



For Lease

6401-6441 Edinger Avenue
Huntington Beach

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Near the Intersection of Edwards/Edinger

- Available Suites:
 - 6423 Edinger | 2,470 SF
- Strip center with excellent visibility and easy access
- Prominent awning signage
- Historically low vacancy
- Strong household incomes and densely populated
- GLA: 9,624 SF | Lot Size: 1.0 AC
- 85 Parking Spaces (8:1,000)

Area Retailers



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Demographics

Population	1 mile	3 Mile	5 mile
2017	20,376	187,238	469,359
2022 Forecast	21,339	194,371	482,629
Households			
2017	7,080	62,997	156,635
Growth 2017-'22	4.53%	3.83%	3.76%
2017 Avg. HH Income	\$108,181	\$97,456	\$97,426
Business and Labor			
Total Businesses	1,073	8,553	19,431
Total Employees	8,849	73,129	166,861
Traffic Counts			
Edwards St	16,500 CPD		
Edinger Ave	19,170 CPD		



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