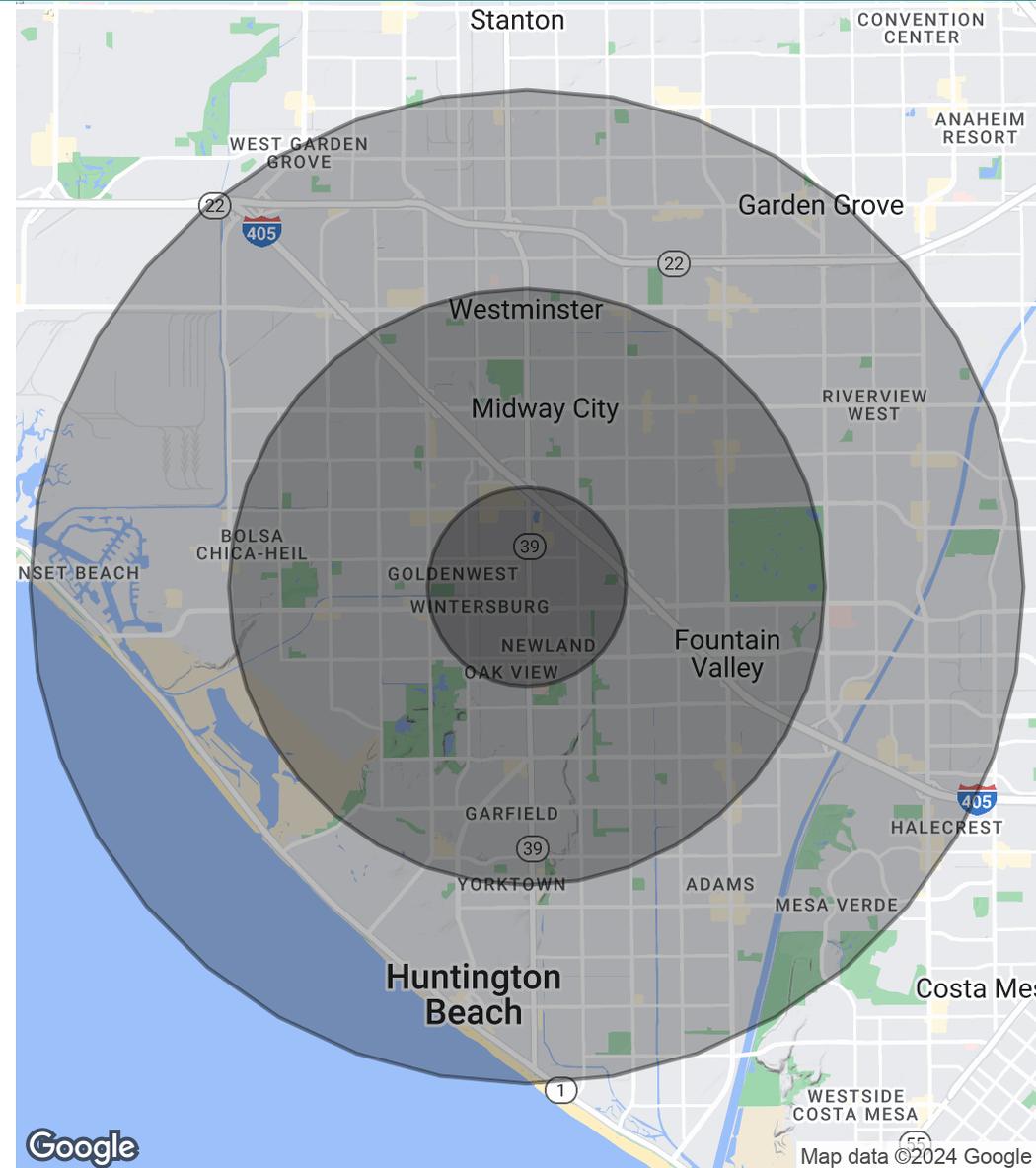
## DEMOGRAPHICS MAP & REPORT

BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647

BROCHURE | PAGE 8

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,680	202,840	518,809
Average Age	33.4	39.0	38.6
Average Age (Male)	32.5	38.2	37.9
Average Age (Female)	34.6	39.8	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,362	70,217	174,830
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$76,552	\$86,374	\$87,448
Average House Value	\$529,569	\$626,650	\$587,045
RACE	1 MILE	3 MILES	5 MILES
% White	59.7%	58.3%	56.3%
% Black	1.0%	0.9%	0.9%
% Asian	16.2%	28.9%	29.8%
% Hawaiian	0.6%	0.2%	0.5%
% American Indian	0.5%	0.3%	0.4%
% Other	19.3%	8.6%	9.7%

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM

BEACH PLACE | 16773-16793 BEACH BLVD, HUNTINGTON BEACH, CA 92647

BROCHURE | PAGE 9



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