MAIN STREET MEDICAL CENTER

18800 MAIN STREET, HUNTINGTON BEACH, CA 92468

AVISON YOUNG

UPGRADED MEDICAL OFFICE SPACES AVAILABLE

FOR LEASE

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PROPERTY SUMMARY

18800 MAIN STREET MEDICAL CENTER is a prominent multi-tenant medical office property located at 18800 Main Street in Huntington Beach, California, strategically positioned at the signalized corner of Main Street and Delaware Street across from the popular Five Points Plaza retail center. The approximately 38,449-square-foot Class B medical office building offers excellent visibility, convenient access, and abundant on-site parking with approximately 200 surface spaces. The property features a professionally maintained courtyard setting, on-site management, and a variety of medical office suites designed to accommodate healthcare providers. Situated within a densely populated coastal community with strong demographics and a robust healthcare employment base, 18800 Main Street Medical provides an ideal location for physicians, specialists, and outpatient healthcare users seeking a well-established medical office environment in the heart of Huntington Beach

MAIN STREET MEDICAL CENTER

18800 MAIN STREET, HUNTINGTON BEACH, CA 92648

PROPERTY INFORMATION

PROPERTY ADDRESS	**18800 Main Street Huntington Beach, CA 92648**
BUILDING RBA	±38,449 SF
LAND SIZE ACRES / SQUARE FOOTAGE	±1.45 Acres ±63,162 SF
STORIES / YEAR BUILT	Two (2) 1978
ZONING	PC
PARKING RATIO / PARKING SPACES	5.2/1,000 SF Surface - 200 / Covered - Available
SUBMARKET / COUNTY	Huntington Beach / Orange County

AVAILABLE SPACES

SUITE AVAILABLE	SF AVAILABLE	LEASE RATE / TYPE
204	1,650 SF	$4.00 MG
209	1,975 SF	$3.75 MG

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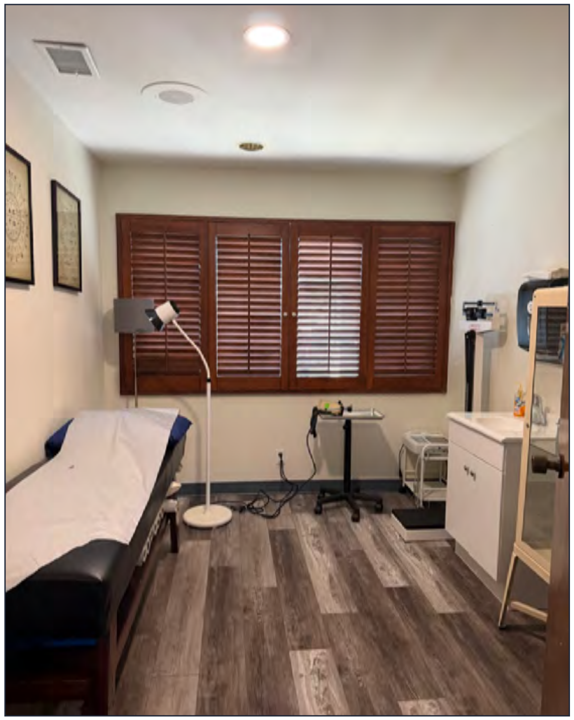
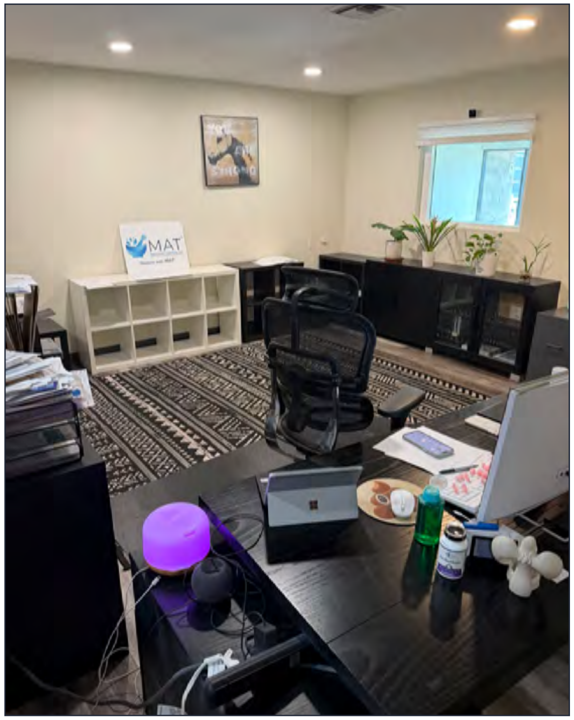
SUITE 204 | 2ND FLOOR SPACE - 1,600 SF

SPACE HIGHLIGHTS

- 3 Exam rooms, 1 office, and 2 restrooms





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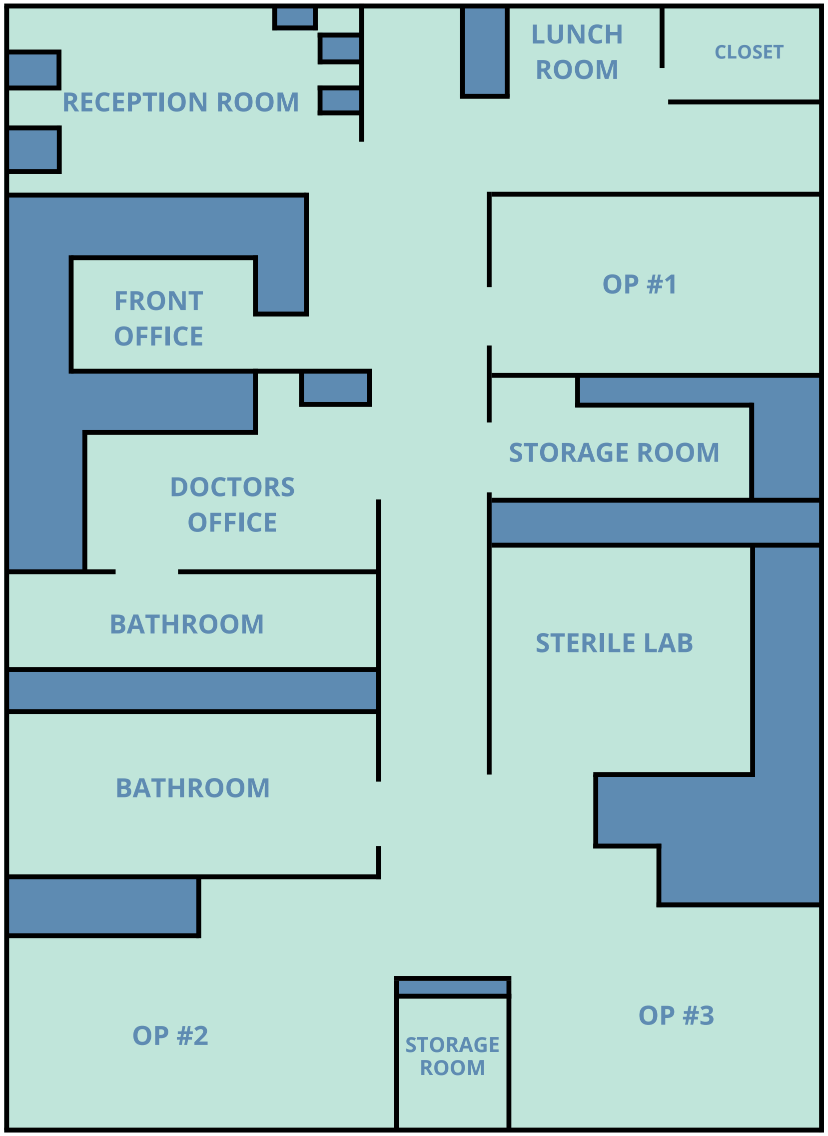
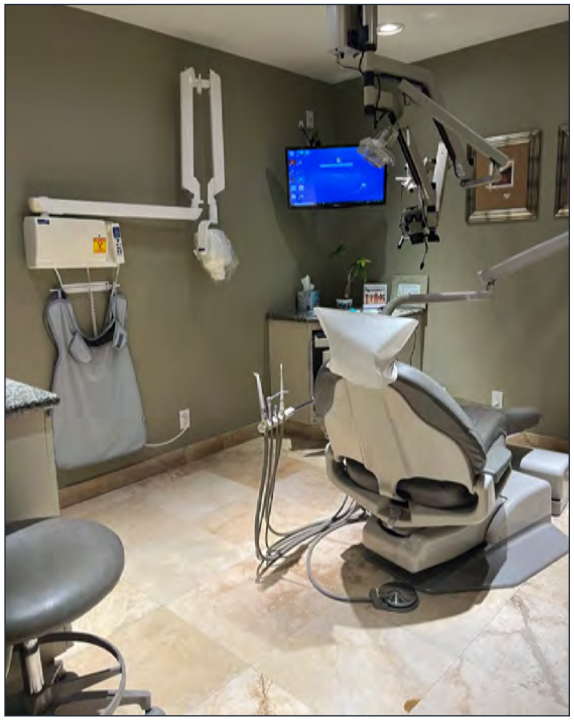
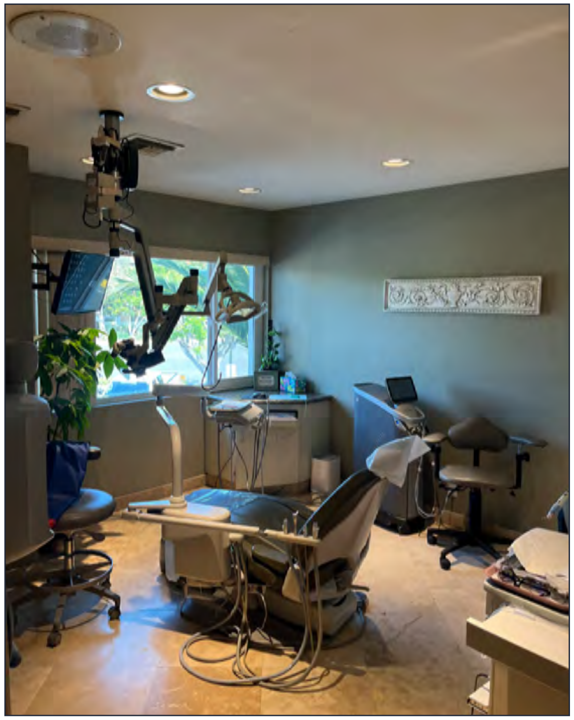
SUITE 209 | 2ND FLOOR SPACE - 1,975 SF

SPACE HIGHLIGHTS

- 3 Dental Operatories
- Private Office Space
- Dedicated Dental Laboratory Area
- On-site Restroom
- Comfortable Waiting Area







NEIGHBORHOOD AERIAL

NEIGHBORHOOD AERIAL

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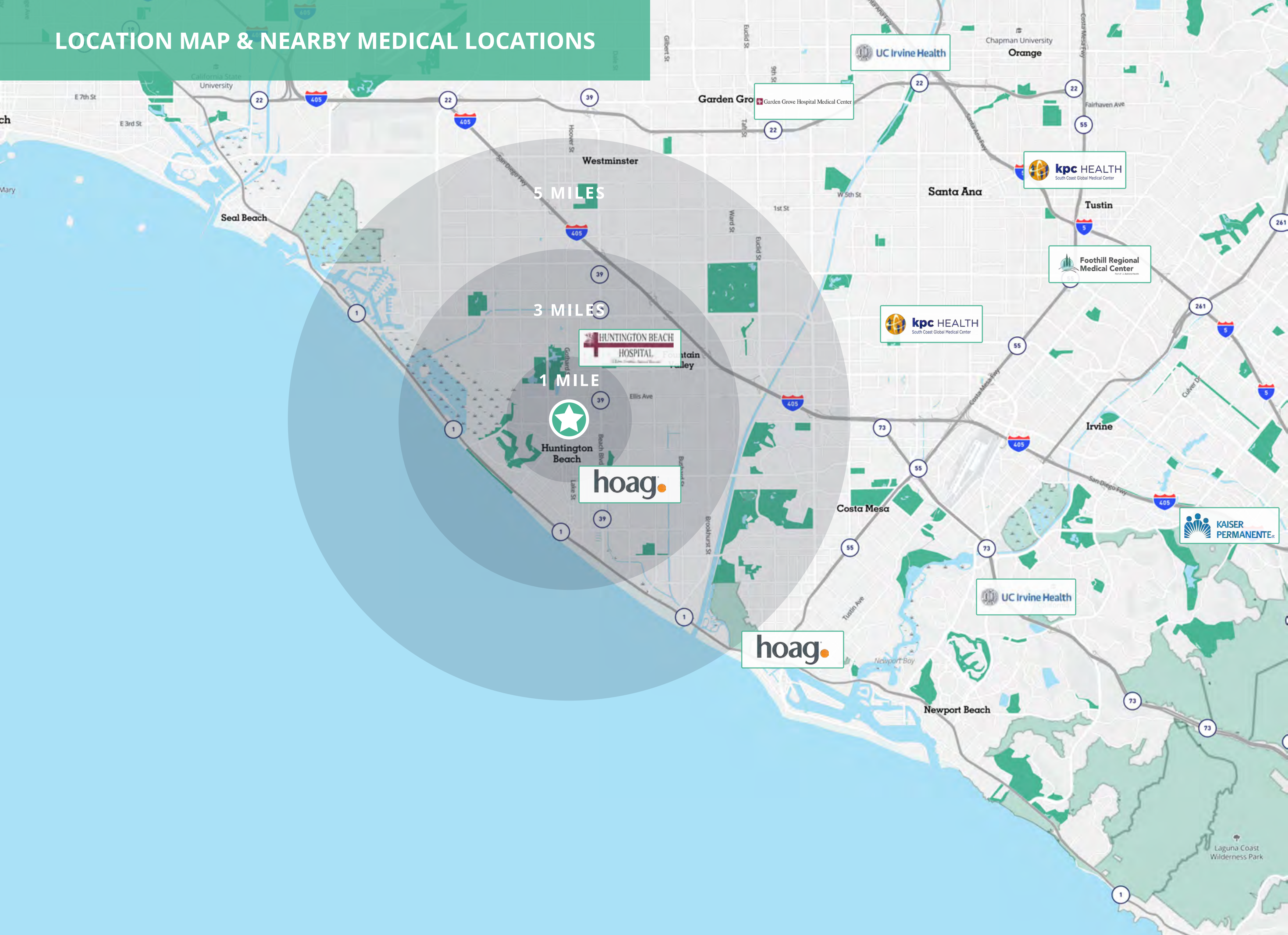
LOCATION MAP & NEARBY MEDICAL LOCATIONS



HUNTINGTON BEACH - OFFICE SUBMARKET

The Huntington Beach office submarket has a vacancy rate of 12.9% as of the third quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 2.0%, a result of no net delivered space and -72,000 SF of net absorption.

Huntington Beach's vacancy rate of 12.9% compares to the submarket's five-year average of 12.2% and the 10-year average of 9.9%. Overall submarket vacancy is forecast to end 2026 at 13.0%.

The Huntington Beach office submarket has roughly 490,000 SF of space listed as available, for an availability rate of 13.9%. As of the third quarter of 2026, there is no office space under construction in Huntington Beach. In comparison, the submarket has averaged 5,000 SF of under construction inventory over the past 10 years.

Huntington Beach contains 3.6 million SF of inventory, compared to 155 million SF of inventory metro wide.

Average rents in Huntington Beach are roughly $34.00/SF, compared to the wider Orange County market average of $36.00/SF.

Rents have changed by 2.3% year over year in Huntington Beach, compared to a change of 2.6% metro wide. Annual rent growth of 2.3% in Huntington Beach compares to the submarket's five-year average of 2.6% and its 10-year average of 2.7%. Overall annual rent growth in the Huntington Beach office submarket is forecast to end 2026 at 2.8% compared to the Orange County average of 3.3%.

3.6M
INVENTORY SF

0
UNDER CONST SF

71.9K
12 MO NET ABSORP SF

12.9%
VACANCY RATE

$2.86
MARKET ASKING RENT/SF

LISTING PHOTOS

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For More Information, Get in Touch!

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