

# Magnolia & Adams

9062 Adams Avenue, Huntington Beach, CA 92646



## Property Highlights

70,241 Gross Leasable Area

5.99 Total Acres

403,491 5 Mile Population

- Prominently located at the heavily trafficked intersection of Magnolia Street and Adams Avenue.
- Draws from an exceptionally dense trade area with a population of 403,000 within a 5-mile area.
- Enjoys a substantial daytime population from its proximity to Orange Coast College, Golden West College, Costa Mesa Golf Course and Fairview Park.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	25,418	176,588	403,491
Households	9,379	64,952	144,807
Avg HH Income	\$133,445	\$128,579	\$123,372

Source: Esri, 2020

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## Current Tenants

1	Carl's Jr. (N.A.P.)	2,625 SF	9	Barber & Co.	897 SF
2A	Starbucks Coffee	2,534 SF	10	Nail Land	828 SF
2C	Wingstop	1,549 SF	11	A&A Pharmacy	2,070 SF
3	Coast Therapy	3,195 SF	12	Dr. Peter Sumarsono	1,035 SF
5	Wellbee Fitness	1,050 SF	13	A-1 Mail Stop Inc.	1,380 SF
6	Pho B	1,750 SF	14	V.I.P. Cleaners	1,380 SF
7	Smart & Final	24,906 SF	16	MemorialCare Medical Grou...	6,330 SF
8	Petco	12,215 SF	17	Jiffy Lube	2,500 SF

## Available/Coming Soon

2B	Available	1,567 SF
4	Available	1,050 SF
15	Available	1,380 SF