

250 SF - 2,816 SF RETAIL/OFFICE/MEDICAL



FOR LEASE



Mix Use Retail and Office Center For Lease

Town & Country Shopping Center

18582 Beach Boulevard
Huntington Beach, California 92648

Property Highlights

- 250 SF Retail Kiosk Facing Beach Blvd
- 2nd Floor Renovated Office Spaces
- Ample Parking & Street Exposure
- Mixed Use Retail and Office
- Within Beach and Edinger Corridors Specific Plan Area
- High Traffic - Over 60,000 CPD
- Retail, Restaurant, Medical Uses OK

OFFERING SUMMARY

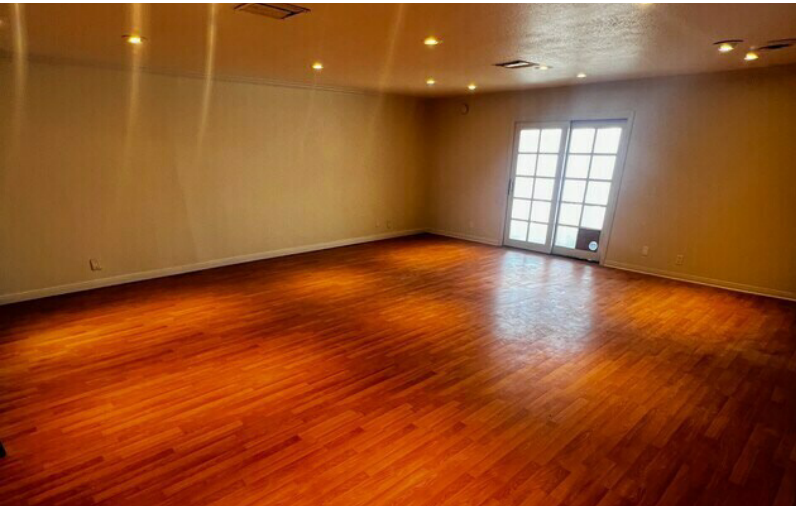
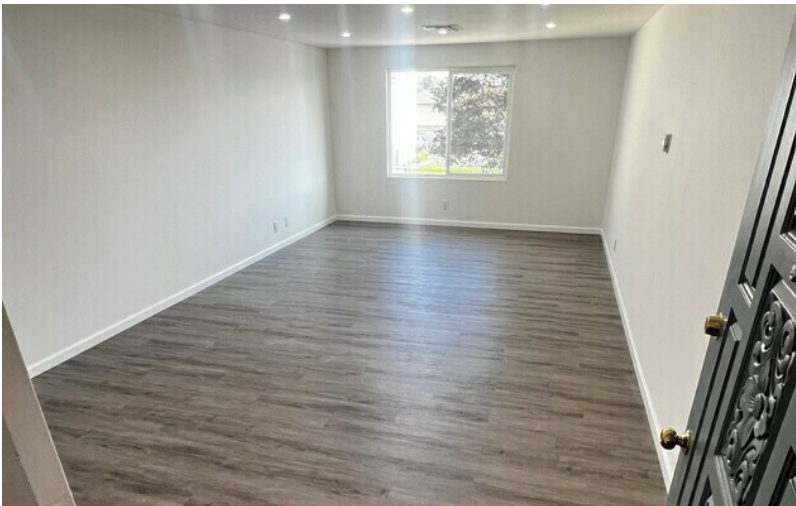
Lease Rate:	\$2.50 - 3.50 SF/month (MG)
Available SF:	832 - 3,014 SF
Building Size:	62,805 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,389	73,101	143,679
Total Population	24,145	191,459	402,645
Average HH Income	\$86,672	\$98,163	\$92,636

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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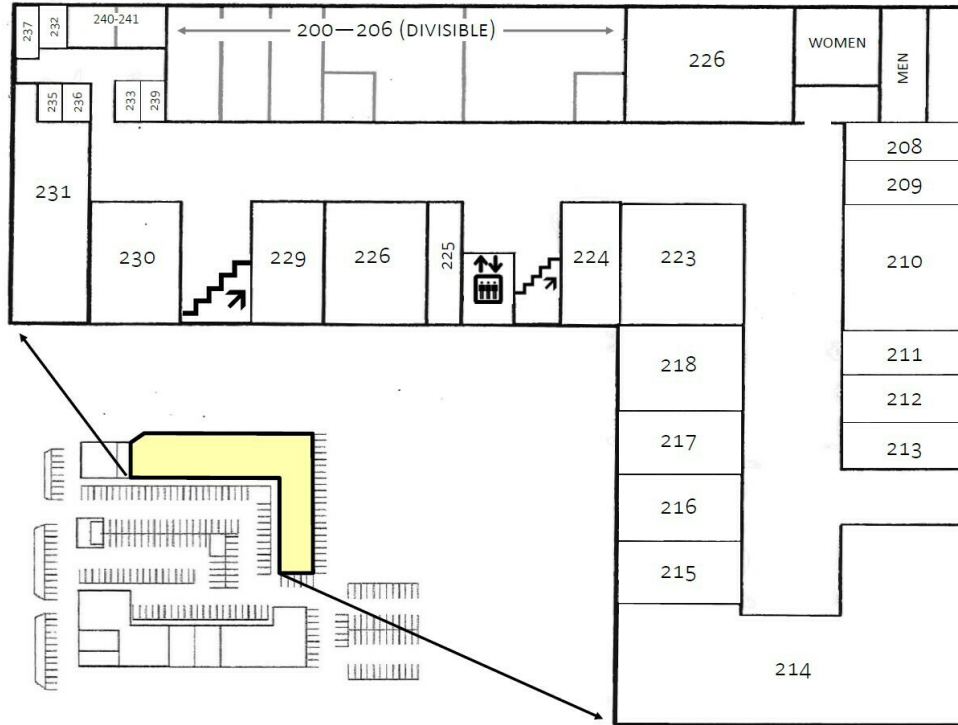
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LEASE INFORMATION

Lease Type:	NNN, \$0.45; MG
Total Space:	250 - 2,816 SF

Lease Term:	Negotiable
Lease Rate:	\$2.50 - \$12.00 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Kiosk 1-C	250 SF	NNN, \$0.45	\$3,000 per month
Suites 200- 206	2,816 SF	Modified Gross	\$2.50 SF/month
Suite 207	992 SF	Modified Gross	\$3.00 SF/month
Suite 208	275 SF	Modified Gross	\$3.50 SF/month
Suite 209	275 SF	Modified Gross	\$3.50 SF/month
Suite 210	776 SF	Modified Gross	\$3.00 SF/month
Suite 212	376 SF	Modified Gross	\$3.50 SF/month
Suite 213	284 SF	Modified Gross	\$3.50 SF/month
Suite 218	541 SF	Modified Gross	\$3.50 SF/month
Suite 223	736 SF	Modified Gross	\$3.00 SF/month

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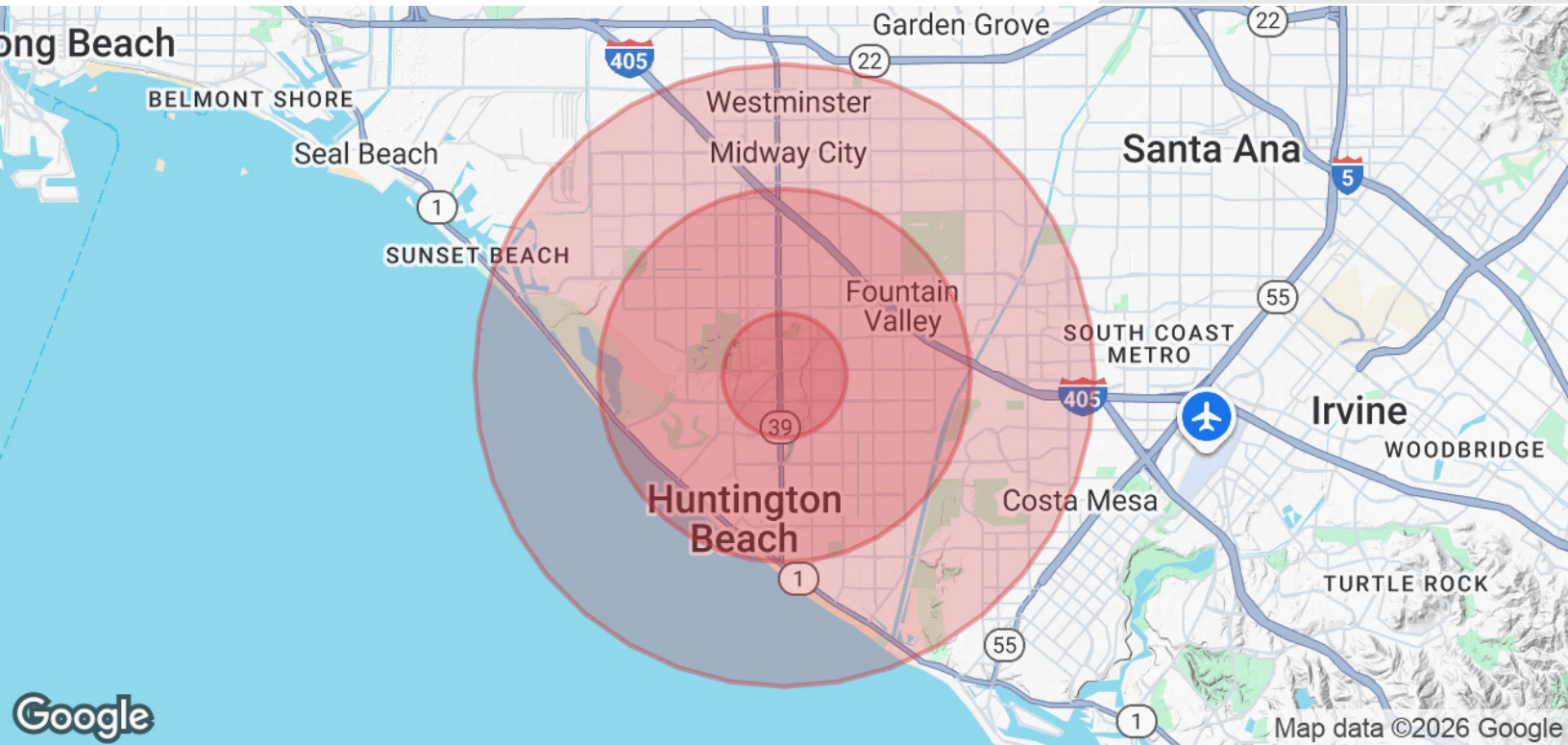


SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 224	350 SF	Modified Gross	\$3.50 SF/month
Suite 230	616 SF	Modified Gross	\$3.00 SF/month
Suite 240 - 241	253 SF	Modified Gross	\$3.50 SF/month

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,145	191,459	402,645
Average age	39.9	40.1	39.3
Average age (Male)	38.8	39.1	38.5
Average age (Female)	41.1	41.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,389	73,101	143,679
# of persons per HH	2.6	2.6	2.8
Average HH income	\$86,672	\$98,163	\$92,636
Average house value	\$696,019	\$660,071	\$639,618

* Demographic data derived from 2020 ACS - US Census



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