

# 2100 MAIN

➤ GENERAL OFFICE FOR LEASE



Lic#02161402

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(949) 248-5376

**2100-2130-2134 Main St.  
Huntington Beach, CA**



## 2100 MAIN

The 2100 Main office/medical campus is comprised of approximately 100,000 square feet within three buildings ideally located in the Seacliff community. Centrally located in Huntington Beach between the Long Beach and Orange County Airports, it is only minutes away from the Southern California freeway system and adjacent to the Huntington Beach Civic Center, The Huntington Club (old Seacliff Country Club), executive housing and the shores of Huntington Beach. The property has recently undergone a major renovation including common areas, landscaping, new parking lots and some of the major building systems to ensure a Class A environment at the project. The project meets the expectations of the market's affluent consumer groups that travel to Huntington Beach from the broader Orange County area in search of high-quality office and medical space.



## PROMINENT LOCATION & ACCESSIBILITY

- 100,000 SF Office/ Medical Campus in Coastal Huntington Beach
- Building and Monument Signage Opportunities
- Flexible Suite Sizes
- Professionally Managed
- Major Renovation Recently Completed in 2024



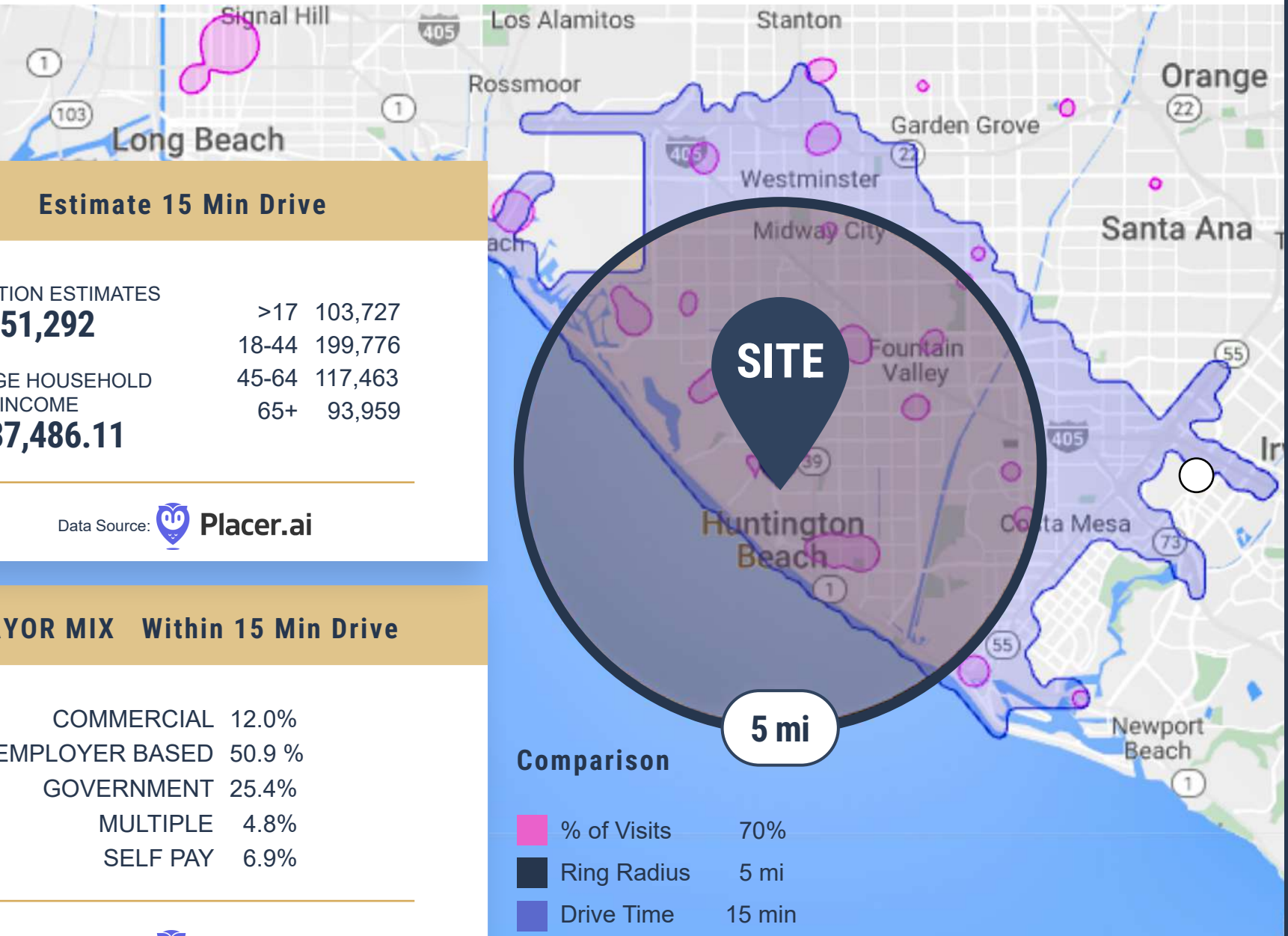
## IDEAL MARKET & SITE LOCATION

- Close Proximity to Retail Amenities
  - Seacliff Shopping Center
  - Pacific City
  - Downtown Huntington Beach



## BUILDING HIGHLIGHTS

- Free Surface Parking



## Estimate 15 Min Drive

POPULATION ESTIMATES	
<b>551,292</b>	>17 103,727
	18-44 199,776
AVERAGE HOUSEHOLD INCOME	45-64 117,463
<b>\$137,486.11</b>	65+ 93,959

Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

COMMERCIAL	12.0%
EMPLOYER BASED	50.9 %
GOVERNMENT	25.4%
MULTIPLE	4.8%
SELF PAY	6.9%

Data Source:  **Placer.ai**

### Comparison

 % of Visits	70%
 Ring Radius	5 mi
 Drive Time	15 min



2134

2100

2130

18,100  
cars/day

19,000  
cars/day

YORKTOWN AVE.

MAIN ST.

# LOCAL HOSPITAL DISTANCE MAP





**AVAILABLE SUITES**

**BLDG 2130**

SUITE	RSF
240	896
245	2,564



**AVAILABLE SUITES**

**BLDG 2134**

SUITE	RSF
200	896
230	2,564
275*	586
278*	689

\*Contiguous up to 964 RSF

Key:  
 Click for Virtual Tour



**1** Retail - Seacliff Village Shopping Center

- Chase Bank
- Panera Bread
- Del Taco
- Chevron
- Shell Recharge Charging Station
- Staples
- Starbucks
- Chipotle
- Petsmart

**2** Huntington Beach High School

**3** Ethel Dwyer Middle School

**4** Seacliff Country Club

**5** Retail

- Albertsons
- FedEx
- Que Vida Tacos
- HB Bagels & Café
- L&L Hawaiian BBQ
- Round Table Pizza

**6** Peterson Elementary



**MED  
WEST**  
REALTY

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