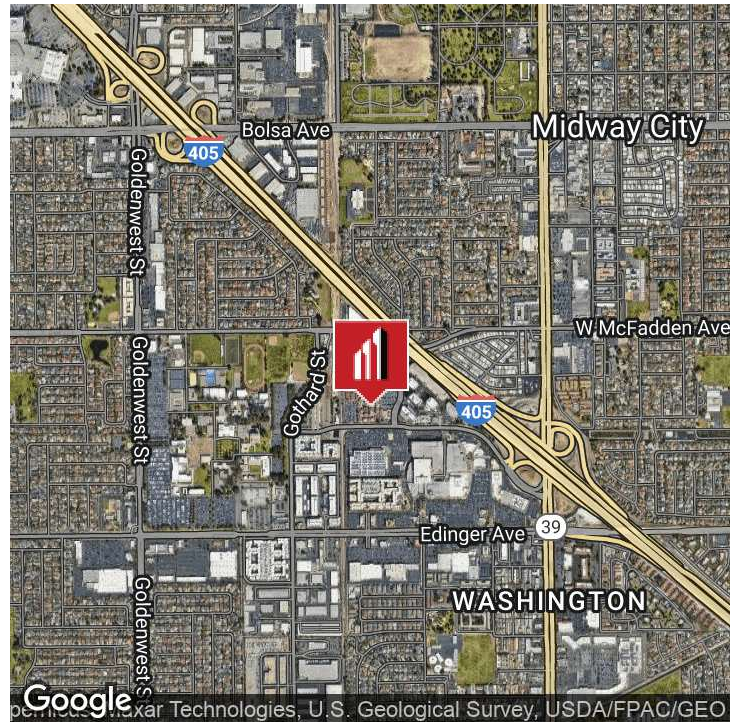


| 7561 Center Avenue #36 Huntington Beach, CA 92647



OFFERING SUMMARY

Lease Rate:	\$2.30 SF/month (Full Service)
Building Size:	2,740 SF
Available SF:	1,332 SF

PROPERTY OVERVIEW

Welcome to the centerpiece of your flourishing dental practice at 7561 Center Ave, #36, in the vibrant heart of Huntington Beach! Perfectly positioned within a dynamic professional plaza, this premium dental office space presents an unparalleled opportunity for dental practitioners eager to establish or expand their presence. Here, you'll tap into a health-conscious community, eager for quality dental services.

PROPERTY HIGHLIGHTS

- Turnkey Dental Office
- Spacious Layout
- Modern Amenities
- Community Presence

JASON KEYZ

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,332 SF	Lease Rate:	\$2.30 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 36	Available	1,332 SF	Full Service	\$2.30 SF/month	-

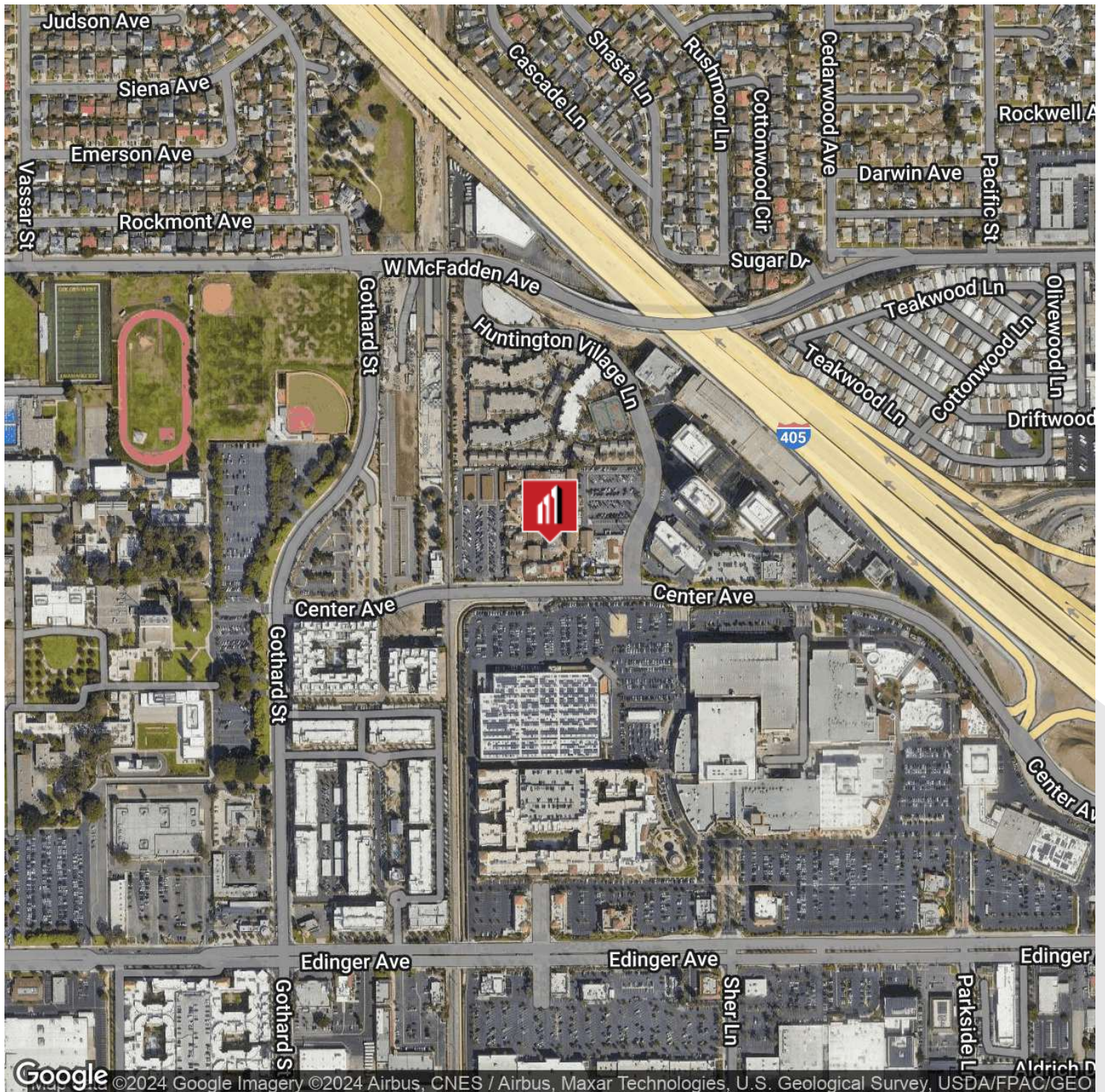
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,236	5,421	24,003
Average Age	38.1	40.0	39.8
Average Age (Male)	40.1	40.5	38.8
Average Age (Female)	36.5	40.1	41.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	605	2,403	9,405
# of Persons per HH	2.0	2.3	2.6
Average HH Income	\$115,796	\$106,209	\$97,078
Average House Value	\$355,646	\$470,780	\$551,765

* Demographic data derived from 2020 ACS - US Census

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