

HUNTINGTON BEACH



526 MAIN STREET
HUNTINGTON BEACH, CA



COASTAL COMMERCIAL

OFFERING
MEMORANDUM

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. and its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither Coastal Commercial, Inc. nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal Commercial, Inc. and its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal Commercial, Inc. and its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images prohibited without the express written consent of the owners.



**526
MAIN
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SECTIONS

1. INVESTMENT OVERVIEW

2. INVESTMENT HIGHLIGHTS

3. PROPERTY PHOTOS

4. CITY OF HUNTINGTON BEACH

5. DEMOGRAPHICS

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INVESTMENT OVERVIEW

PRICE

\$3,300,000

Gross Potential Rent	\$226,441
Expense Reimbursements	\$25,796
10% Management Income (Salon Tenant)	\$679
Less Expenses	\$67,885
Less Vacancy Factor (3%)	\$6,793
Net Operating Income	\$178,238
Current Cap Rate	5.40%
Gross Leasable Area (SF)	5,750
Land Area (SF)	5,877
Price/SF (GLA)	\$574
Price/SF (Land)	\$562
APN	024-172-09

EXPENSES

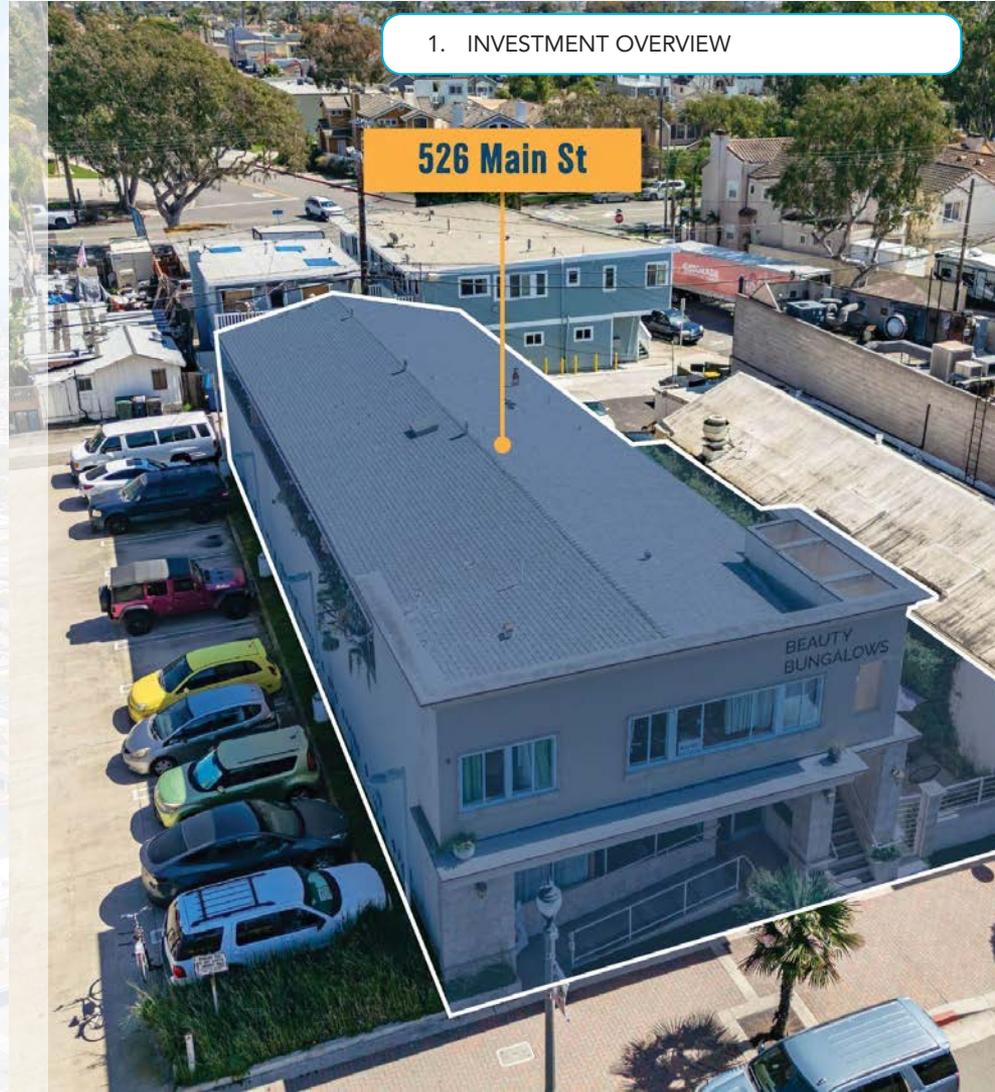
Taxes (Tax Rate: 1.09918%)	\$36,273
Special Assessments	\$1,818
Insurance	\$12,000
Trash	\$5,000
Repairs & Maintenance	\$3,000
Utilities	\$3,000
Management	\$6,793

TOTAL EXPENSES

\$65,885

1. INVESTMENT OVERVIEW

526 Main St



1. INVESTMENT OVERVIEW - CURRENT RENT ROLL

Suite	Tenant	GLA (SF)	% of GLA	Lease Dates	Monthly Rent	Rent/SF/Mo	Annual Rent	Lease Type	Options	Increases	Notes
101 & 102	Salon	2,800	48.70%	9/1/2022-8/31/2027	\$10,620	\$3.79	\$127,441	NNN *See Notes	NONE	See Notes	38% of expenses reimbursed; for suite 101, analysis assumes 3% annual increases starting in year 2018 and base rent for 102 is \$2,400; suite 101 per the lease charges an additional 10% management fee
201	Apartment 2 Bed / 2 Bath	1,000	17.39%		\$2,750	\$2.75	\$33,000	GROSS	NONE	NONE	
Unit 2	Apartment 1 Bed / 1 Bath	650	11.30%		\$1,833	\$2.82	\$22,000	GROSS	NONE	NONE	
Unit 3	Apartment 1 Bed / 1 Bath	650	11.30%		\$1,833	\$2.82	\$22,000	GROSS	NONE	NONE	
Unit 4	Apartment 1 Bed / 1 Bath	650	11.30%		\$1,833	\$2.82	\$22,000	GROSS	NONE	NONE	
	TOTAL	5,750	100%		\$18,870		\$226,441				

1. INVESTMENT OVERVIEW

Coastal Commercial is pleased to present 526 Main Street, a premier mixed-use asset in the heart of Huntington Beach. The property features four residential units situated above two retail spaces, offering stable income with long-term upside potential. Positioned just blocks from the Huntington Beach Pier and Pacific Coast Highway, this asset benefits from an irreplaceable coastal location in one of Southern California's most desirable beachfront communities.

The property is supported by a dense and affluent population within a 3-mile radius, providing a strong tenant base and consistent consumer demand. Its flexible mixed-use zoning allows for retail, office, or residential configurations, while the highly walkable location near downtown dining, shopping, and luxury hotels ensures high visibility and foot traffic. The asset also benefits from nationally recognized events such as the US Open of Surfing, Great Pacific Airshow, and AVP Pro Beach Volleyball Tour, drawing millions of visitors annually.

526 Main Street represents a rare opportunity to acquire a pride-of-ownership asset in a high-barrier-to-entry market, combining stable income, long-term appreciation potential, and unparalleled coastal lifestyle appeal.





Main Street

Huntington Beach Pier

Continental 1 Hour Cleaners

DIRTY DOG WASH

DRY CLEANERS

Main Street

526 Main St

JAN'S health bar

THE UPS STORE

FIRST BANK

HUNTINGTON BEACH ART CENTER



INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



DESIRABLE TENANT MIX

Four residential units situated above two retail spaces, providing stable income with long-term upside potential.



IRREPLACEABLE COASTAL LOCATION

Prime mixed-use asset on Main Street, just blocks from the Huntington Beach Pier and Pacific Coast Highway, offering exceptional visibility and access in one of Southern California's most sought-after coastal markets.



ZONING

Flexible mixed-use zoning allows for a variety of retail, office, or residential uses, providing adaptability and future redevelopment potential.



DENSE POPULATION & AFFLUENT DEMOGRAPHICS

Over 108,000 residents within a 3-mile radius of the subject property with an average household income exceeding \$170,000 per year, supporting strong consumer demand and tenant stability.





2. INVESTMENT HIGHLIGHTS



PRIDE OF OWNERSHIP ASSET

Rare opportunity to own in one of Southern California's most desirable coastal communities, known for its world-class beaches, renowned surf culture, and charming, high-demand neighborhoods.



HIGHLY WALKABLE LOCATION

Boasting a Walk Score of 92 ("Walker's Paradise"), the property is within walking distance to the Huntington Beach Boardwalk, premier dining, retail, and coastal destinations including The Waterfront Beach Resort, Paséa Hotel & Spa, Hyatt Regency Huntington Beach Resort and Spa, and Kimpton Shorebreak Resort.



YEAR-ROUND TOURISM & MAJOR EVENTS

The property benefits from consistent foot traffic driven by nationally recognized events including the US Open of Surfing (800,000+ attendees), Great Pacific Airshow (2,000,000+ attendees), and AVP Pro Beach Volleyball Tour.



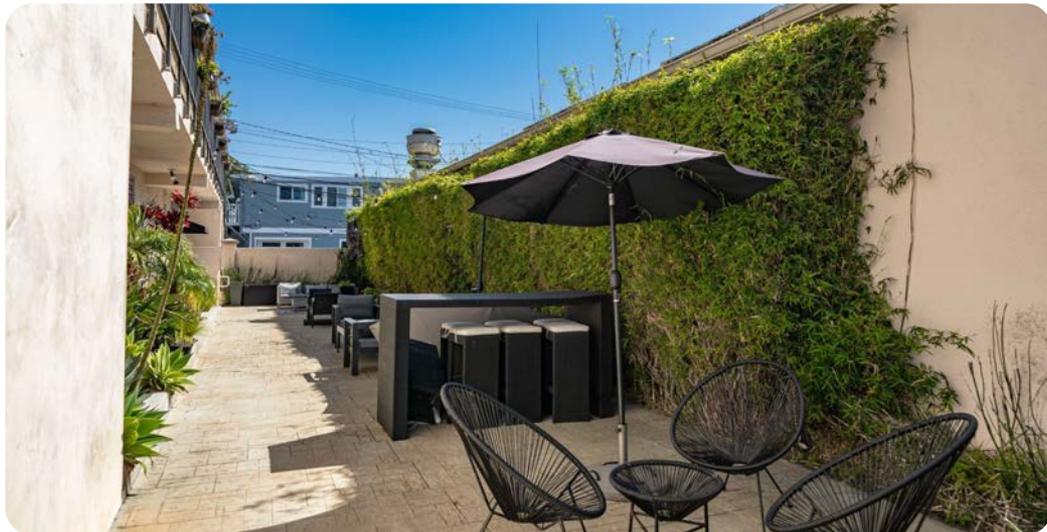
STRONG TRAFFIC COUNTS & VISIBILITY

Located just blocks from Pacific Coast Highway, which experiences traffic volumes of approximately 36,000 – 43,000 vehicles per day, providing excellent exposure to both local and tourist traffic.

A photograph of a surfer riding a wave. The surfer is positioned in the lower center, riding the face of a wave that is curling over. The water is a vibrant teal color, and there is a lot of white foam and spray. The sky is a clear, light blue. Overlaid on the image is a white rounded rectangle containing the text 'PROPERTY PHOTOS'. The word 'PROPERTY' is in a bold, white, sans-serif font, and 'PHOTOS' is in a white, outlined, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

PROPERTY PHOTOS

3. PROPERTY PHOTOS





526 Main St



526 Main St





CITY OF
HUNTINGTON BEACH

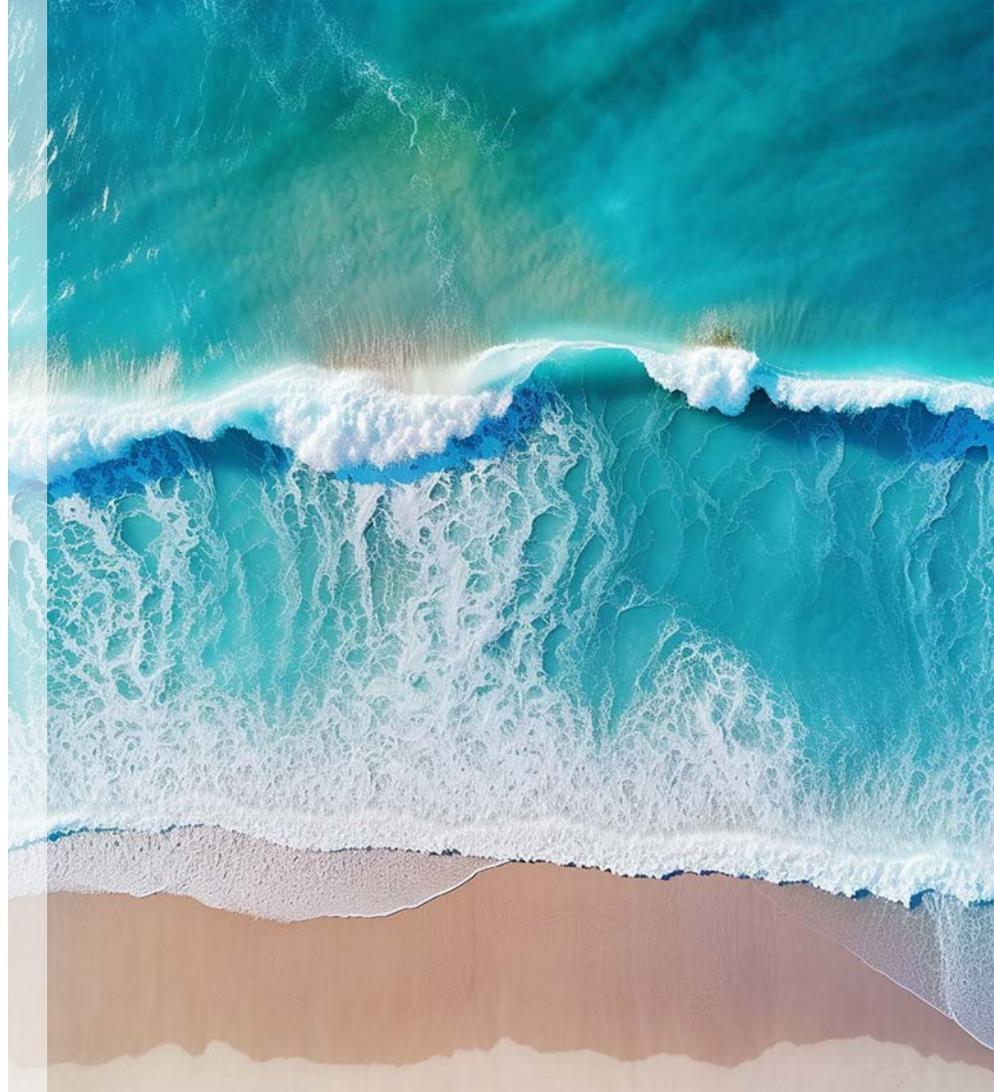
4. CITY OF HUNTINGTON BEACH

HUNTINGTON BEACH

Huntington Beach, widely known as “Surf City USA,” is one of Southern California’s most iconic coastal communities, offering a unique blend of beach lifestyle, strong economic fundamentals, and year-round tourism. Located along the scenic Pacific Coast Highway in northwestern Orange County, the city is home to over 200,000 residents and boasts miles of pristine coastline, including the world-famous Huntington Beach Pier. Its vibrant downtown district along Main Street serves as a central hub for dining, retail, and entertainment, attracting both locals and millions of visitors annually.

Huntington Beach benefits from a diverse and stable economy supported by tourism, retail, professional services, and a growing technology and innovation sector. The city hosts major international events such as the US Open of Surfing and the Great Pacific Airshow, which draw significant global attention and contribute to strong local spending. With its affluent demographics, high quality of life, and limited coastal development opportunities, Huntington Beach continues to be a highly desirable location for residents, businesses, and investors seeking long-term growth within a premier beachfront market.

In addition to its economic strength, Huntington Beach offers an exceptional quality of life driven by its outdoor amenities and coastal accessibility. The city features an extensive network of parks, bike trails, and beachfront recreation areas, including Huntington State Beach and Bolsa Chica Ecological Reserve, which provide opportunities for surfing, biking, hiking, and wildlife observation. This lifestyle appeal, combined with top-rated schools and a strong sense of community, continues to attract a well-educated and affluent population, further reinforcing Huntington Beach’s position as a premier Southern California destination for both living and investment.



4. CITY OF HUNTINGTON BEACH

TOURISM IN HUNTINGTON BEACH

Tourism in Huntington Beach is a major economic driver, attracting an estimated 11–12 million visitors annually to its world-renowned beaches, vibrant downtown, and iconic Huntington Beach Pier. Signature events such as the US Open of Surfing, which draws over 800,000 attendees, and the Great Pacific Airshow, with more than 2 million spectators, generate significant foot traffic and spending, supporting local businesses, hotels, and restaurants year-round.

TOP TOURIST ATTRACTIONS



Pacific City



Vans US Open of Surfing



Pacific Airshow



AVP Huntington Beach Open



Surf City Marathon



Huntington Beach Pier



Old World Village



Independence Day Celebration (Soul Festival)

4. CITY OF HUNTINGTON BEACH

TOP EMPLOYERS IN HUNTINGTON BEACH

RANK	EMPLOYER	# OF EMPLOYEES
1	Boeing	±3,112
2	City of Huntington Beach	±1,600
3	Quiksilver	±1,200
4	HB Union High School District	±1,100
5	Cambro Manufacturing	650
6	Hyatt Regency Huntington Beach	641
7	Huntington Beach Hospital	527
8	Walmart, Inc	462
9	Hilton Waterfront Beach and Resort	450
10	No Ordinary Moments/Home Depot/Target	±350-450 each

AIRPORTS

10.8 miles

John Wayne Airport (SNA)

12.7miles

Long Beach Airport (LGB)

49.5 miles

Ontario International Airport (ONT)

36.5 miles

Los Angeles International Airport (LAX)

*Reported from City's 2024 Annual Comprehensive Financial Report

An aerial photograph of Huntington Beach, California, showing the ocean, a crowded sandy beach, and a coastal town with palm trees and buildings in the background. The sky is clear and blue. The text 'HUNTINGTON BEACH' is written in a bold, white, sans-serif font, and 'DEMOGRAPHICS' is written in a white, outlined, sans-serif font below it. The text is enclosed in a white rounded rectangle with a thin white border. The background image shows the ocean in the foreground, the beach in the middle ground, and the town and palm trees in the background.

HUNTINGTON BEACH DEMOGRAPHICS



5. HUNTINGTON BEACH DEMOGRAPHICS

2025 Population - Current Year Estimate	282,557
2020 Population - Census	288,626
2010 Population - Census	281,140
2025 Average Household Income	\$158,711
2030 Average Household Income	\$174,248
2025 Median Household Income	\$117,873
2030 Median Household Income	\$132,362
2025 Per Capita Income	\$62,361
2030 Per Capita Income	\$69,694
2025 Average Value of Owner Occ. Housing Units	\$1,204,364
2025 Households - Current Year Estimate	111,056
2030 Households - Five Year Projection	112,520
2020 Households - Census	110,521
2010 Households - Census	105,392
2020-2025 Annual Household Growth Rate	0.09%
2025-2030 Annual Household Growth Rate	0.26%
2025 Average Household Size	2.52

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	23,577	108,000	282,557
DAYTIME POPULATION			
2025 Daytime Population	19,980	94,634	268,632
Daytime Workers	10,583 (53.0%)	42,305 (44.7%)	134,551 (50.1%)
Daytime Residents	9,397 (47%)	52,329 (55.3%)	134,081 (49.9%)
HOUSEHOLD INCOME			
2025 Households	10,927	44,613	111,056
2025 Average Household Income	\$160,896	\$171,325	\$158,711
2030 Average Household Income - Projection	\$175,447	\$186,940	\$174,248
2025 Average Value of Owner Occ. Housing Units	\$1,333,708	\$1,242,222	\$1,204,364
RACE & ETHNICITY			
White	16,671 (70.7%)	69,814 (64.6%)	157,002 (55.6%)
Black or African American	233 (1.0%)	1,028 (1%)	3,408 (1.2%)
Asian	2,046 (8.7%)	16,084 (14.9%)	46,638 (16.5%)
Two or More Races	3,255 (13.8%)	14,401 (13.3%)	39,214 (13.9%)
American Indian or Alaska Native	14144 (0.6%)	572 (0.5%)	2,390 (0.8%)
Other	1,161 (3.8%)	5,799 (5.4%)	33,028 (11.7%)



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