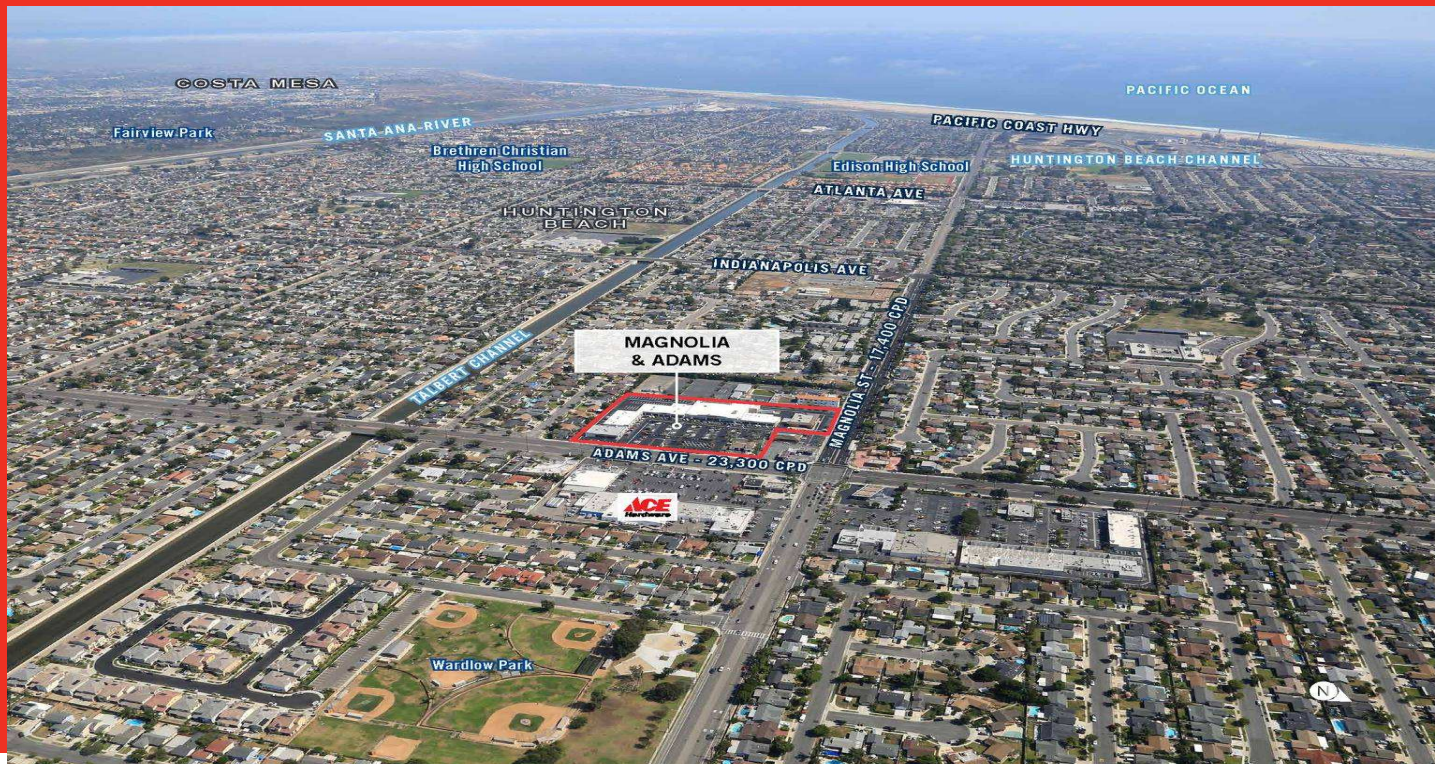


MAGNOLIA & ADAMS

Magnolia Street & Adams Avenue, Huntington Beach, CA 92646

Merlone Geier
Partners



FEATURES

Prominently located at the heavily trafficked intersection of Magnolia Street and Adams Avenue.

Draws from an exceptionally dense trade area with a population of more than 400,000 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 2018

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	26,121	177,877	411,409
Daytime:	4,637	58,222	188,366
Households:	9,640	65,638	147,538
Average Household Income:	\$121,952	\$117,789	\$111,495

Smart & Final



Curves

TAYLOR PHAM

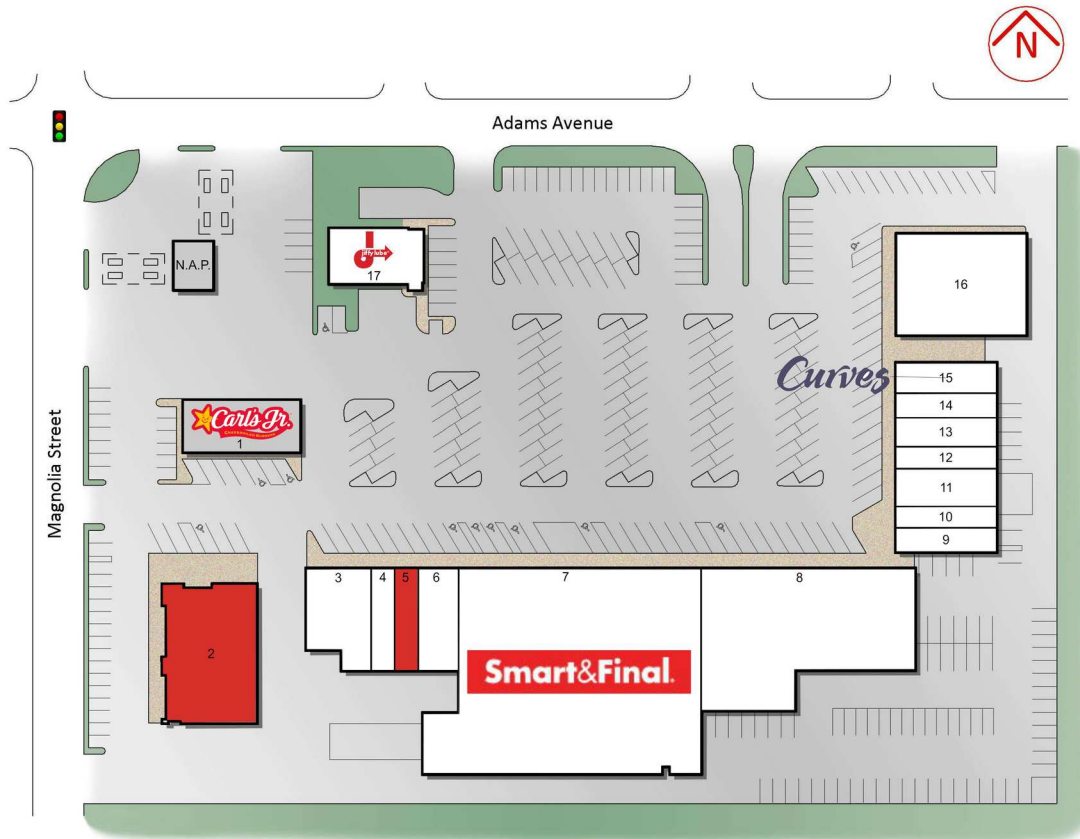
855/640-6400

tpham@merlonegeier.com

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TENANT INDEX

1	Carl's Jr. (N.A.P.)	2,625 SF	7	Smart & Final	24,906 SF	13	A-1 Mail Stop Inc.	1,380 SF
2	AVAILABLE	6,240 SF	8	Liquor Warehouse	12,215 SF	14	V.I.P. Cleaners	1,380 SF
3	Coast Therapy	3,195 SF	9	Barber & Co.	897 SF	15	Curves For Women	1,380 SF
4	Berg Realty	1,050 SF	10	Nail Land	828 SF	16	MemorialCare Medical Group	6,330 SF
5	AVAILABLE	1,050 SF	11	A&A Pharmacy	2,070 SF	17	Jiffy Lube	2,500 SF
6	Pho'B	1,750 SF	12	Dr. Peter Sumarsono	1,035 SF			

PROJECT SUMMARY

Building Summary	
Gross Leasable Area	+/-100,000 SF

TAYLOR PHAM
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tpham@merlonegeier.com