

FOR LEASE

# Brookhurst & Adams

10136 Adams Ave | Huntington Beach, CA 92646



## Freestanding Pad Building

5,606 SF

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

MANAGED AND OWNED BY: Perform Properties

## TRAFFIC COUNTS

Brookhurst Street approx. 35,900 cpd  
Adams Avenue approx. 37,500 cpd  
Source: Costar

## CONTACT

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## 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

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

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