

FOR LEASE

Brookhurst & Adams

10136 Adams Ave | Huntington Beach, CA 92646



Retail/Restaurant Opportunities

5,606 SF

Improved Restaurant + Exclusive Patio
Available (4/1/26 - Do Not Disturb)

1,173 SF - 1,800 SF

Retail Available

MANAGED AND OWNED BY: Perform Properties

DESCRIPTION

- Located at one of the major intersections for the trade area along Brookhurst St and Adams Ave (**combined over 70K cpd**)
- Positioned within a retail heavy hub appealing to national and regional credit tenants
- Dynamic co-tenancy within center & at adjacent/competing properties
- Recent remodel conveying pride of ownership & aim towards top tier tenancy
- Co-tenancy includes: Stater Bros., Petsmart, Raising Cane's, Shake Shack, CAVA and more
- Close proximity to the 405 freeway, Fairview Park, and Costa Mesa Golf Course
- Dense population within the 3 mile radius (**over 189K**) with high income (**over \$150K**)

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,683	189,568	426,348
Avg Household Income	\$173,850	\$153,715	\$156,515
Daytime Population	3,877	88,574	245,149

Source: Esri

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

Casey Mahony

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

Bree Casas

949.270.8212 | bree.casas@srsre.com
CA License No. 02088511

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610 Newport Center Drive, Ste 1500, Newport Beach, CA 92660

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No.	Tenant	SF
1	Alka Living Water	1,590
2	Butter Paws	1,060
3	Anna's Nails	954
4	Deal Pending	2,074
5	CAVA	2,977
7	First Team	7,000
8	Shima Restaurant	2,358
9	Eggroll King	1,035
10	Milano Nails	3,452
11	Available	1,173
12	Beachside Optometry	2,010
13	Beauty Bungalows	5,708
14	Available	1,750
15	A/B Dental Center	3,500
16	OC Urology	5,500
18	Stater Bros	41,975
19	Premier Martial Arts	1,400
20	R Cleaners	1,400
21	Liberty Coin	3,640
23	Simone & Son	3,360
25	The Tutoring Center	1,190
26	Hope Veterinary Medical Svr	3,360
28	Restaurant Available (4/1/26)	5,502
29	Raising Cane's	3,232
30A	Available	1,800
30B	WeVitalize	1,450
31	Deal Pending	3,282
33	Surf City Smiles	2,243
34	Lean Feast	1,586
35	Moonwood Coffee	1,200
36	Faye Dodge Esthetics	1,260
37	All-Star Dance Academy	2,068
38	D-1 Sports Training	4,386
39	Shake Shack	3,500

DO NOT DISTURB



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