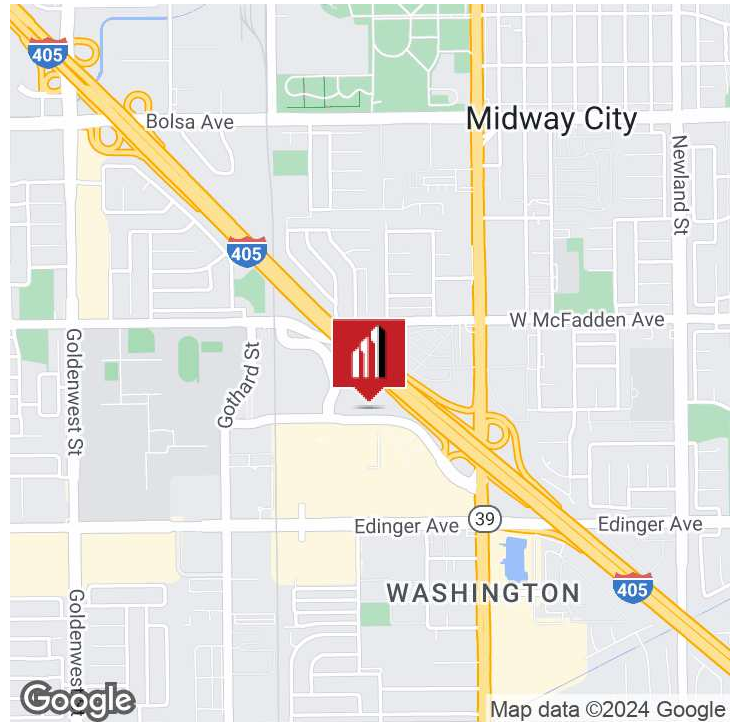


| 7801 Center Ave Huntington Beach, CA 92647



OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	11,525 SF
Available SF:	2,442 SF
Lot Size:	1,067,481,360 SF
Year Built:	2003

PROPERTY OVERVIEW

Suite 201 is 2,442 SF and features a welcoming receptionist counter at the entrance. The location in the heart of Huntington Beach provides proximity to Hoag Hospital, retail centers, hotels, and residential neighborhoods. An ideal opportunity for healthcare providers looking for high quality office space in an established medical corridor. Call today to tour these modern medical offices spaces!

Suite 201 is a spacious 2,442 SF medical office suite on the second floor featuring a receptionist counter at the entrance. Large windows provide abundant natural light. Convenient location in the Sun Surgery Center medical building with easy 405 freeway access in Huntington Beach.

PROPERTY HIGHLIGHTS

- Strategic Location with Seamless Accessibility
- Modern Infrastructure Tailored for Healthcare
- Comprehensive Amenities and Services

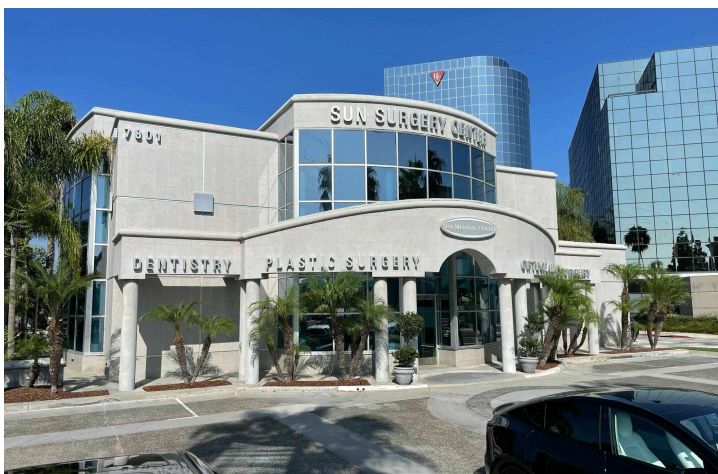
JASON KEYZ

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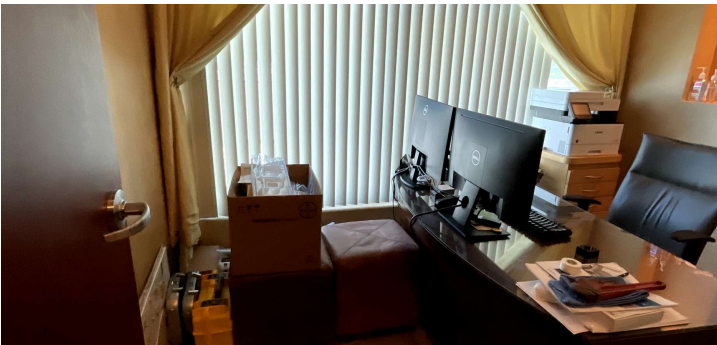
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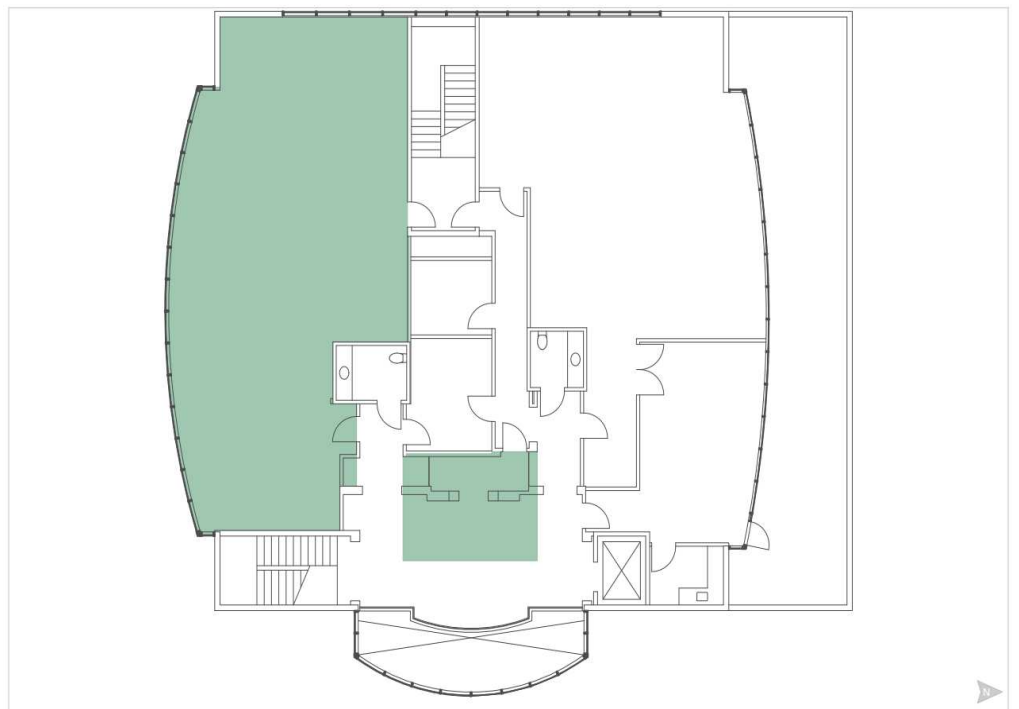
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,442 SF	Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	2,442 SF	NNN	\$2.75 SF/month	Suite 201 offers a 2,442 SF of prime medical space with a second floor reception at \$0.60 per square foot NNNs.
Suite 202	-	2,183 SF	NNN	\$2.75 SF/month	-

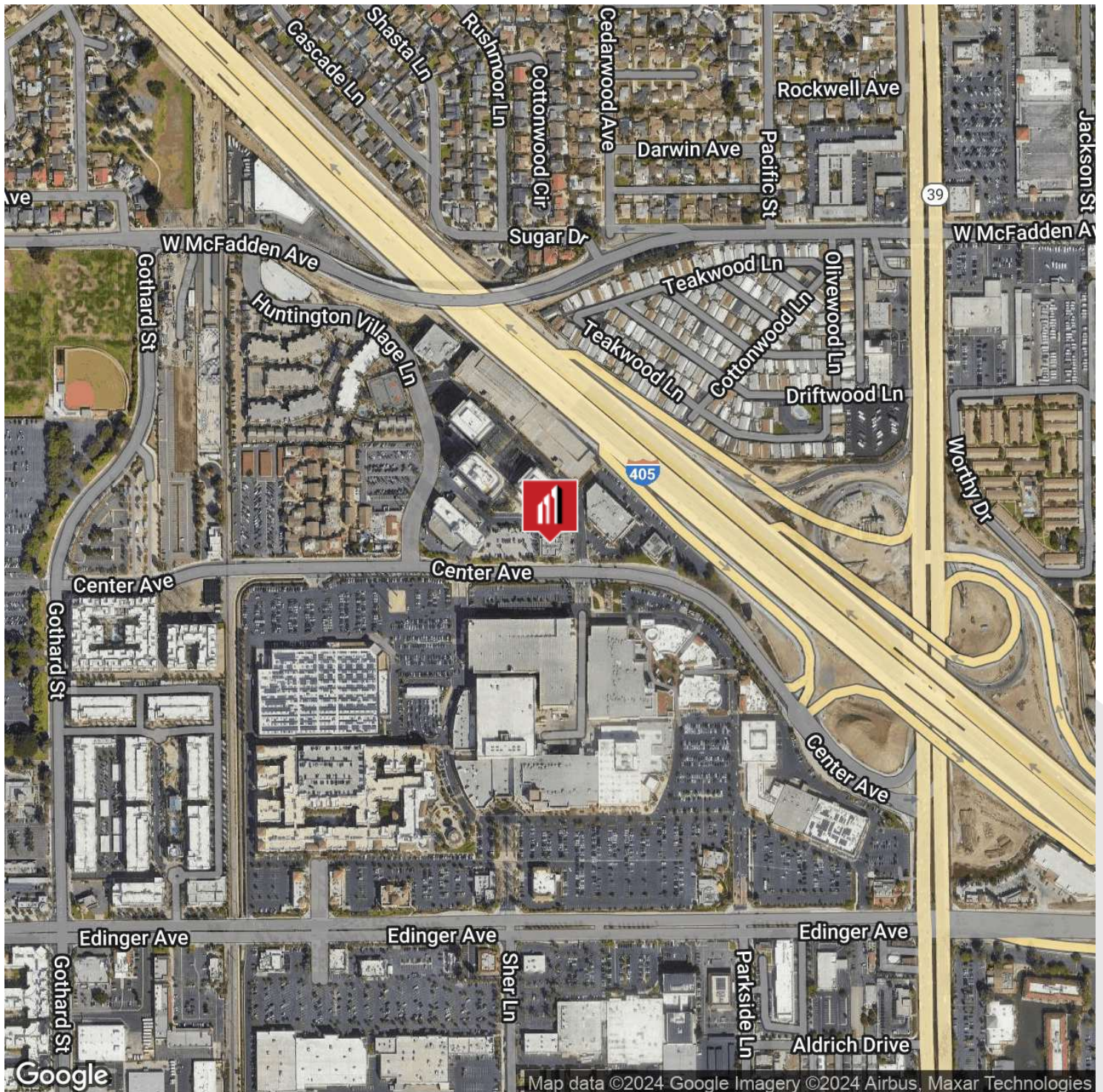
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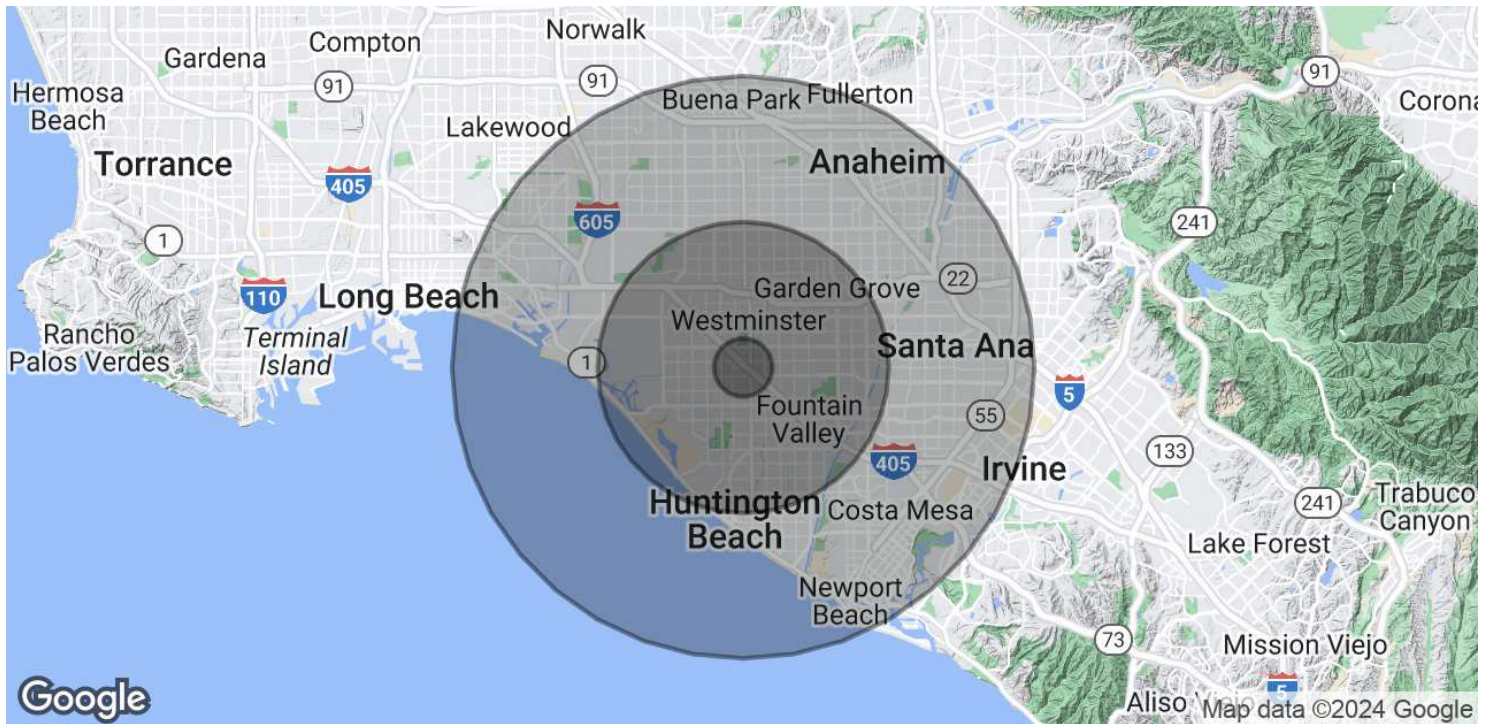
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	24,997	547,266	1,886,400
Average Age	39.5	41.0	38.1
Average Age (Male)	38.5	39.9	37.2
Average Age (Female)	41.1	42.1	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	9,586	181,717	621,809
# of Persons per HH	2.6	3.0	3.0
Average HH Income	\$94,498	\$104,368	\$101,514
Average House Value	\$545,145	\$625,563	\$589,998

2020 American Community Survey (ACS)

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