# CHUCK E CHEESE

15511 Edwards St Huntington Beach CA 92614





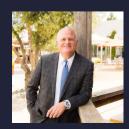
Demographics 2023 5 Mile 2023 Population 455,760 2023 Average HH Income \$115,025

#### FOR LEASE OR SALE

Long Term Ground Lease Available Possible Build-To-Suit

## Highlights

- > 16,634 Building SF Approx
- >82,764 SF (1.9 AC) Land
- >CG (Commercial General) Zoning
- > Max height = 50 Feet (By Right)
- > McFadden Ave. & Edwards St
- > Signalized, Corner Location
- > Good Visibility, Great Access



### DAVE STASSEL MANAGING DIRECTOR

LIC#00954587 909.260.1968 DAVID.STASSEL@ASPECTREP.COM



#### DAVID GIRTY

MANAGING DIRECTOR LIC#01052587 949.637.1286 DAVID.GIRTY@ASPECTREP.COM

