

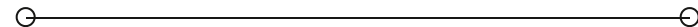


LEASE

Harbour Landing

4911 WARNER AVE

Huntington Beach, CA 92649



PRESENTED BY:

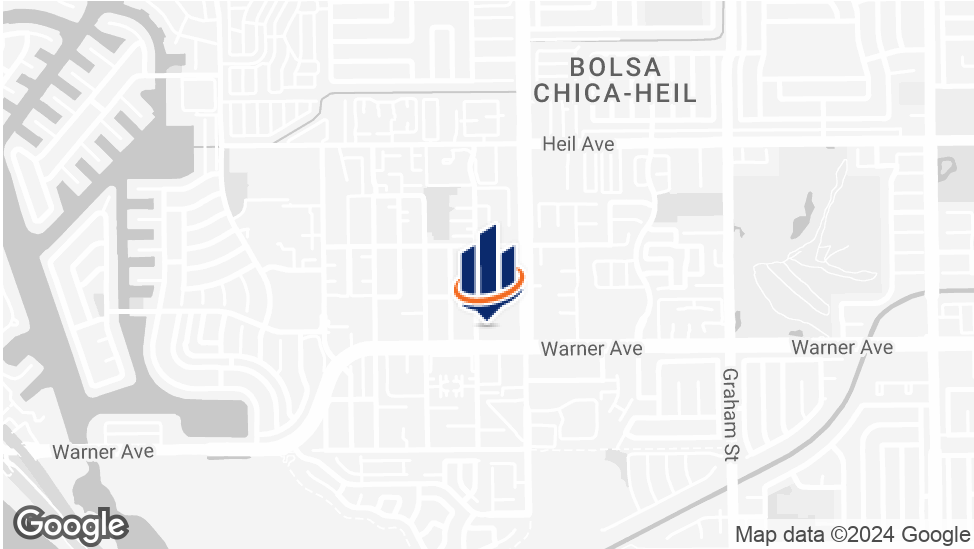
SOPHIA MEHR

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CalDRE #02024106

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.00 SF/month (NNN)
BUILDING SIZE:	29,370 SF
AVAILABLE SF:	580 - 860 SF
LOT SIZE:	

PROPERTY OVERVIEW

Retail Office space available in 29,000 SF+ Shopping center directly adjacent to Walgreen’s anchored center at the signalized intersection at Warner Avenue and Bolsa Chica Street.

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



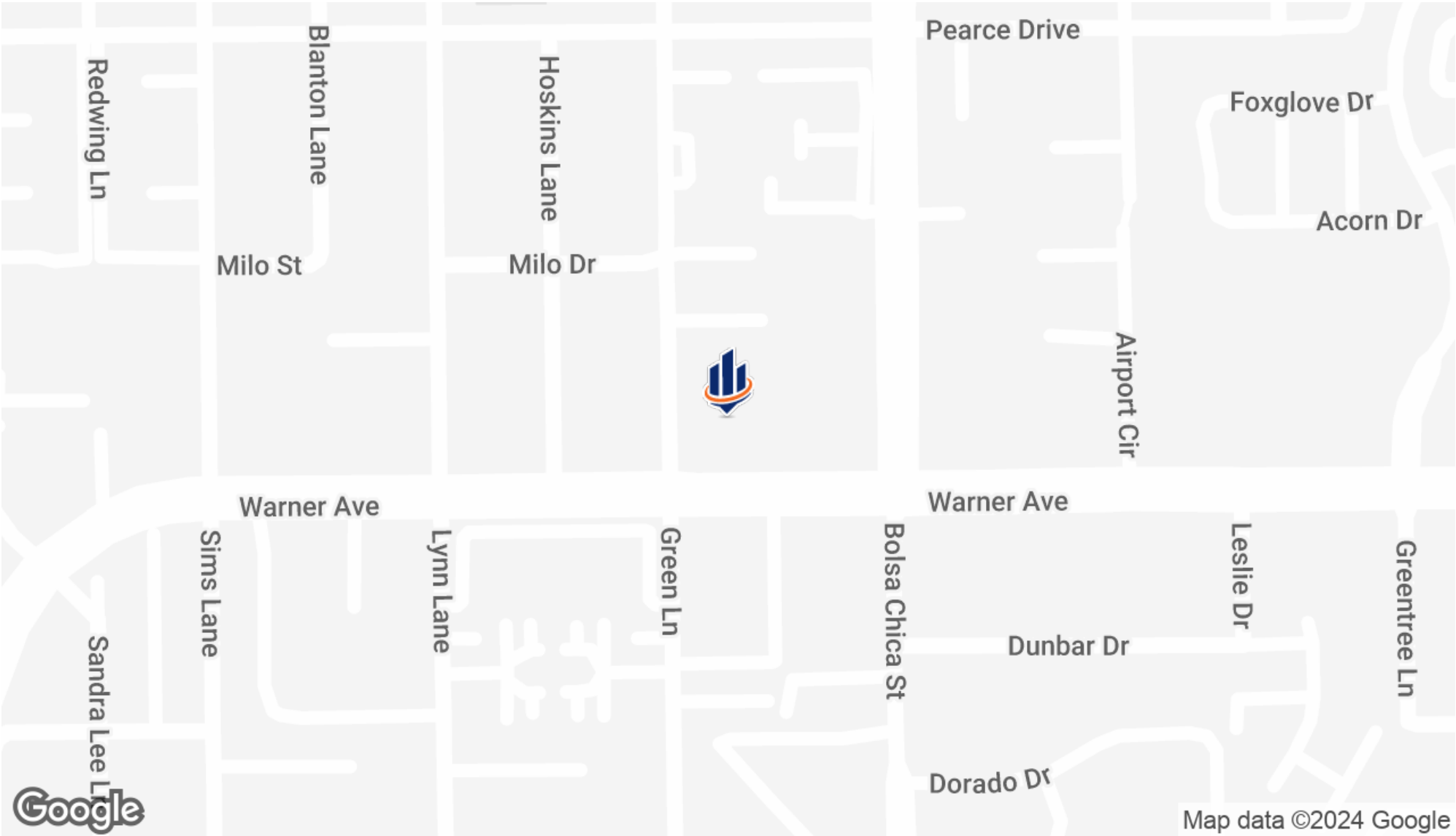
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LOCATION MAP



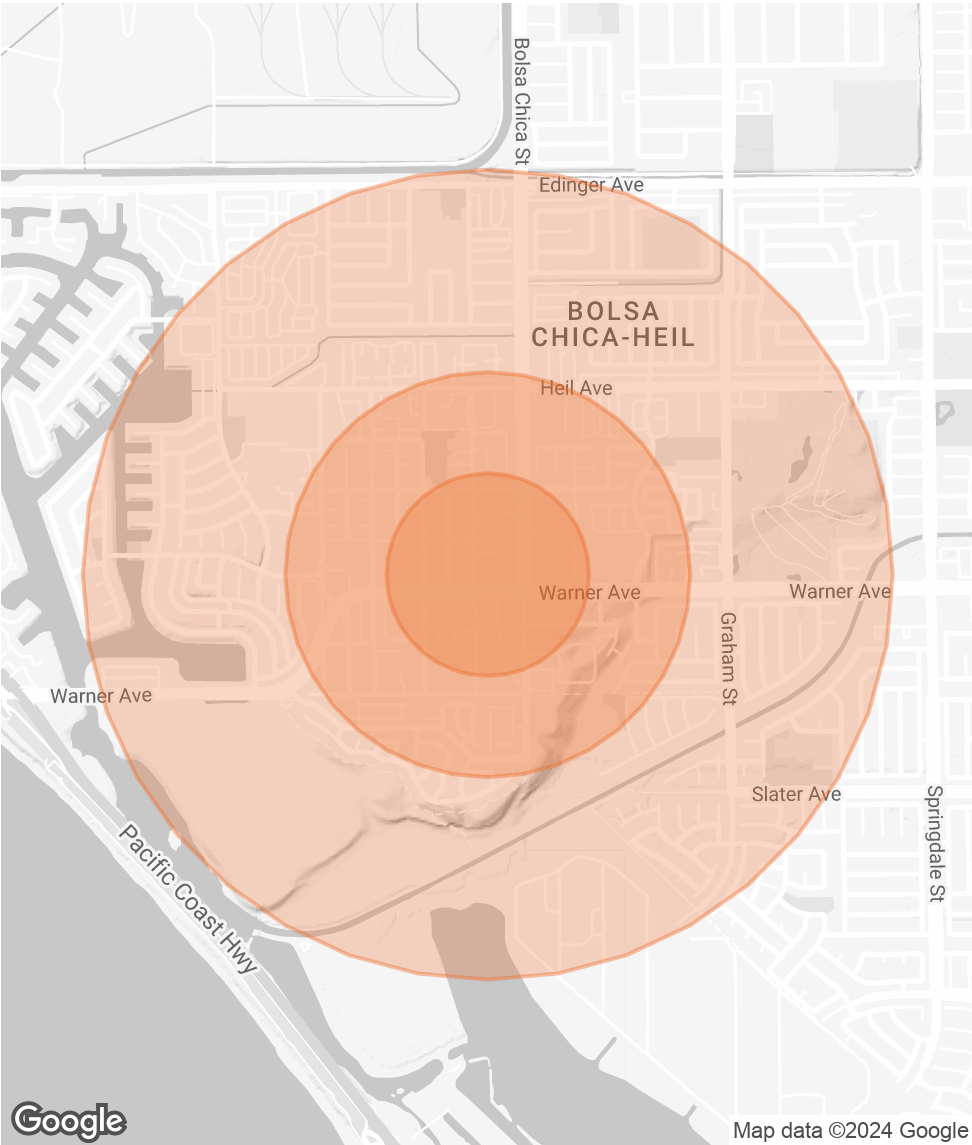
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,766	11,234	23,901
AVERAGE AGE	35.1	36.3	42.9
AVERAGE AGE (MALE)	34.6	37.2	43.5
AVERAGE AGE (FEMALE)	36.7	36.3	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,534	4,625	10,102
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$110,509	\$118,729	\$120,990
AVERAGE HOUSE VALUE	\$572,449	\$607,619	\$715,087

* Demographic data derived from 2020 ACS - US Census



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