

YOUR NAME HERE

18141

BEACH BOULEVARD
HUNTINGTON BEACH, CALIFORNIA

OWNER-USER MEDICAL/OFFICE BUILDING
FOR SALE // ±40,392 SQUARE FEET

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

GARBUTT
VALUE-ADD GROUP
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values"™

EXCLUSIVELY LISTED BY:

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Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 18141 Beach Blvd, Huntington Beach, CA (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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18141
BEACH BOULEVARD

04
PROPERTY
DESCRIPTION

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PROPERTY
AERIALS

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PROPERTY
FLOOR PLANS

property description

BUILDING PROFILE

<i>Property Address</i>	18141 Beach Blvd, Huntington Beach, CA
<i>APN</i>	159-271-69
<i>Location</i>	Orange County
<i>Land Size</i>	±1.06 AC
<i>Year Built</i>	1984
<i>Building Size</i>	±40,392 Square Feet
<i>Zoning</i>	SP-14
<i>Parking</i>	99 Stalls (49 Covered and 50 Surface)
<i>Construction</i>	Wood frame





property overview

OFFERING SUMMARY

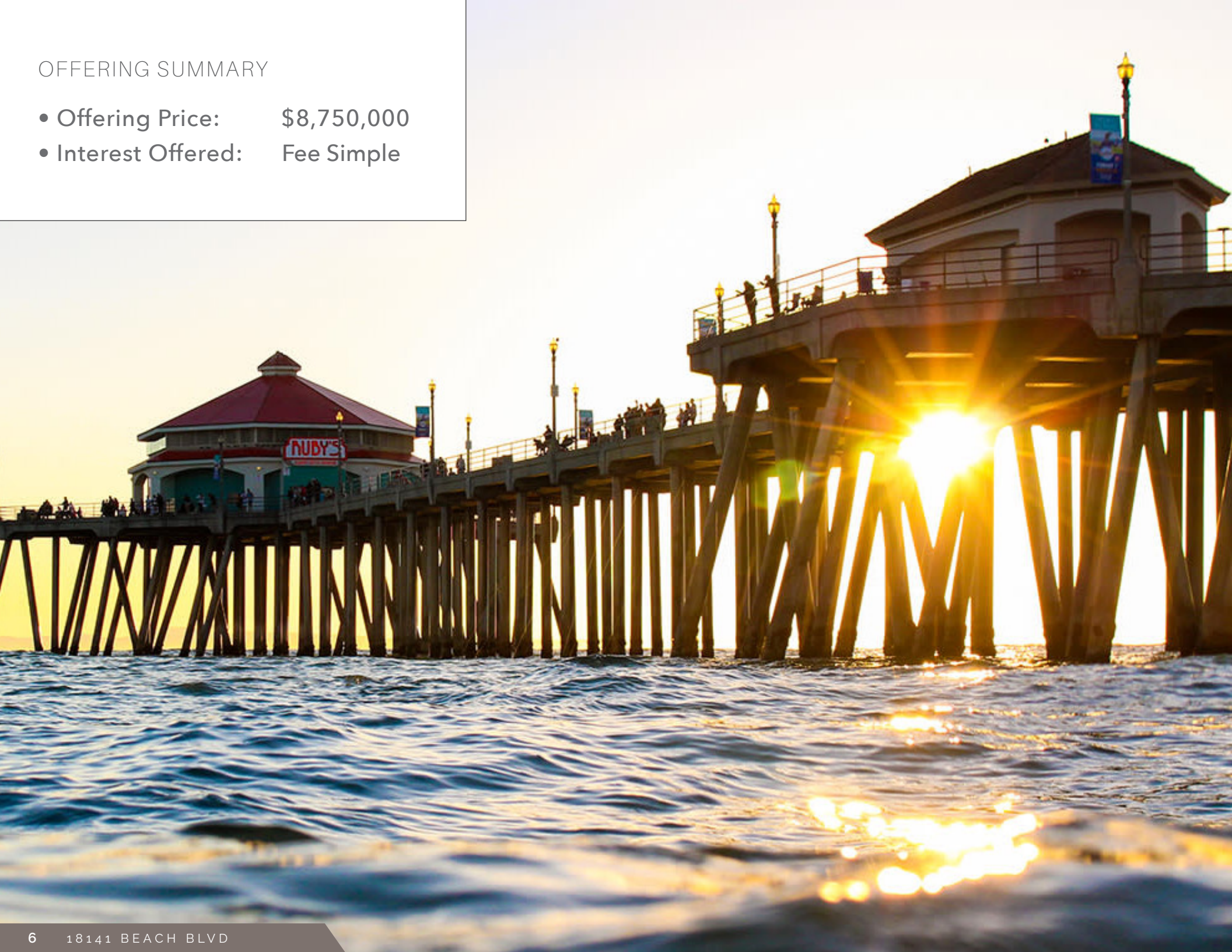
Lee & Associates® – Newport Beach, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 18141 Beach Blvd. The 3-story office building consists of approximately 40,392 square feet and is located in the prestigious city of Huntington Beach, California and is less than 3 miles from the coast and has convenient access to the 405 freeway. 18141 Beach Blvd offers close proximity to Pacific City, Bella Terra, Main Street Huntington Beach, and Westminster Mall as well as other food and retail Centers.

PROPERTY HIGHLIGHTS

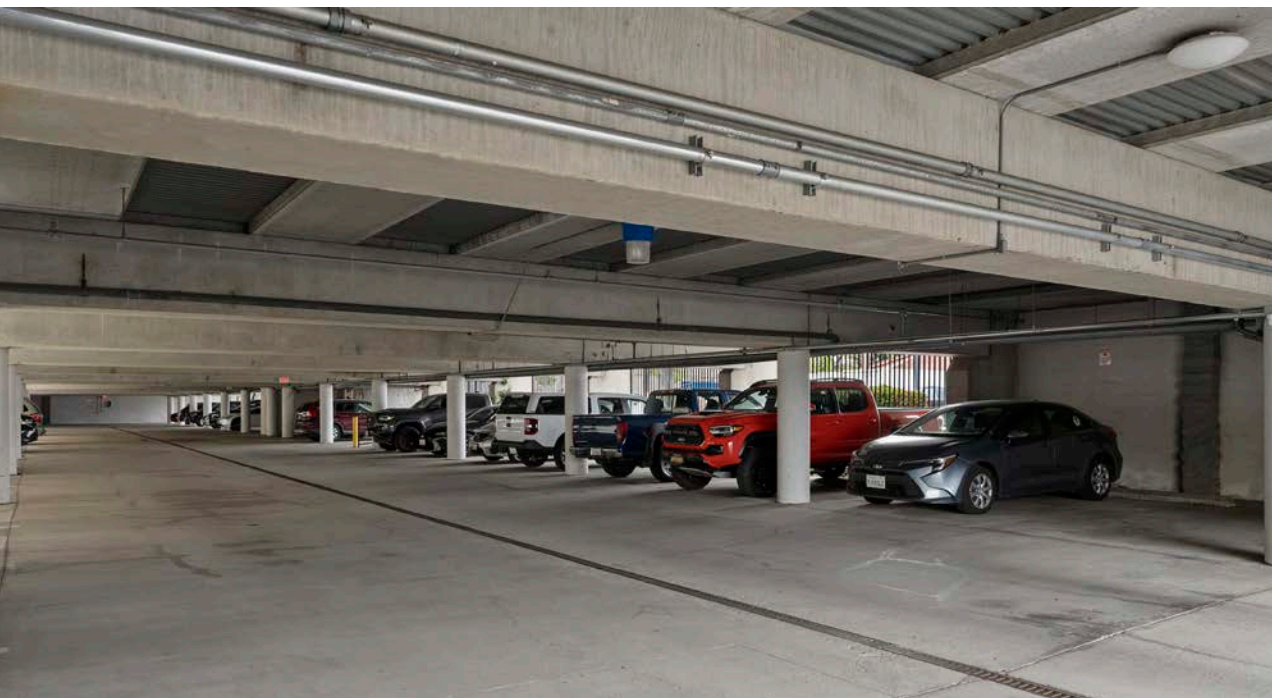
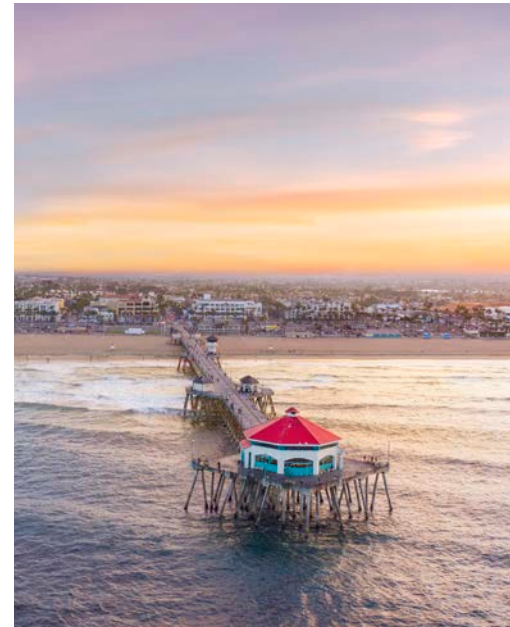
- 40,392 SF, 3 Story office
- 21,742 SF Vacant for a User to Occupy, with $\pm 13,000$ SF permitted for Medical Use
- An additional $\pm 7,791$ SF can be available by the end of 2025
- \$377,816 Gross Operating Income
- Subterranean parking, Elevator Served
- Prominent signage, Convenient access to the 405 freeway
- Close proximity to the Pacific City, Bella Terra, Main Street Huntington Beach, and Westminster Mall and other retail centers
- Building top signage available
- Largest User Building for Sale in Huntington Beach

OFFERING SUMMARY

- Offering Price: \$8,750,000
- Interest Offered: Fee Simple



property images





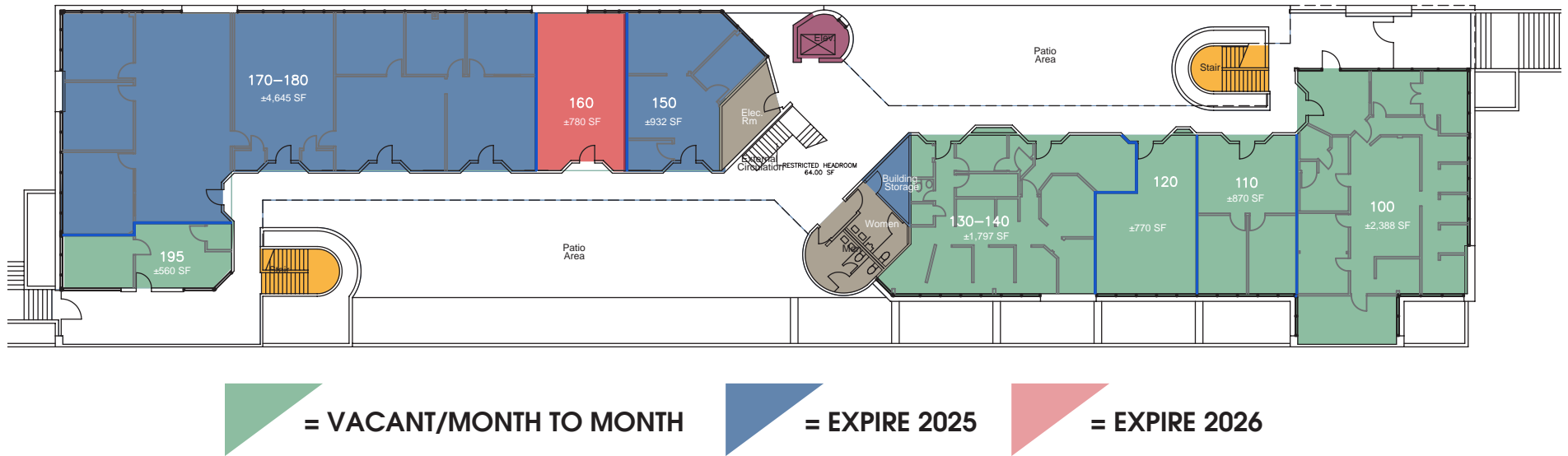
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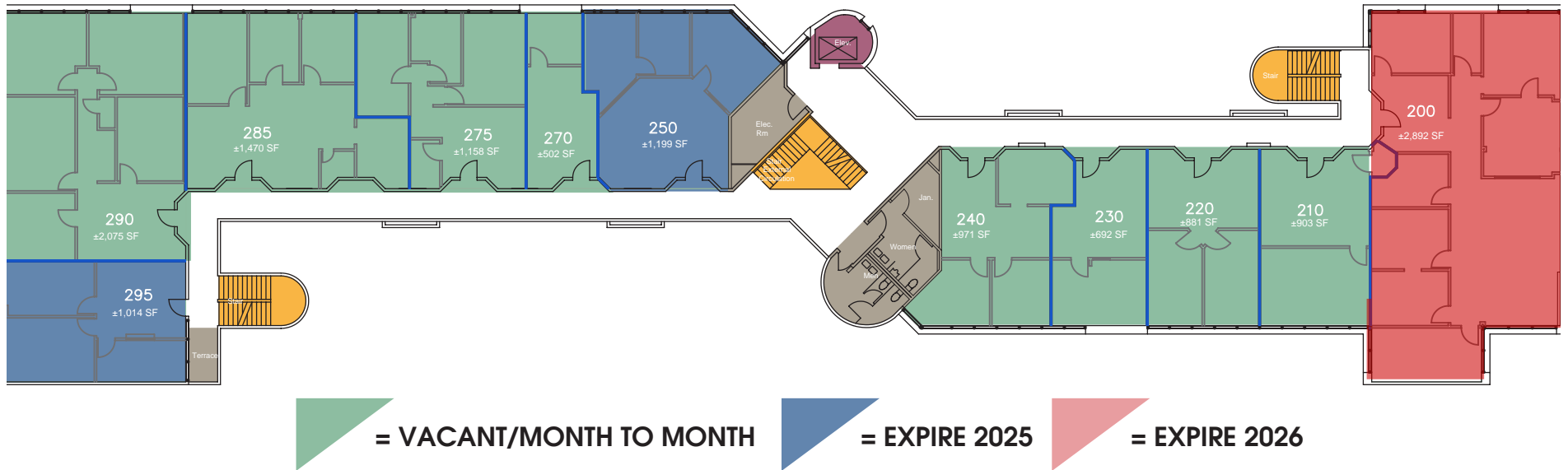


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BEACH BOULEVARD

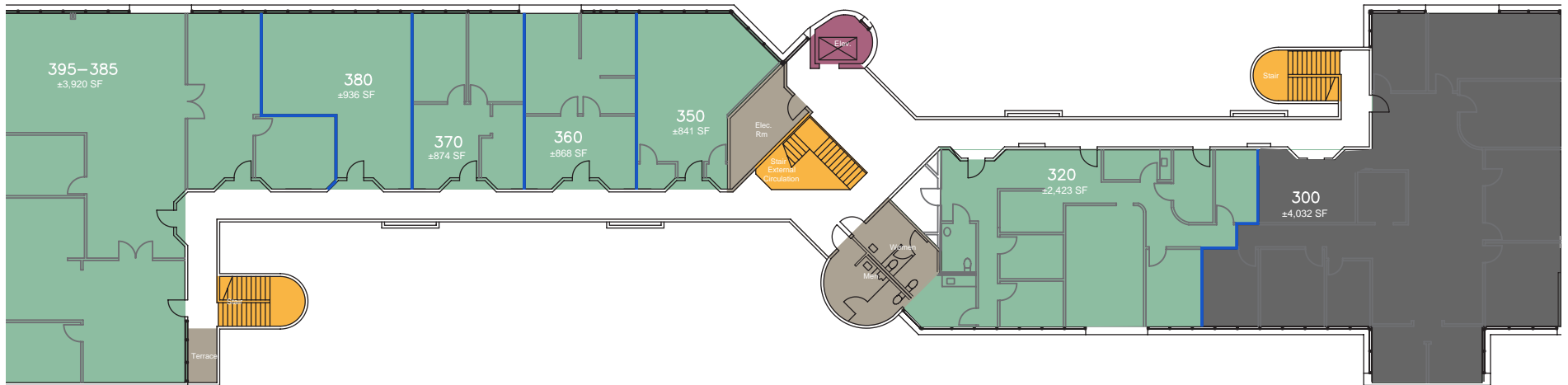
floor plan - 1st floor



floor plan - 2nd



floor plan - 3rd



= VACANT/MONTH TO MONTH



= AVAILABLE 2031



WIND RIVER PARK

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