

1,500 - 3,028 SQUARE FEET OF RETAIL SPACE

RI

303 3rd Street

HUNTINGTON BEACH, CA

**New
Leases
Executed!**

JAYBIRD'S
CHICKEN
AND MAHKIN
THAI & SUSHI!



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Property Highlights

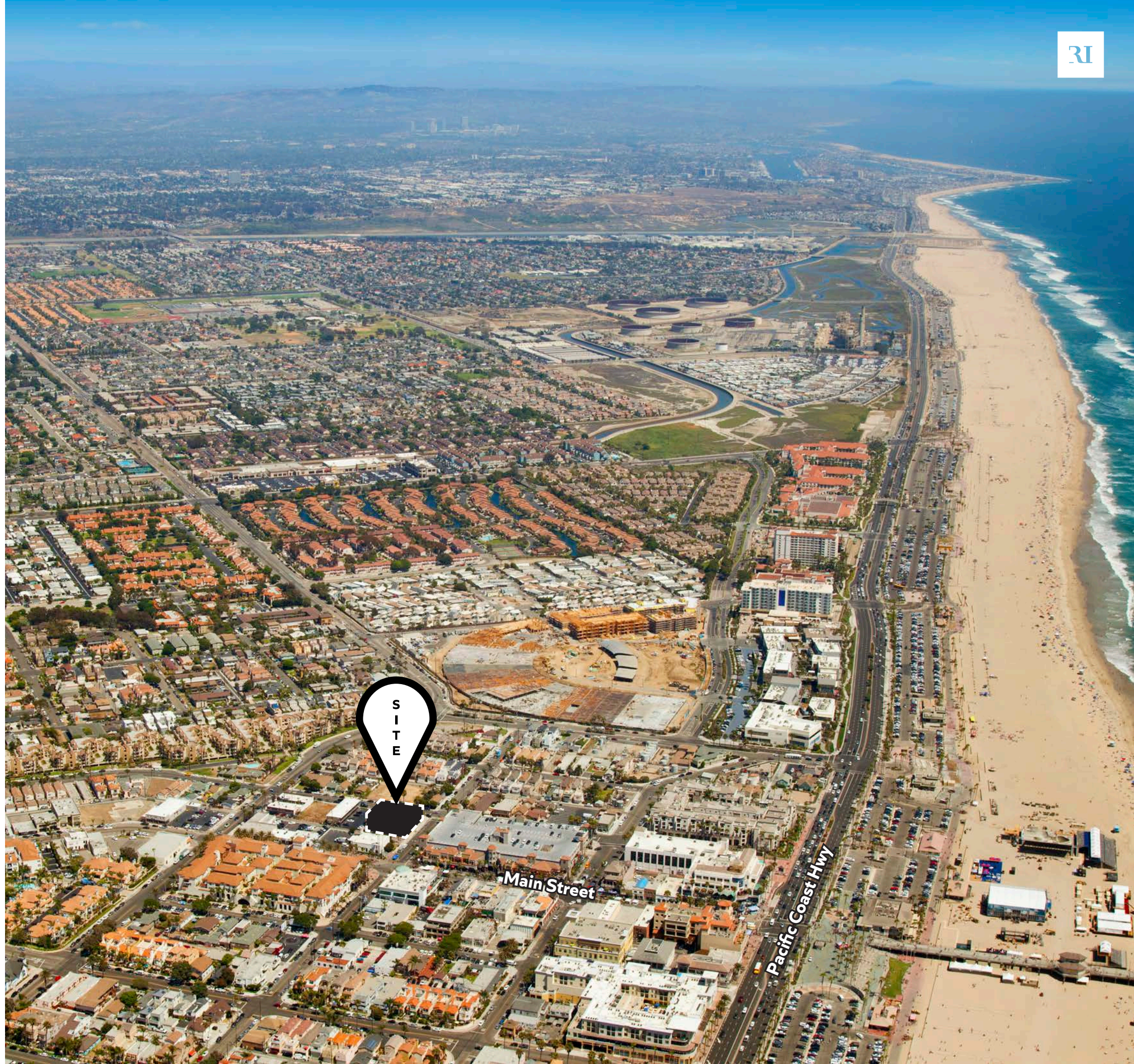
303 3RD STREET

- 1,500 - 3,028 sf available
- Newly renovated building
- Grease interceptor available for restaurant use
- Ample parking with city structure directly across the street
- Highly visible building in the epicenter of Huntington Beach downtown dining and shopping district
- Strategically located between Main Street & Pacific City

Area Highlights

HUNTINGTON BEACH

- Home to U.S. Open of Surfing; attendance in excess of 500,000 people annually
- Highly attended Main Street farmers market and art fair every Tuesday night
- Four luxury, ocean-front hotel properties within 1.5 miles and over 1,250 guest rooms
- Over 11 million visitors to the Downtown area annually





303 3rd Street

HUNTINGTON BEACH, CA



Proposed Demising Plan



FARMER'S MARKET

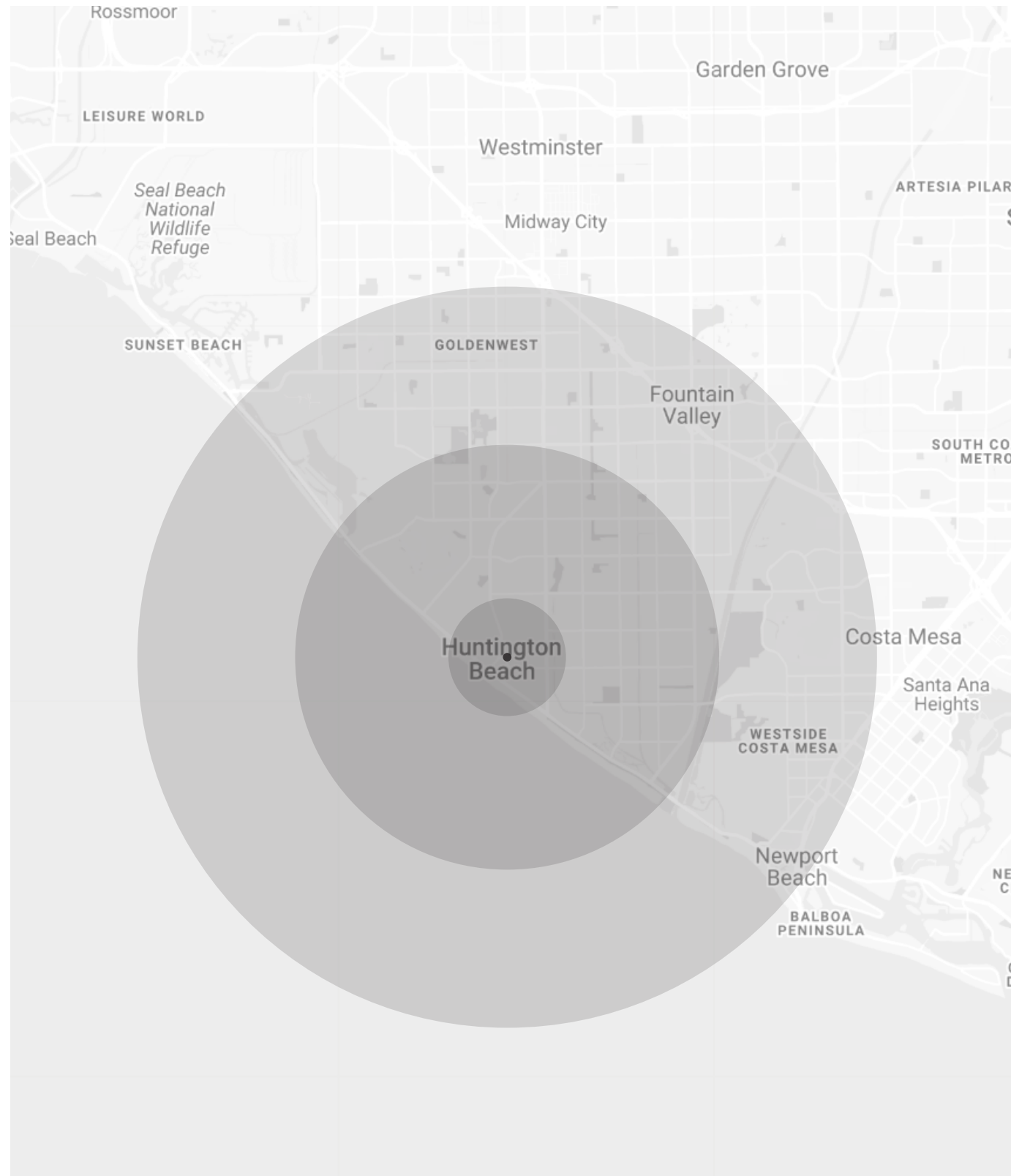


U.S. OPEN OF SURFING



PACIFIC CITY

The Neighborhood



Demographics

EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	20,677	104,046	283,224
Forecasted Population (2022)	21,351	106,413	291,126
Daytime Demos			
Total Daytime Population	16,613	79,786	249,806
Median HH Income			
Estimated Median Household Income	\$95,773	\$100,961	\$89,335
Median Disposable Income	\$75,857	\$78,965	\$70,984
Avg HH Income			
Estimated Avg Household Income	\$128,125	\$134,670	\$120,032
Avg Disposable Income	\$90,223	\$94,529	\$86,271
Age			
Median Age	39.1	43.6	39.8

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