

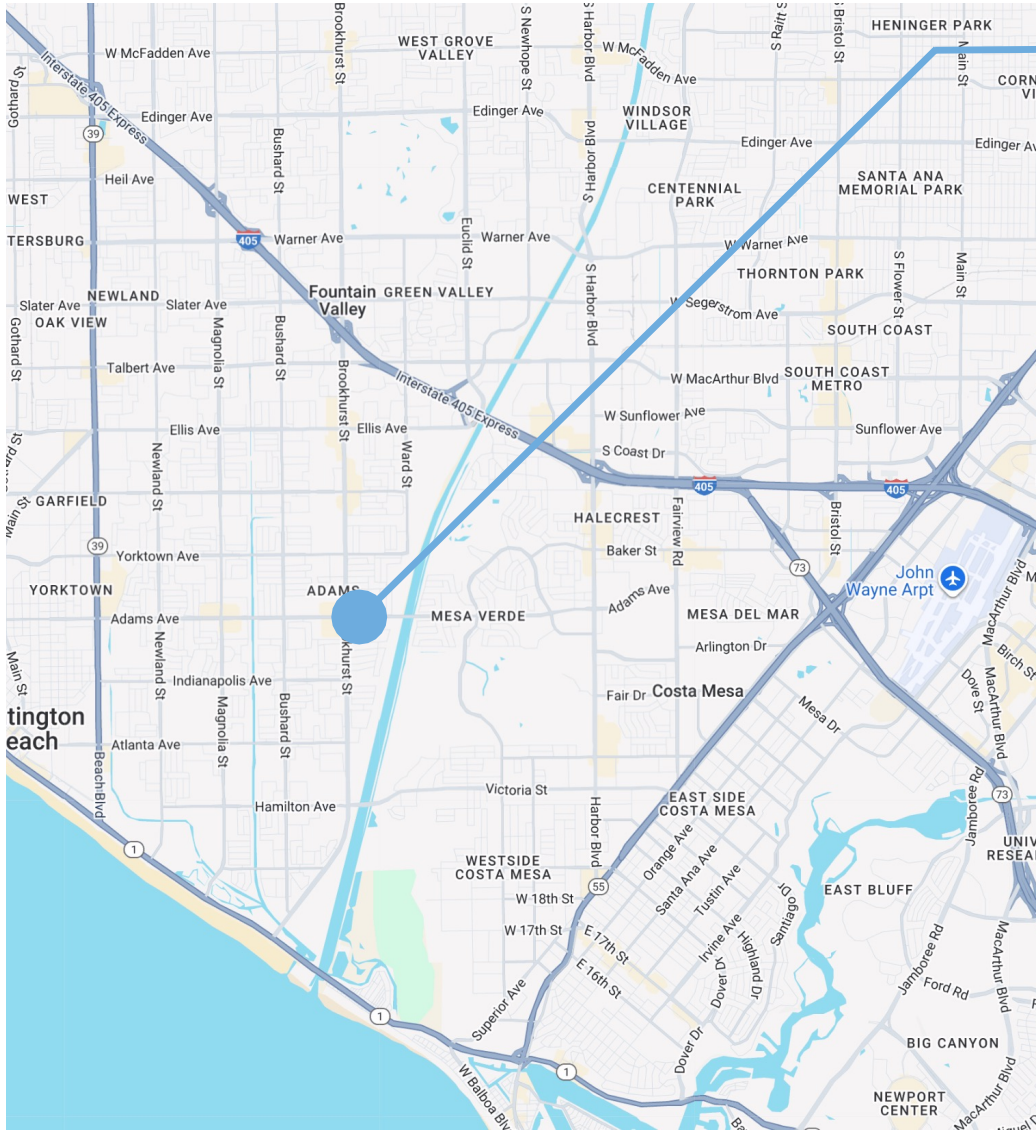
FOR LEASE

20052 Brookhurst St.
Huntington Beach, CA 92646



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Property Highlights:

- 4,160 SF End Cap for lease
- Prime hard corner location in Huntington Beach
- SEC Brookhurst St. & Adams Ave., with traffic counts of over 82,000 ADT
- Co-tenants include: Wild Fork Foods, US Bank, Orange
- Theory Fitness, Charter Communications
- Ideally situated at a dominant retail quadrant, surrounded by major retailers including Target, Whole Foods, Kohl's, Stater Bros., Sprouts, Raising Cane's, Shake Shack, CVS, Chase Bank, Starbucks, Wells Fargo, and many others
- Dense in-fill location in a high-income neighborhood
- Exceptional signage available on both Brookhurst and Adams, with two monument signs and one pylon sign available

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	20,329	79,552	190,685
AHH Income	\$175,676	\$173,551	\$154,800



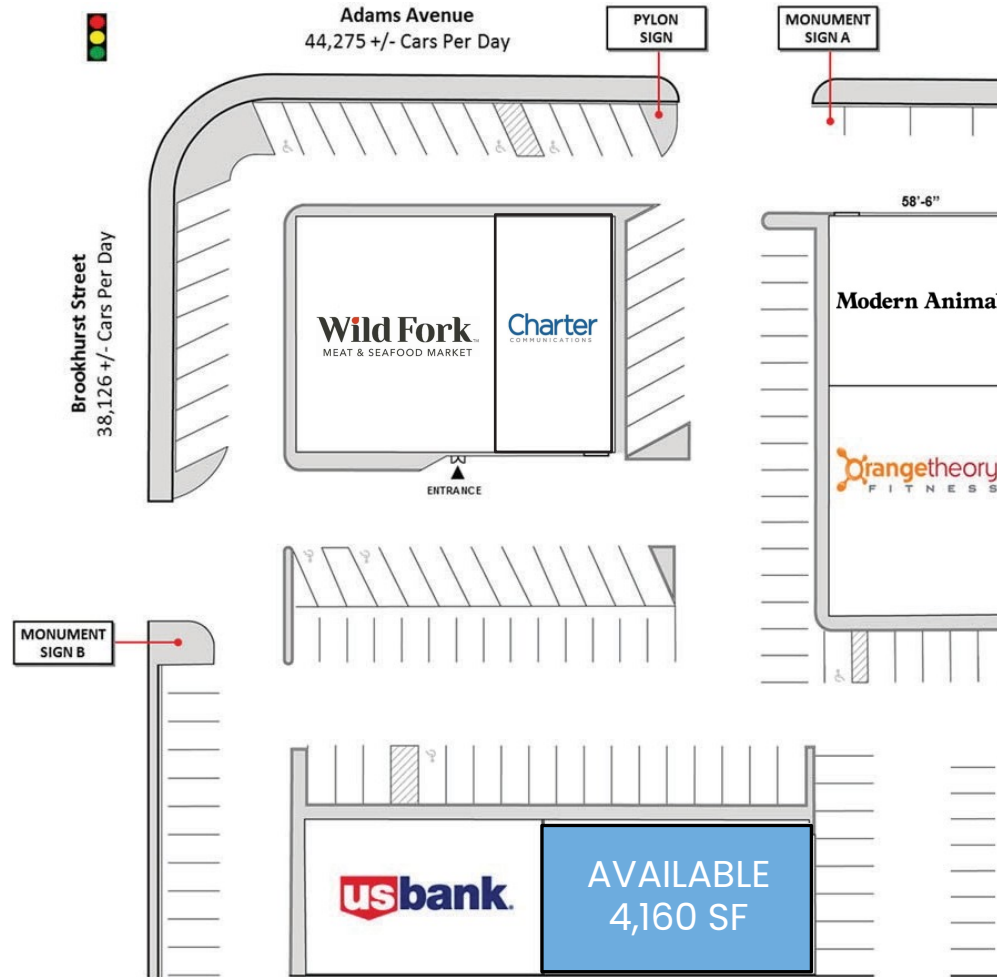
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