

RETAIL FOR LEASE

± 1,200-6,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 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 COUNTS

Beach Boulevard	±72,000
Heil Avenue	±9,000
405 Freeway	±276,000

Source: ESRI 2019



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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	AVAILABLE	4,000
10	Lendmark Financial	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	Lease Pending	9,300
16	Crown Royal Nails	2,911
17	Fashion Young	4,689
18	Mongolian Grill	1,806
19	Fat Burger	1,806
20	Phenix Salon Suites	3,695
21	GameStop	1,207
22	AVAILABLE	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	AVAILABLE	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 (AVAILABLE)	1,200
39	Smallcakes Cupcakery	1,200
40	The UPS Store	1,200
41	Edible Arrangements	1,200
42	uBreakiFix	1,252
43	Tip Top Nails	1,252
44	Ucatan	2,220
45	HEARx West	3,865
46	Geshin Restaurant	1,500
47	The Joint Chiropractic	1,913
48	AT&T	3,928
49	Eyestyles for Lifestyles	3,000



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	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Total Population	28,572	234,596	582,362
2024 Total Population	29,977	241,080	598,512
Total Businesses	1,840	10,966	25,309
Total Employees	13,824	87,340	209,675
Total Daytime Population	29,232	210,686	524,523
2019 Median Age	38.1	40.4	39.0
HOUSEHOLDS			
2019 Households	9,817	73,662	180,643
2019 Average Household Size	2.90	3.15	3.20
2019 Housing Units	10,310	76,694	188,261
Owner Occupied Housing Units	38.1%	52.2%	54.0%
Renter Occupied Housing Units	57.1%	43.9%	42.0%
Vacant Housing Units	4.8%	4.0%	4.0%
2019 Median Home Value	\$431,707	\$421,981	\$416,729
INCOME			
2019 Household Income Base	9,817	73,662	180,643
<\$15,000	7.0%	8.3%	7.4%
\$15,000-\$24,999	7.2%	8.2%	7.5%
\$25,000-\$34,999	7.3%	7.0%	6.5%
\$35,000-\$49,999	9.2%	9.7%	9.7%
\$50,000-\$74,999	16.5%	14.8%	16.1%
\$75,000-\$99,999	15.8%	13.6%	13.7%
\$100,000-\$149,999	19.0%	18.6%	19.1%
\$150,000-\$199,999	9.4%	10.2%	9.7%
\$200,000+	8.6%	9.5%	10.3%
2019 Median Household Income	\$78,289	\$77,791	\$79,021
2019 Per Capita Income	\$33,906	\$31,956	\$32,720
2019 Average Household Income	\$99,114	\$101,431	\$105,446