



# 330 MAIN STREET

## FOR LEASE 1,112 SF PRIME RETAIL SPACE





## 330 MAIN STREET, UNIT B SEAL BEACH, CA 90740

**Available SF:** 1,112 SF  
**Building SF:** 6,873  
**Lease Rate:** \$3.50/SF + NNN  
**APN:** 043-113-51  
**Year Built:** 1986

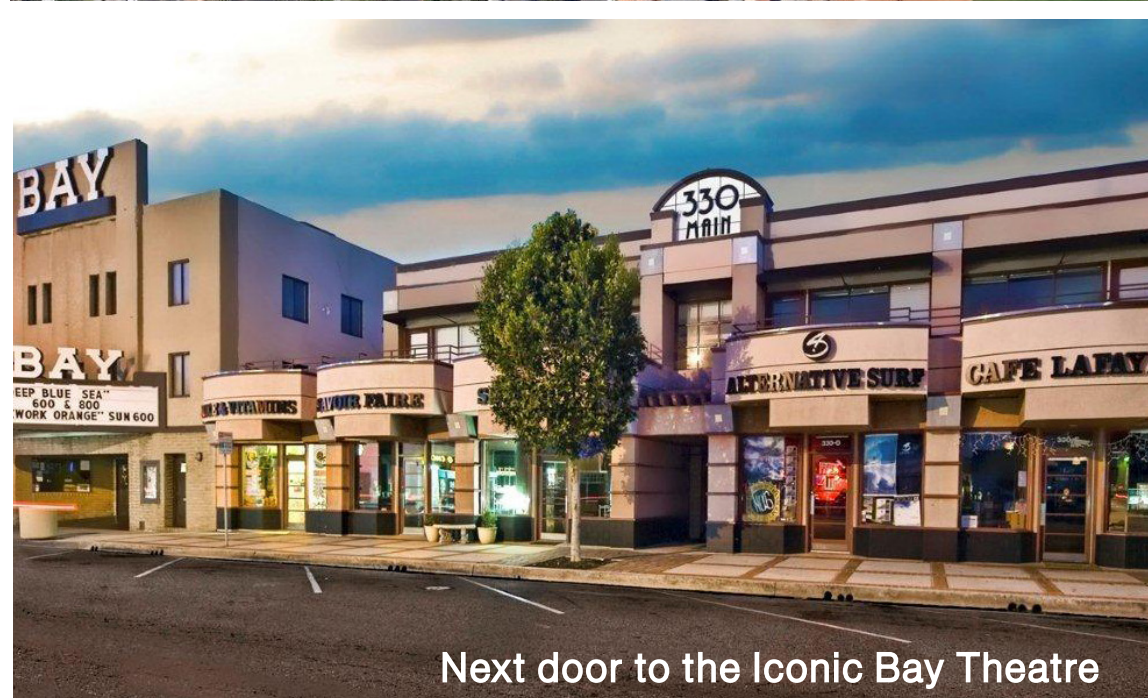
### Features:

- Rare Opportunity on Main Street in Old Town Seal Beach
- Ground Floor Retail Space in Well Maintained Two-Story Building
- Excellent Foot Traffic and Visibility from Street
- Lively, Active and Welcoming Community
- Rated in the Top 10 of California Main Streets

Located next door to the soon to be renovated Bay Theatre, an iconic historical landmark in Seal Beach, and a few short blocks to the Pacific Ocean and the Seal Beach Pier. The surrounding demographics include well established high net worth residents, families, and young students. High foot traffic in this trade area makes it a very desirable location for your business. Many fine retail spots are up and down Main Street with available street parking.

This ground floor retail space is a rare opportunity in the Main Street Seal Beach area. Located near Pacific Coast Highway on Main Street, in a handsome well maintained two story building. The space has great window lines and currently used as a hair salon. It has a door leading out to the on-site parking lot and alley. Available August 1st.

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Next door to the Iconic Bay Theatre

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As of 7/11/17





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## Zoning Map (OLD TOWN & BRIDGEPORT)

### Legend

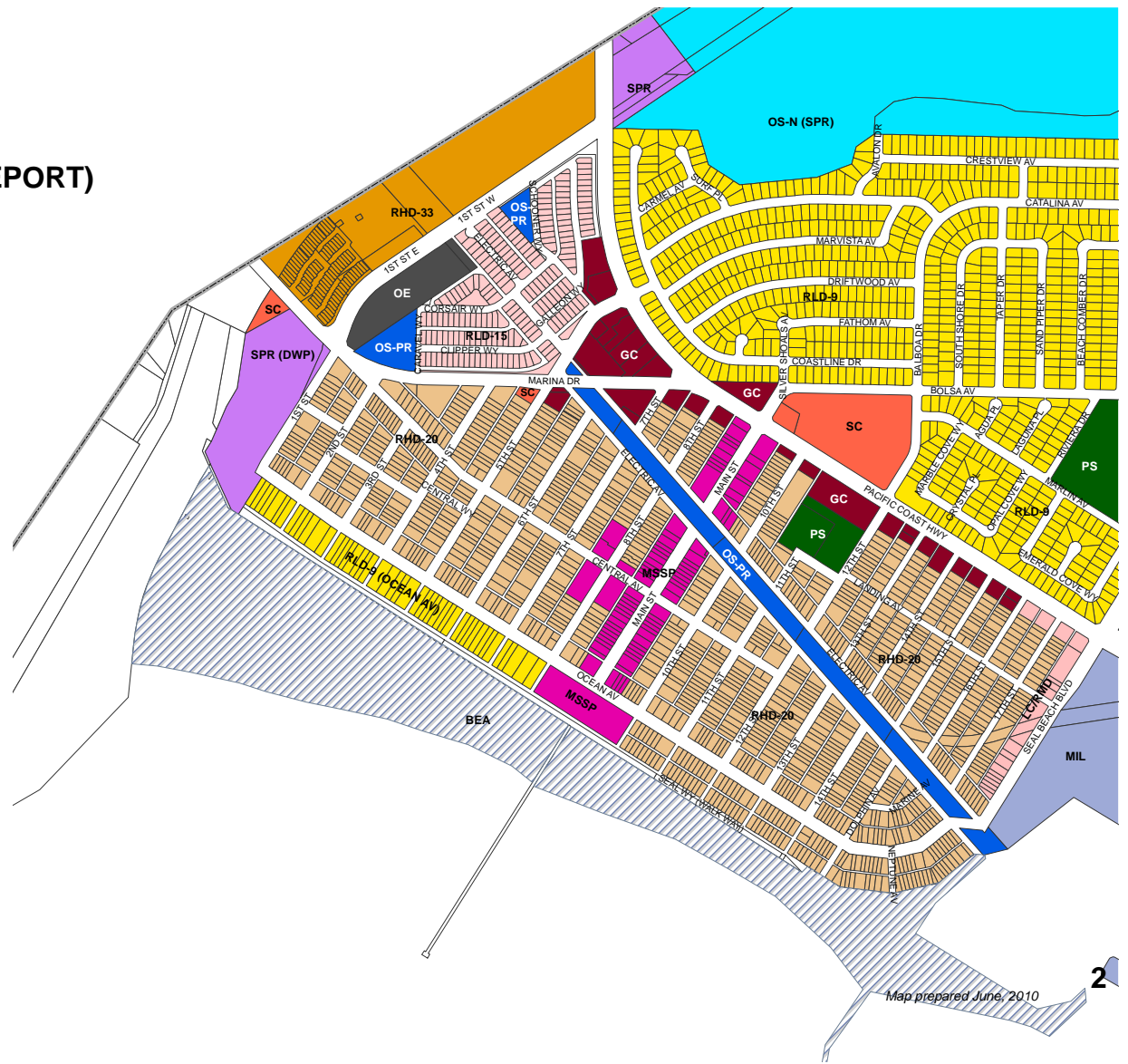
— FREEWAY

### ZONING

□ <all other values>

### Type

- RLD-9 (Residential Low Density-9)
- RLD-15 (Residential Low Density-15)
- RMD-18 (Residential Medium Density-18)
- RHD-20 (Residential High Density-20)
- RHD-33 (Residential High Density-33)
- RHD-PD (Residential High Density-Planned Development)
- RHD-46 (Residential High Density-46)
- LC/RMD (Limited Commercial/Residential Medium Density)
- MSSP (Main Street Specific Plan)
- PO (Professional Office)
- SC (Service Commercial)
- GC (General Commercial)
- LM (Light Manufacturing)
- OE (Oil Extraction)
- PS (Public and Semipublic Facilities)
- RG (Recreation/Golf)
- MIL (Military)
- BEA (Beach)
- OS-N (Open Space Natural)
- OS-PR (Open Space Parks and Recreation)
- SPR (Specific Plan Regulation)



Map prepared June, 2010

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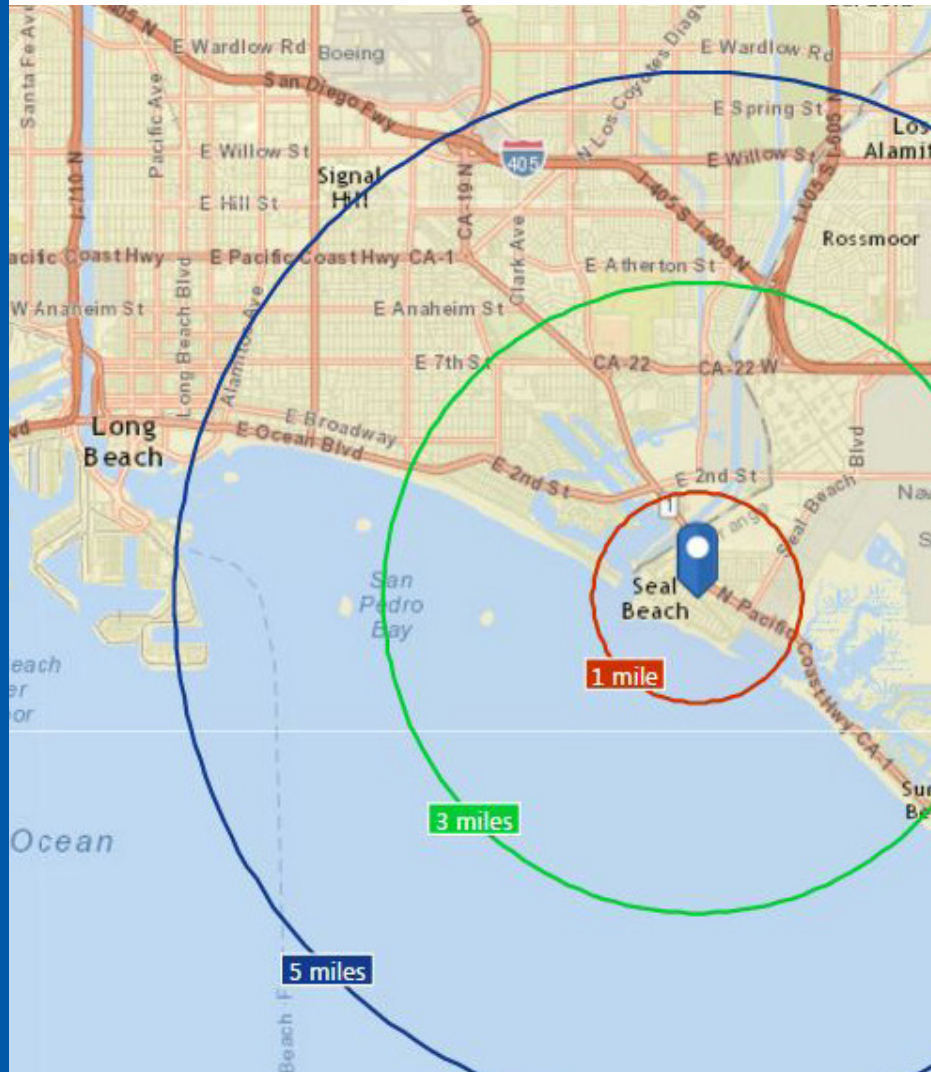
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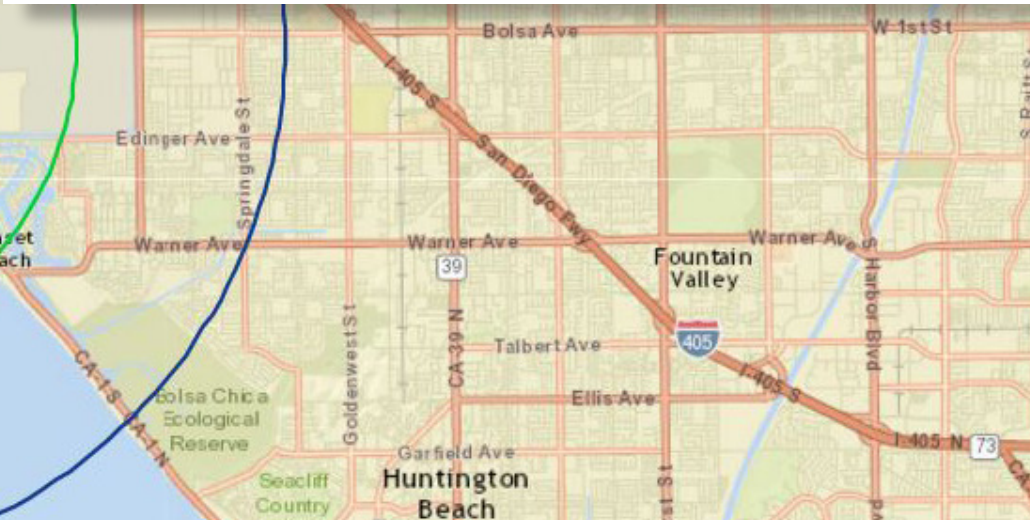


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## Demographic Summary - 1, 3, & 5 Mile Radius



	1 Mile	3 Miles	5 Miles
<b>Population</b>	1) 9,899	3) 65,931	5) 290,459
<b>Population growth</b>	1) 0.59%	3) 0.53%	5) 0.55%
<b># of Households</b>	1) 4,795	3) 33,617	5) 121,389
<b>Average Household Income</b>	1) \$117,019	3) \$107,568	5) \$91,017
<b>Median Age</b>	1) 45.1	3) 50.3	5) 39.6
<b>Traffic Counts</b>			
<b>Main Street</b>	9,896		
<b>Pacific Coast Highway</b>	38,500		



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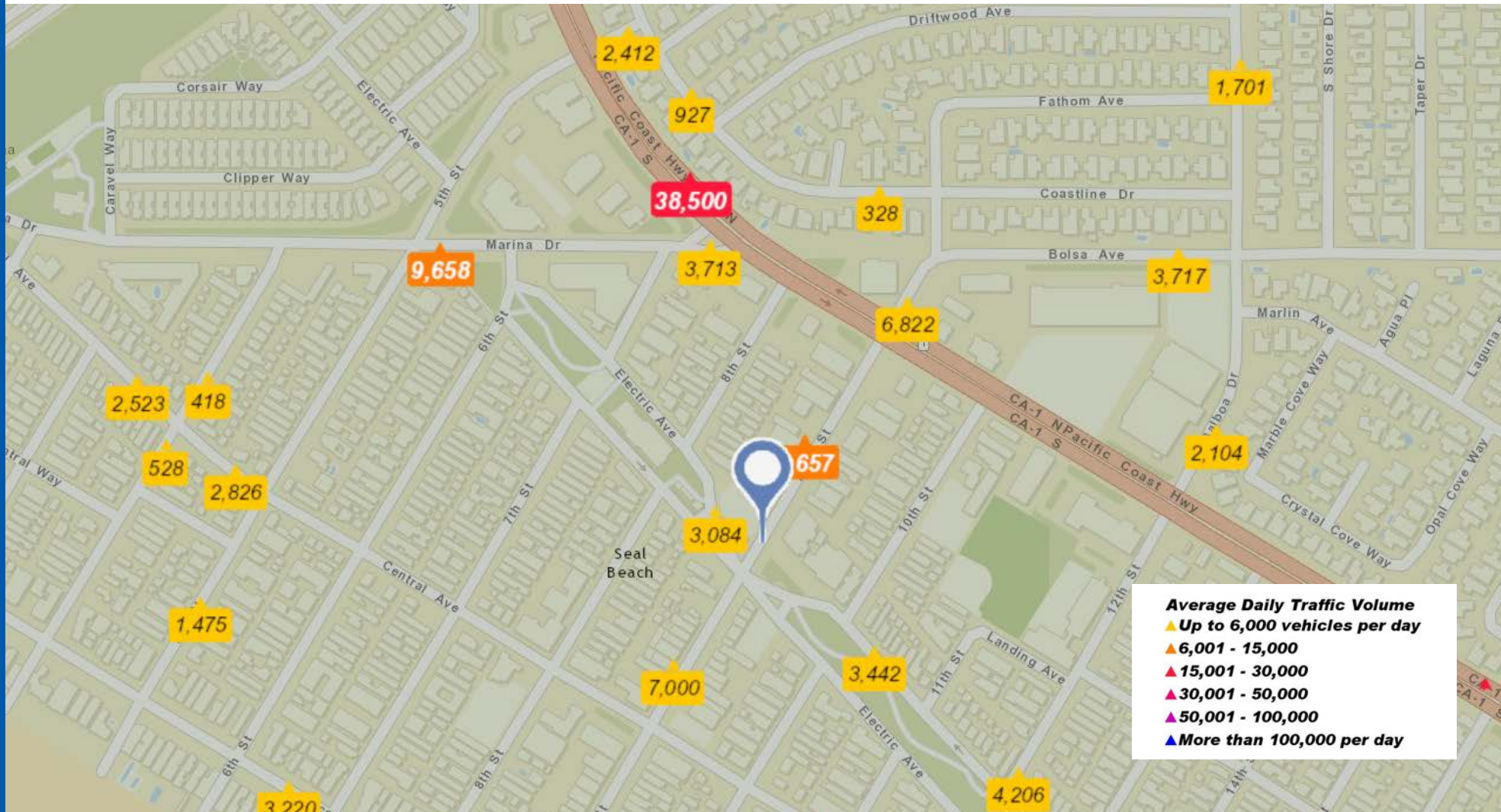
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**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

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