

6,000 SF ENDCAP FOR LEASE

16883-16929 BEACH BLVD HUNTINGTON BEACH, CA 92647



AARON GUIDO

CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360
949.608.4886
DANIEL@CBM1.COM

CBM1.COM

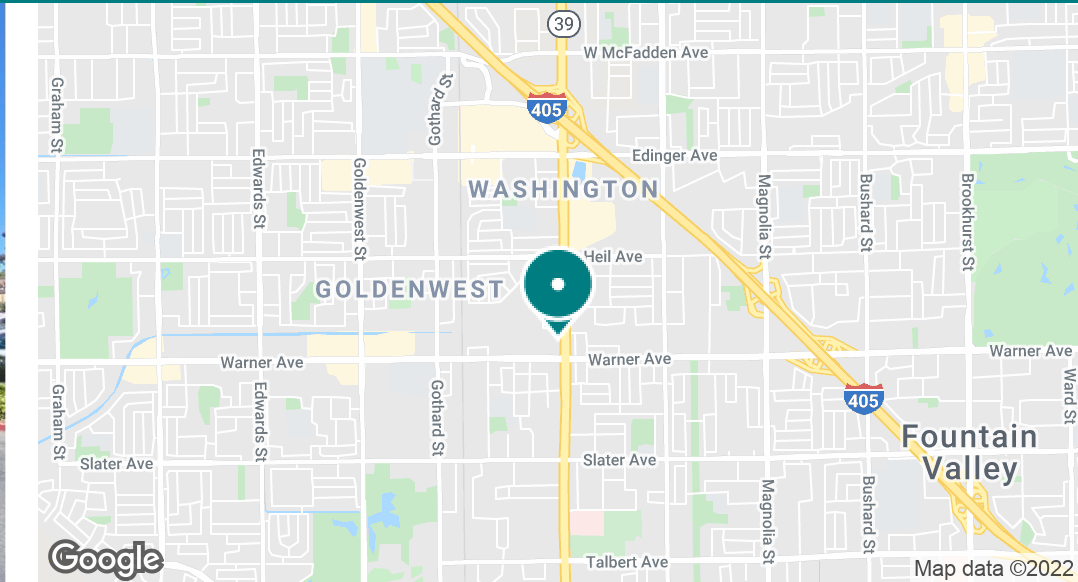
CBM1

LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$1.85 SF/month (\$0.86/sf/mo)
Building Size:	21,316 SF
Available SF:	6,000 SF
Year Built:	1976
Zoning:	SP14
Market:	Orange County
Submarket:	Huntington Beach
Traffic Count:	72,800

PROPERTY OVERVIEW

FITNESS/RETAIL/MEDICAL/OFFICE SPACE FOR LEASE ON BEACH BOULEVARD IN PRIME HUNTINGTON BEACH. Professionally managed property features high street visibility, ample parking in sizable onsite lot, and monument signage. Situated just east of the major signalized intersection at Beach Boulevard + Warner Avenue. Soaring traffic counts, with approx. 71,000 cars per day. Strong daily foot traffic. Densely populated residential area featuring medium and high income households. Surrounded by a variety of thriving retailers and restaurants. Freeway close, just minutes from the nearby 405 freeway.

PROPERTY HIGHLIGHTS

- End-Cap Fitness/Retail/Medical/Office Space
- Excellent Street Exposure
- Near One of the Busiest Intersections in Orange County
- Upgraded Shopping Center Monument Signage

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

LEASE SPACES

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 3



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
16929	Available	6,000 SF	\$0.86/sf/mo	\$1.85 SF/month	Currently Kilo Strength Academy	View Here

AARON GUIDO

CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

SITE PLANS

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 4



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

RETAILER MAP

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 5



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

Map data ©2022 Google

DEMOGRAPHICS MAP & REPORT

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 6

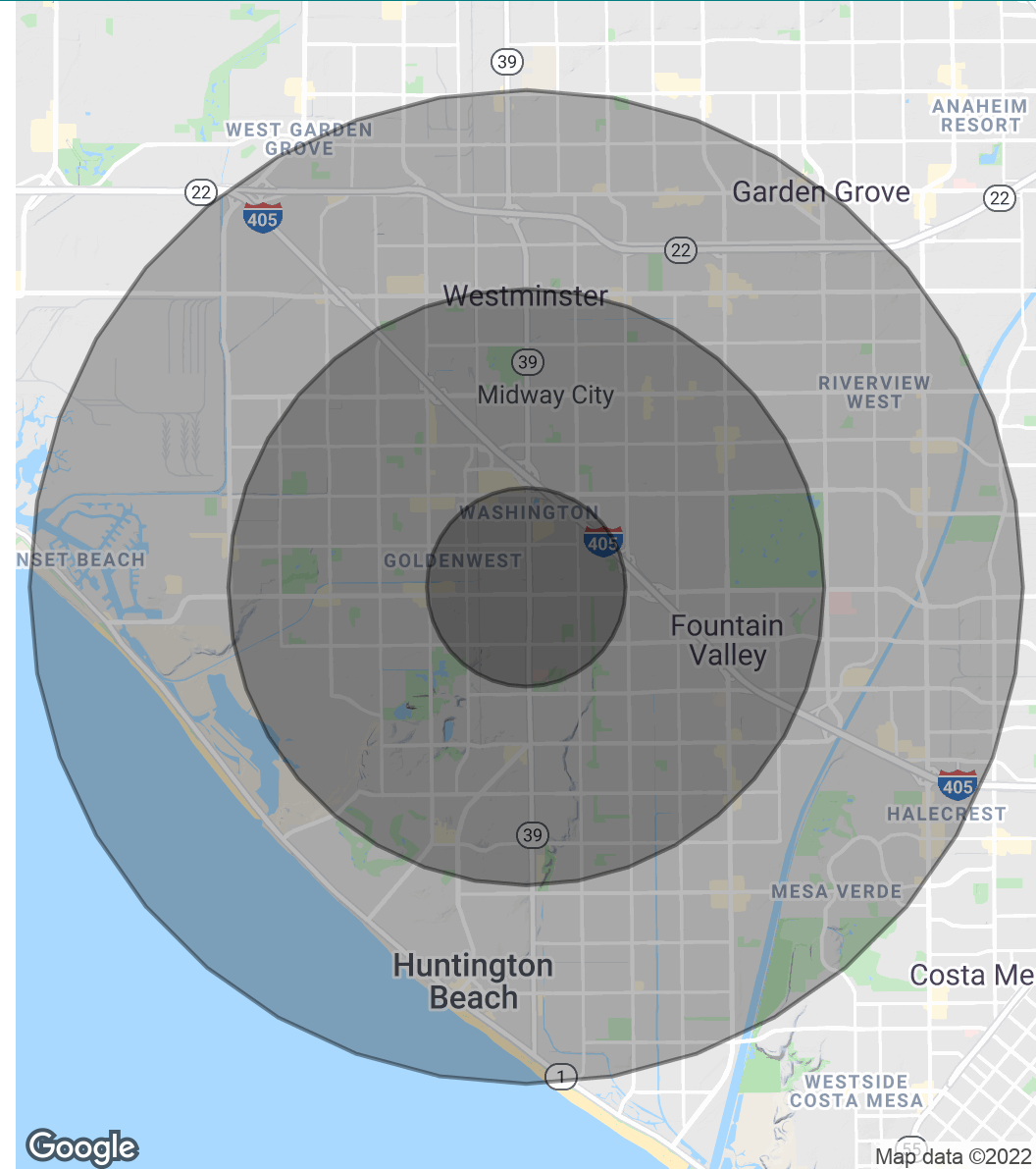
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,640	200,504	505,447
Average age	32.9	39.1	38.7
Average age (Male)	31.9	38.3	38.0
Average age (Female)	34.1	39.9	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,207	70,189	171,484
# of persons per HH	2.9	2.9	2.9
Average HH income	\$76,329	\$87,878	\$88,148
Average house value	\$528,194	\$630,381	\$593,018

RACE	1 MILE	3 MILES	5 MILES
% White	59.8%	60.0%	57.1%
% Black	1.0%	0.9%	0.9%
% Asian	14.8%	27.2%	29.3%
% Hawaiian	0.6%	0.2%	0.5%
% American Indian	0.5%	0.4%	0.4%
% Other	20.8%	8.5%	9.3%

TRAFFIC COUNTS	
Beach & Warner	72,800/day

* Demographic data derived from 2010 US Census



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

MEET THE TEAM

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 7



AARON GUIDO

Senior Vice President

D: 714.769.6117 | C: 714.335.9887

Aaron@cbm1.com

CaDRE #01924252



DANIEL BARRIGA

Senior Associate

D: 949.608.4886 | C: 714.394.5052

daniel@cbm1.com

CaDRE #02031360

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CaDRE #02031360

949.608.4886

DANIEL@CBM1.COM

ADDITIONAL PHOTOS

16883-16929 BEACH BLVD | HUNTINGTON BEACH, CA 92647

BEACH & WARNER - BROCHURE | PAGE 8



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM