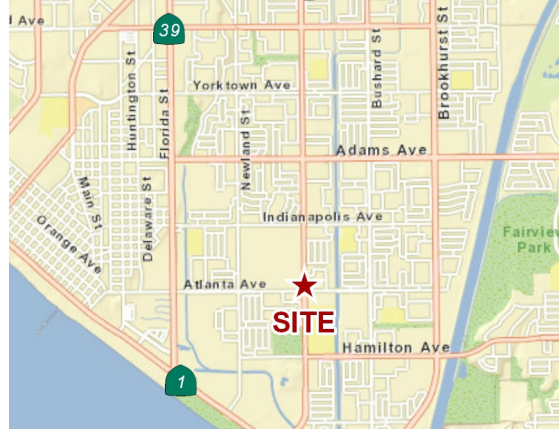


# RETAIL FOR LEASE

# LANDMARK PLAZA

8871-8865 Atlanta Avenue & 20920-20981 Magnolia Street  
Huntington Beach, CA 92646

**2,100 SF AVAILABLE**



## DESCRIPTION

- ± 75,000 sf grocery anchored neighborhood shopping center with a diverse mix of retail services and restaurants.
- Services a dense residential community with above average household incomes in one of Coastal Orange County's most established trade areas.
- Located at two major thoroughfares of the trade area, Magnolia St. & Atlanta Ave., with close proximity to Edison High School, Pacific Coast Highway and the beaches of Huntington.

## TRAFFIC COUNT (CoStar 2014)

- ±16,000 Average Daily Traffic on Atlanta Avenue
- ±17,000 Average Daily Traffic on Magnolia Street

## DEMOGRAPHICS (Claritas, 2014)

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>	22,567	148,658	334,241
<b>AVG. H.H. INCOME</b>	\$97,978	\$95,881	\$96,342
<b>EMPLOYEE COUNT</b>	3,590	38,123	150,593

### FOR MORE INFORMATION, PLEASE CONTACT:

**Kevin Hansen**

Associate  
(949) 930-2471

kevin.hansen@cushwake.com

CA License No. 01937047

**Chris Walton**

Director  
(949) 930-9206

chris.walton@cushwake.com

CA License No. 01839264

**CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.**

2020 Main Street, Suite 1000

Irvine, CA 92614

(949) 474-4004

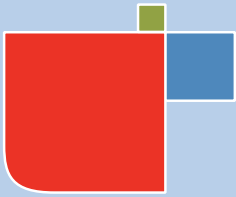
[www.cwretailadvisors.com](http://www.cwretailadvisors.com)

CA License No: 00616335



The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)



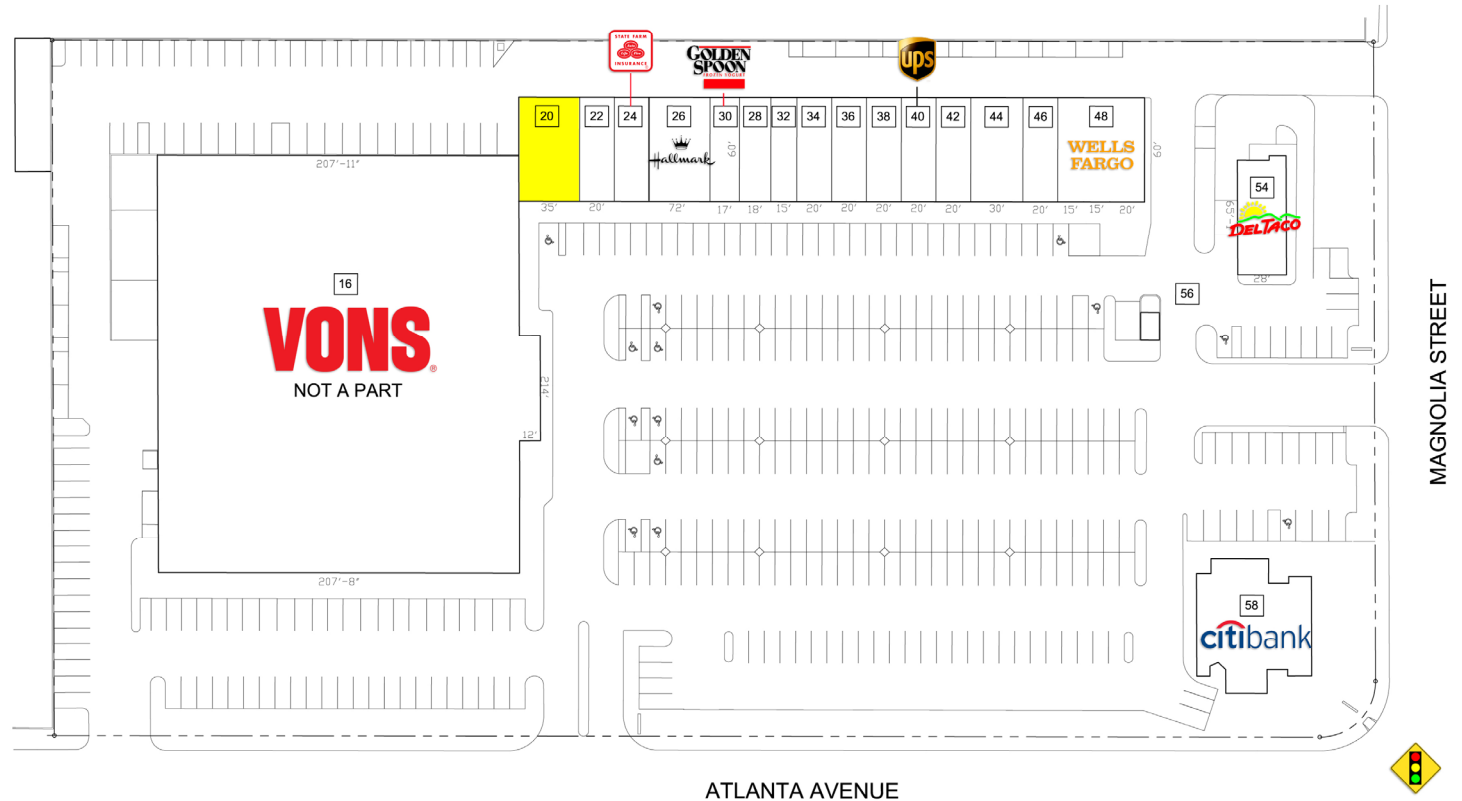
# RETAIL FOR LEASE

## LANDMARK PLAZA

8871-8865 Atlanta Avenue & 20920-20981 Magnolia Street  
Huntington Beach, CA 92646

**2,100 SF AVAILABLE**

STE.	TENANT	SQ. FT.
16	Vons (NAP)	52,416
20	Available	2,100
22	Happiness Nails	1,200
24	State Farm Insurance	830
26	Cindy's Hallmark	2,470
28	Empire Tobacco	1,080
30	Golden Spoon Yogurt	1,020
32	Trends II	900
34	Lido Cleaners	1,200
36	Optometry	1,200
38	Mike Thai Bistro	1,200
40	The UPS Store	1,200
42	Rockin Crepes	1,200
44	One Stop Beauty Supply	1,800
46	R. Baldwin D.D.S.	1,200
48	Wells Fargo Bank	3,000
54	Del Taco	1,848
56	Wells Fargo ATM	N/A
58	Citibank	4,115



### FOR MORE INFORMATION, PLEASE CONTACT:

**Kevin Hansen**

Associate  
(949) 930-2471

kevin.hansen@cushwake.com  
CA License No. 01937047

**Chris Walton**

Director  
(949) 930-9206

chris.walton@cushwake.com  
CA License No. 01839264

**CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.**

2020 Main Street, Suite 1000  
Irvine, CA 92614  
(949) 474-4004

[www.cwretailadvisors.com](http://www.cwretailadvisors.com)  
CA License No: 00616335



The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)