

Brookhurst & Hamilton

- SHOPPING CENTER -

HUNTINGTON BEACH, CA



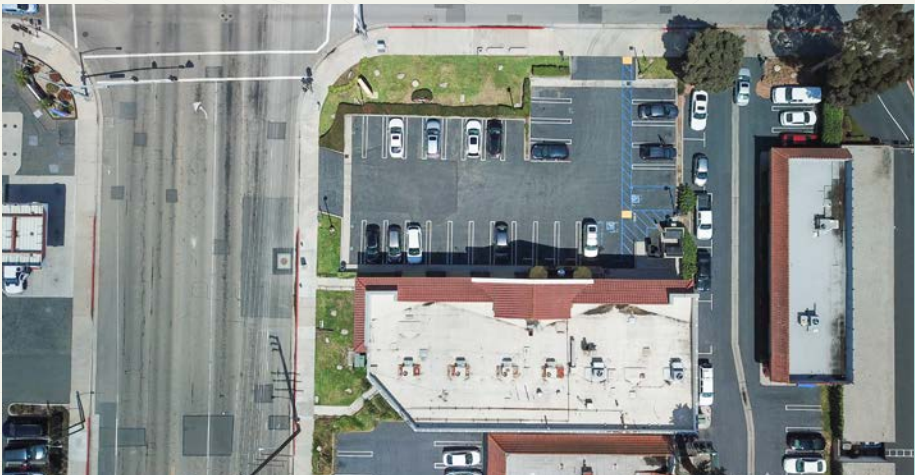


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Executive Summary

Investment Highlights


- Dense and Affluent Orange County Demographics with Legacy Coastal Real Estate
- The vacant unit presents the opportunity for this asset to be re-positioned and leased to its full potential. In combination to the surrounding apartment tenants and commuter traffic this site is a guaranteed success with the right tenant purchaser.

Property Highlights

- Visibility is outstanding and access points to the property are on the East to West points and the North to South for ease of entry. Parking is balanced, and the internet-resistant tenant roster is desirable.
- Suitable for an owner/user to purchase, with an available 2,095 square feet ready to be built-out.
- Anchored by “Basilico’s Pasta e Vino,” an Italian restaurant. The diverse tenancy also includes “Wellbee Bootcamp” a cardio and weight fitness studio, and “Meleesa the Salon” a beauty salon. The effective synergy does bring consistent traffic to the shopping center, contributing to the beach lifestyle and balance of a stable shopping center.

Location Highlights

- Strategically positioned on the corner of Hamilton & Brookhurst, a main thoroughfare into Huntington Beach, this property entertains approximately 52,000+ VPD.
- There is approximately ±169,183 people in a three-mile radius of the property.
- Nearby retailers include Trader Joe’s, Chase Bank, Del Taco, ARCO, Carl’s Jr., and more!

 **±336,585**
ESTIMATED POPULATION
WITHIN 5-MILE RADIUS

 **±\$82,071**
AVERAGE HOUSEHOLD
INCOME WITHIN 5-MILES



Tenants:	Five (Seven Units)
GLA:	6,144 SF
Lot Size:	0.57 AC (24,829 SF)
Parking Stalls:	32 (Two A.D.A)
Parking Ratio:	5.23 Stalls Per 1,000 SF

Financial Analysis

Offering summary

Address	21501 Brookhurst St Huntington Beach, CA 92646
Assessor's Parcel Number	149-212-14
Current Occupancy	66%
Gross Leasable Area	± 6,144 Sq. Ft.
Year Built	1964
Lot Size	0.57 AC (± 24,829 Sq. Ft.)
Parking Spaces	32 Surface Spaces; 2 ADA
Parking Ratio	5.23 : 1,000 Sq. Ft.

Pricing

List Price	\$3,525,000
Price Per Square Foot (GLA)	\$573.73
Price Per Square Foot (Lot)	\$141.97
CAP Rate (Pro Forma)	5.39%

Expenses*

Property Taxes	\$42,878
Insurance	\$3,826
CAM	\$34,642
Management	\$6,180
Total	\$87,526

*Expenses Estimated, Year One



Financial Analysis

Rent Roll - As Of August 2019

Suite	Tenant Name	Sq. Ft.	Percent Of Gla	Expires	Monthly Rent	Rent Per Sq. Ft.	Rental Increases	Lease Type	Options/Comments
A/B	WellBee Yoga Studio	1,500	24%	10/31/2021	\$3,512	\$2.34	2% Annual	NNN	One, 5-Year Extention
C/D	Basilico's Restaurant	1,699	28%	8/31/2023	\$3,939	\$2.32	3% Annual	NNN	Two, 5-Year Extention
E	Meleesa the Salon	850	14%	8/31/2023	\$2,040	\$2.40	2% Annual	NNN	One, 5-Year Extention
F/G	Vacant Unit	2,095	34%	-	-	-	-	-	-
Total		6,144	100%		\$9,491	\$2.35			

January 2020 Pro Forma

	Sq.Ft.	Percent Of Gla	Monthly Rent	Rent Per Sq. Ft.	Total
Vacant*	2,095	34%	\$6,285	\$3.00	\$75,420
Occupied	4,049	66%	\$9,556	\$2.35	\$114,689
Total	6,144	100%	\$15,841	\$2.68	\$190,109

*Unit F/G is currently vacant, rent included is market rate.

PACIFIC COAST HIGHWAY

Casa Del Sol
448 Units

Huntington
Vista
220 Units

Beachcities
Church

Dentist,
Barber,
Smoke Shop

Beachcities
Church

HAMILTON
ANIMAL HOSPITAL

Carls Jr.

CHASE

ARCO

76

BROOKHURST ST

HAMILTON AVE

28,000± VPD

24,000± VPD





Villa Pacific
291 Units



PET SUPPLY

6,000 SF
Available

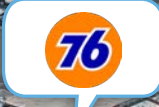
Cleaners,
Dentist,
Beauty



Brookhurst Plaza

Beachcities
Church

Dentist,
Barber,
Smoke Shop



24,000± VPD



Beachcities
Church

BROOKHURST ST

28,000± VPD



Costa Mesa
Golf Course

Estancia
High School

Westside
Costa Mesa

Newport
Beach

Huntington
Beach

John H Eader
Elementary School

Edison
High School

Victoria St

Hamilton Ave

Brookhurst St

Pacific Coast Highway

Adams St





Market Overview

Huntington Beach, CA

Huntington Beach is a seaside city within Orange County in Southern California. It is bordered by the Pacific Ocean on the west and has been long known for its long 8.5 miles of beautiful beach, mild climate, and excellent surfing, earning it the nickname of Surf City. Surf, sand, sun and subtle sophistication encapsulate what the City of Huntington Beach is all about.

The California lifestyle is synonymous with Huntington Beach. Dean Torrence, from the 1960's pop group Jan and Dean, who co-authored the famous number one hit "Surf City," said that Huntington Beach embodies the song's spirit of freedom and California fun. The city is also mentioned in the Beach Boys song "Surfin' Safari" and in "Surfer Joe" by the Surfaris. Ocean swells, endless sunshine and a fleet of bobbing longboards have played an instrumental role in earning the city its well-deserved "Surf City" nickname. Nothing epitomizes the California surf culture more than HB. Boasting some of California's widest, cleanest, and safest beaches, the unofficial dress code has become a mix of wetsuits, bikinis and sandals accessorized by volleyballs, surf boards and beach towels. Named the "Best City to Live in Orange County" by the Orange County Register readers, Huntington Beach offers residents a charming community



with ideal weather, a diversified economy overflowing with good jobs, a wide variety of housing, an excellent educational system, boat marinas, numerous parks, and exemplary health care. The City of Huntington Beach is located along the Southern California coast in Orange County, 35 miles south of Los Angeles and 90 miles north of San Diego. Named for railroad magnate Henry Huntington who orchestrated its development, the city is now an epicenter of activity and entertainment with wide, sandy beaches.

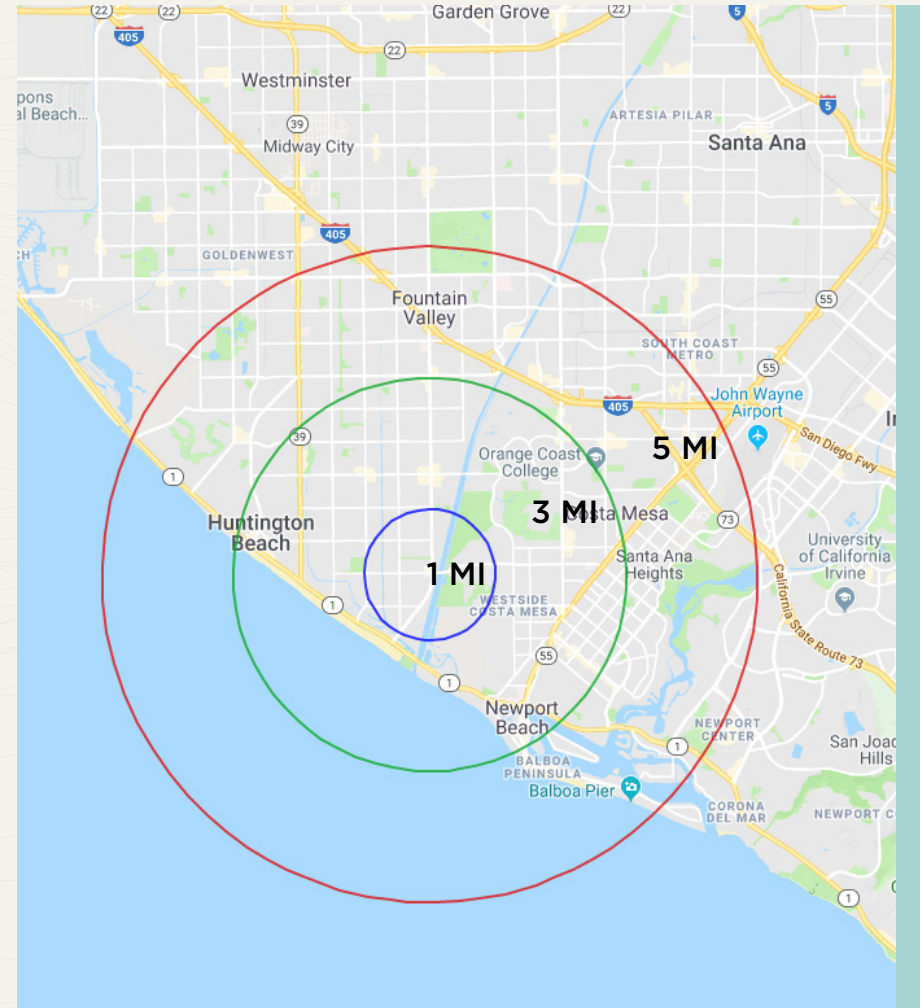


Market overview

Demographic Summary

Population	1 Mile	3 Miles	5 Miles
2023 Population	18,573	168,831	339,533
2018 Population	18,538	169,183	336,585
2010 Population	18,104	159,917	320,438
2000 Population	17,971	160,414	319,143

Households	1 Mile	3 Miles	5 Miles
2023 Households	7,143	65,208	133,843
2018 Households	7,082	65,047	131,553
2010 Households	6,806	60,663	123,520
2000 Households	6,742	60,749	122,882
\$200,000 or More	5.0%	3.8%	5.5%
\$100,000 - \$199,999	28.7%	19.1%	19.8%
\$50,000 - \$99,999	36.3%	35.2%	35.0%
\$35,000 - \$49,999	11.6%	15.1%	14.5%
Under \$35,000	18.0%	27.4%	25.2%
Average Household Income	\$87,008	\$74,178	\$82,071
Median Household Income	\$73,843	\$58,746	\$61,699
Per Capita Income	\$32,644	\$28,091	\$31,600



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