



FOR LEASE



**NEIGHBORHOOD CENTER;
MEDICAL; EXECUTIVE SUITES**



**250 - 3,014
SF**



Town & Country Shopping Center

18582 Beach Boulevard
Huntington Beach, California 92648

Property Highlights

- 925 SF to 3,014 SF Retail
- 2nd Floor Office Spaces
- Ample Parking & Street Exposure
- Mixed Use Retail and Office
- Within Beach and Edinger Corridors Specific Plan Area
- High Traffic - Over 60,000 CPD
- Retail, Restaurant, Medical Uses OK

OFFERING SUMMARY

Lease Rate:	\$2.50 - 12.00 SF/month (NNN; MG)
Available SF:	832 - 3,014 SF
Building Size:	62,805 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,389	73,101	143,679
Total Population	24,145	191,459	402,645
Average HH Income	\$86,672	\$98,163	\$92,636

[VIEW PROPERTY VIDEO](#)

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Town & Country Center
2nd. Floor Offices
18582 Beach Blvd.
Huntington Beach, CA 92647

Suites 200 – 201 – 706 SqFt
Suite 202 – 474 SqFt
Suite 203 – 132 SqFt
Suite 204 – 580 SqFt
Suite 205 – 620 SqFt
Suite 206 – 231 SqFt
Suite 207 – 992 SqFt
Suite 208 – 275 SqFt
Suite 209 – 275 SqFt
Suite 210 – 776 SqFt
Suite 211 – 386 SqFt
Suite 212 – 376 SqFt
Suite 213 – 284 SqFt
Suite 217 – 766 SqFt
Suite 218 – 541 SqFt
Suite 223 – 736 SqFt
Suite 224 – 1098 SqFt
Suite 226 – 638 SqFt
Suite – 230 616 SqFt
Suite 235 – 155 SqFt
Suite 239 – 127 SqFt
Suites 240 – 241 253 SqFt



LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	832 - 3,014 SF	Lease Rate:	\$2.50 - \$12.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 15	Available	925 SF	NNN	\$2.75 SF/month	-
Unit 19	Available	1,360 SF	NNN	\$2.75 SF/month	-
Unit 21	Available	1,239 SF	NNN	\$2.75 SF/month	-
Unit 23	Available	3,014 SF	NNN	\$3.25 SF/month	-

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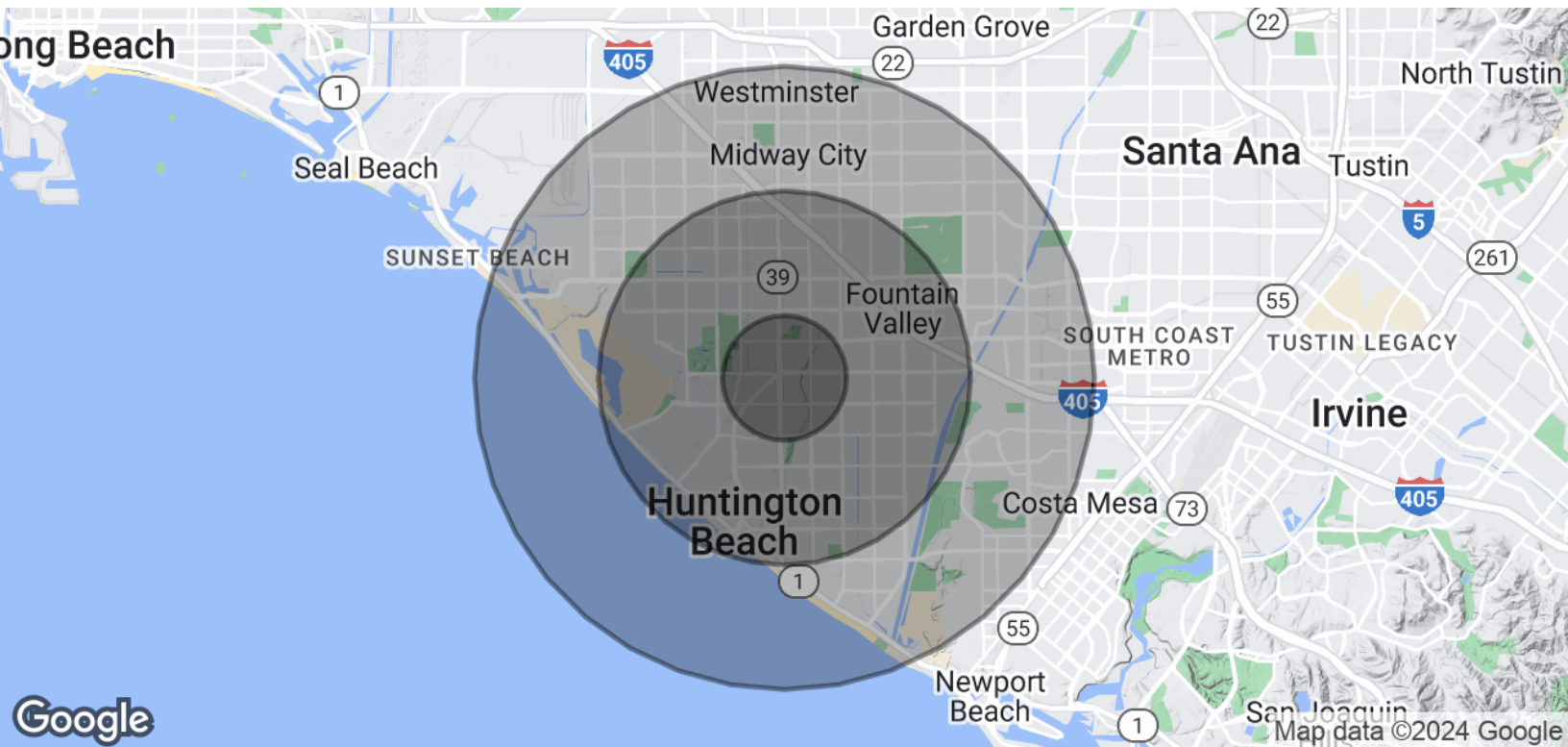
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**250 - 3,014
SF**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,145	191,459	402,645
Average Age	39.9	40.1	39.3
Average Age (Male)	38.8	39.1	38.5
Average Age (Female)	41.1	41.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,389	73,101	143,679
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$86,672	\$98,163	\$92,636
Average House Value	\$696,019	\$660,071	\$639,618

* Demographic data derived from 2020 ACS - US Census

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