

# PAVILIONS PLACE

Retail For Lease

16400-16496 Beach Boulevard | Westminster, CA 92683



## LEASING OPPORTUNITIES

±1,207 - 6,000 SF Retail Space Available

### Description:

- Excellent visibility and exposure to Beach Boulevard, the main retail thoroughfare from Interstate 405 to Pacific Coast Highway within Huntington Beach.
- Strategically located within close proximity to Interstate 405, Bella Terra Mall and Huntington Beach Hospital.
- Multiple signalized and unobstructed ingress/egress.
- Trade area benefits from more than 16 million tourists per year (City of Huntington Beach).

### Traffic Count:

- ± 72,000 Average Daily Traffic on Beach Boulevard
- ± 14,900 Average Daily Traffic on Heil Avenue

### Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	30,487	232,170	558,708
Average H.H. Income	\$93,638	\$105,488	\$106,434
Daytime Population	15,575	88,878	202,917

Source: ESRI



For further information, please contact our exclusive agents:

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<b>JOHN JENNINGS</b>	Senior Managing Director	858.875.5927	jjennings@ngkf.com	CA RE License #01215740

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 RE License #1355491 [www.ngkf.com](http://www.ngkf.com)

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Tenant Roster		
SUITE	TENANT	SF
1	Jamba Juice	1,694
2	Starbucks Coffee	1,200
3	Einstein Bros. Bagels	2,140
4	Flame Broiler	1,467
5	Gen Korean BBQ	4,828
6	Lazy Dog Cafe	6,823
7	Silk Noodle Bar	3,172
8	Pieology	2,515
9	Panera Bread (Potential Availability)	4,000
10	Comics Unlimited	1,877
11	Financial Partners Credit Union	2,000
12	Available	6,000
13	Howard's Appliances	17,962
14	Chick-fil-A	3,789
15	Marie Calender's	9,300
16	Payless ShoeSource (Potential Availability)	2,911
17	Fashion Young	4,689
18	Mongolian Grill	1,806
19	Fat Burger	1,806
20	Phenix Salon Suites	3,695
21	Available	1,207
22	GNC	1,207
23/26	Ivy Clothing	3,347
24	Maui BBQ	1,200
25	Vinita's Beauty & Threading	1,314
27	Pavilion Dental	1,686
28	One Main Financial	1,918
29	Time Warner Cable	3,208
30	Weight Watchers	1,799
31	Avenue	5,598
32	Sally Beauty	1,736
33	Posh Society Boutique	1,200
34	Vons	69,445
35	Daiso Japan	5,080
36	Jersey Mike's Subs	1,274
37	Aiyu Cha	1,126
38	C2 Education Center	1,200
39	Smallcakes Cupcakery	1,200
40	The UPS Store	1,200
41	Edible Arrangements	1,200
42	uBreakiFix (Available)	1,252
43	Tip Top Nails	1,252
44	Ucatan	2,220
45	HEARx West	3,865
46	Gesshin Restaurant	1,500
47	The Joint Chiropractic	1,913
48	AT&T	3,928
49	Eyestyles for Lifestyles	3,000

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## Executive Summary

16496 Beach Blvd, Westminster, California, 92683  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.72302  
Longitude: -117.98904

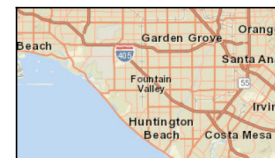
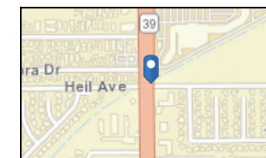
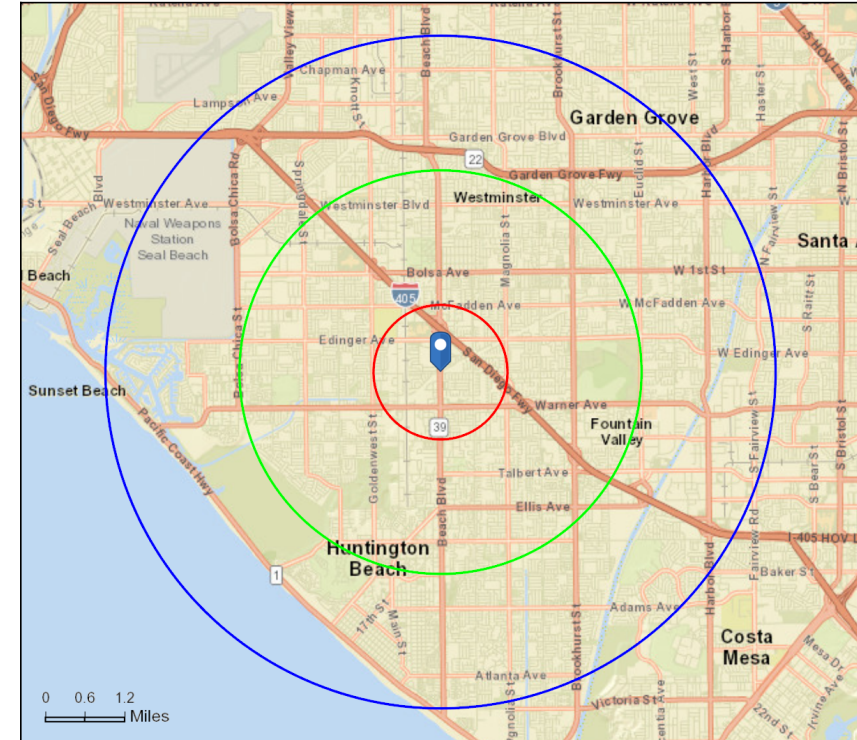
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	28,463	215,872	525,545
2010 Population	27,647	219,095	529,773
2018 Population	30,487	232,170	558,708
2023 Population	33,173	241,441	579,301
2000-2010 Annual Rate	-0.29%	0.15%	0.08%
2010-2018 Annual Rate	1.19%	0.71%	0.65%
2018-2023 Annual Rate	1.70%	0.79%	0.73%
2018 Male Population	49.6%	49.2%	49.6%
2018 Female Population	50.4%	50.8%	50.4%
2018 Median Age	35.6	40.6	39.2
<b>Households</b>			
2000 Households	9,284	70,595	168,101
2010 Households	9,120	71,638	169,142
2018 Total Households	10,114	74,885	175,735
2023 Total Households	11,010	77,439	180,974
2000-2010 Annual Rate	-0.18%	0.15%	0.06%
2010-2018 Annual Rate	1.26%	0.54%	0.46%
2018-2023 Annual Rate	1.71%	0.67%	0.59%
2018 Average Household Size	3.01	3.07	3.16
<b>Median Household Income</b>			
2018 Median Household Income	\$71,306	\$79,612	\$78,624
2023 Median Household Income	\$83,469	\$92,389	\$91,286
2018-2023 Annual Rate	3.20%	3.02%	3.03%
<b>Average Household Income</b>			
2018 Average Household Income	\$93,638	\$105,488	\$106,434
2023 Average Household Income	\$114,460	\$124,528	\$125,293
2018-2023 Annual Rate	4.10%	3.37%	3.32%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$31,162	\$34,317	\$33,771
2023 Per Capita Income	\$38,084	\$40,205	\$39,425



## Site Map

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