

HUNTINGTON BEACH



±47,720 SF GROUND LEASE OPPORTUNITY FOR LEASE

18012 Beach Blvd
8052 Talbert Ave
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 without the express written consent of the owners prohibited in nature.



18012 BEACH BLVD & 8052 TALBERT AVE HUNTINGTON BEACH

SECTIONS

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4. PROPERTY PHOTOS

5. DEMOGRAPHICS

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1. PROPERTY DETAILS

18012 Beach Blvd & 8052 Talbert Avenue Huntington Beach

Base Rent:	Negotiable
Available:	Call for Details
Term:	Negotiable

Beach Edinger Corridors Specific Plan:

- Zoning Map: 2.1.5 Neighborhood Center (Pg. 19)
- Allowable Uses: 2.1.5 Neighborhood Center (Pg. 24)

[CLICK HERE FOR SPECIFIC PLAN](#)



2. AERIAL MAPS

Walmart

18012 Beach Blvd & 8052 Talbert Ave

KFC
Poke Island
PHO LAB
PHO LICIOUS
T-Mobile

IN-N-OUT
BURGER

Jack
In the box
H2GO
CAR WASH

Bath & Body Works
Kahoot!
sweetgreen
Yogurtland
VANS
chico's
ups THE UPS STORE
Bank of America
claire's
HOT TOPIC
TRADER JOE'S
CHASE
TILLY'S
Denny's
ALLEN TIRE COMPANY
zumiez
GAP
BEST BUY

DOLLAR TREE
Zankou Chicken
Panda Express
Waba
FIVE GUYS
BURGERS and FRIES
SWEET & SASSY'S CAFE

DELILLO
CHEVROLET
HUNTINGTON BEACH
Ford

KAISER PERMANENTE

BLUE BOWL
SUPERFOODS
West Pharmacy

the
Habit
BURGER GRILL

TALBERT AVE
- 25,000 Vehicles Per Day

BEACH BLVD
- 70,000 Vehicles Per Day



HUNTINGTON BEACH
HOSPITAL
A Prime Healthcare Services Hospital

18012 Beach Blvd
& 8052 Talbert Ave

KFC
Poke ISLAND
PHO LAB
PHO Licious
T Mobile

Walmart

the Habit
BURGER GRILL

IN-N-OUT
BURGER

BLUE BOWL
SUPERFOODS
West Pharmacy

KAISER
PERMANENTE®

TALBERT AVE
- 25,000 Vehicles Per Day

BEACH BLVD
- 70,000 Vehicles Per Day

3. FEATURES



HARD CORNER GROUND LEASE OPPORTUNITY



FLEXIBLE USE: FAST FOOD, DRIVE THRU, RETAIL, MEDICAL



LARGE PARCEL OVER 1 ACRE ON MAJOR THOROUGHFARE



CONVENIENTLY LOCATED IN THE HEART OF HUNTINGTON BEACH



ADJACENT TO WALMART CENTER AND IN N OUT BURGER



EXCELLENT TRAFFIC COUNTS & GREAT VISIBILITY



4. PROPERTY PHOTOS



**18012 Beach Blvd
& 8052 Talbert Ave**







5. HUNTINGTON BEACH DEMOGRAPHICS

2025 Population - Current Year Estimate	199,847
2020 Population - Census	204,935
2010 Population - Census	197,971
2025 Average Household Income	\$157,916
2030 Average Household Income	\$173,650
2025 Median Household Income	\$119,653
2030 Median Household Income	\$134,684
2025 Per Capita Income	\$60,037
2030 Per Capita Income	\$67,311
2025 Average Value of Owner Occ. Housing Units	\$1,162,176
2025 Households - Current Year Estimate	75,849
2030 Households - Five Year Projection	76,646
2020 Households - Census	75,777
2010 Households - Census	72,085
2020-2025 Annual Household Growth Rate	0.02%
2025-2030 Annual Household Growth Rate	0.21%
2024 Average Household Size	2.61

*Based off a 3-mile radius

5. HUNTINGTON BEACH DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2025 Businesses	1,987	8,899	21,081
2025 Employees	14,475	68,576	171,694

POPULATION

2025 Population - Current Year Estimate	26,327	199,847	446,916
2025 Population - Five Year projection	26,395	198,067	445,420

DAYTIME POPULATION

2025 Daytime Population	28,153	177,022	415,160
Daytime Workers	15,251 (54.2%)	78,196 (44.2%)	190,752 (45.9%)
Daytime Residents	12,902 (45.8%)	98,826 (55.8%)	224,408 (54.1%)

GENERATIONS

2025 Population	26,327	199,847	446,916
Generation Alpha (Born 2017 or Later)	2,346 (8.9%)	15,170 (7.6%)	34,869 (7.8%)
Generation Z (Born 1999-2016)	5,949 (22.6%)	40,778 (20.4%)	93,575 (20.9%)
Millennials (1981-1998)	6,416 (24.4%)	47,085 (23.6%)	108,797 (24.3%)
Generation X (Born 1965-1980)	5,367 (20.4%)	42,797 (21.4%)	95,179 (21.3%)
Baby Boomers (Born 1946-1964)	4,767 (18.1%)	42,194 (21.1%)	90,863 (20.3%)
Greatest Generations (Born 1945 or Earlier)	1,482 (5.6%)	11,824 (5.9%)	23,634 (5.3%)

5. HUNTINGTON BEACH DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

HOUSEHOLD INCOME

2025 Households	9,785	75,849	157,949
2025 Average Household Income	\$143,201	\$157,916	\$145,705
2025 Median Household Income	\$107,069	\$119,653	\$108,696
2025 Average Value of Owner Occ. Housing Units	\$1,068,811	\$1,162,176	\$1,102,513

RACE & ETHNICITY

White	11,954 (45.4%)	103,287 (51.7%)	184,080 (41.2%)
Black or African American	316 (1.2%)	2,404 (1.2%)	4,925 (1.1%)
Asian	4,724 (17.9%)	49,207 (24.6%)	139,206 (31.1%)
Two or More Races	3,643 (13.8%)	25,566 (12.8%)	53,938 (12.1%)
American Indian or Alaska Native	283 (1.1%)	1,333 (0.7%)	4,011 (0.9%)
Other Race	5,326 (20.2%)	17,416 (8.7%)	59,116 (13.2%)

HOUSING VALUE

\$500,000-\$749,999	522 (12.9%)	3,125 (7.1%)	9,644 (11.0%)
\$750,000-\$999,999	1,216 (30.1%)	11,008 (25.2%)	23,387 (26.8%)
\$1,000,000-\$1,499,999	1,409 (34.9%)	18,869 (43.2%)	30,533 (35.0%)
\$1,500,000-\$1,999,999	418 (10.3%)	4,927 (11.3%)	8,746 (10.0%)
\$2,000,000 and Over	164 (4.1%)	2,859 (6.5%)	6,460 (7.4%)



INVEST IN WHAT YOU LOVE

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