

1.87 ACRE DEVELOPMENT SITE

Zoning RM, Medium Residential
(15 units/Acre)



**EXTREMELY RARE "IN FILL" COASTAL SITE
BEACH BLVD LOCATION - LESS THAN 3 MILES FROM OCEAN
OFFERED "AS-IS" WITH "BY RIGHT" ENTITLEMENTS**



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INVESTMENT HIGHLIGHTS

OPPORTUNITY

This is a rare opportunity to acquire an infill development parcel in the highly sought-after community of Huntington Beach. Situated in a quiet residential neighborhood just two blocks from the intersection of Beach Blvd and Main Street, this 1.87-acre parcel is well-suited for infill redevelopment. The site is less than three miles from the coast and proximate to Interstate 405, providing outstanding access to major Orange County employment centers.

This affluent neighborhood is characterized by strong employment growth, limited housing supply, and high drive-by traffic. The average home price in Huntington Beach is \$1.3 million, with a median household income of \$127,306 per year. Within one mile of the property is Huntington Beach Central Park West, the largest city-owned park in Orange County, spanning more than 343 acres. The park features four playgrounds, a nature center, lakes for fishing, frisbee/disc golf, equestrian trails, a dog park, and three on-site restaurants. A senior center and the central library are also located within the park. This location truly sits at the center of everything Huntington Beach has to offer.

The parcel benefits from two points of access, via Ellis Avenue and La Palma Drive. The site is level, requiring minimal site preparation for development. Surrounding uses consist primarily of single-family residential. With frontage along Ellis Avenue, the site is suitable for multifamily rental housing or for-sale residential under current zoning.



PROPERTY HIGHLIGHTS

Address: 8121 Ellis Ave
Huntington Beach, CA 92646

Size: 1.87 ACRES (81,640 SF)

APN(S): 157-343-17

Year: 1966

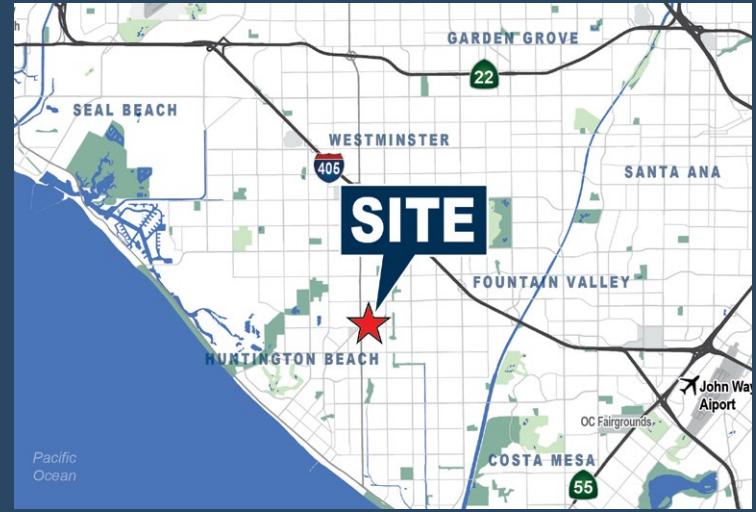
Access: Ellis Ave. & La Palma Dr.

City: Huntington Beach

Schools: Huntington Beach Union High School District & Ocean View School District

Existing Use: Church site

Zoning – RM (Medium Residential; 15 units/acre)



EASEMENT

Along the back boundary of the property is a groundwater lift station. These pumping facilities are located throughout Southern California and transmit clean water through the utility infrastructure. Though infrequent, the facility will require an access path for any service needs. The underground water line can potentially be relocated according to the City. Please see document center for plotted easement and status info.



HUNTINGTON BEACH OVERVIEW



Situated between the Pacific Coast Highway and Interstate 405 in northwestern Orange County, the coastal city of Huntington Beach, California, offers an unmatched quality of life, a strong educational system, and easy access to major employment centers throughout the region. The city, known internationally as "Surf City USA," boasts nearly 10 miles of uninterrupted beachfront and the longest recreational pier in the state of California, making tourism a vital aspect of the local economy. Huntington Beach was named as the top "Best West Coast Beach," outperforming beaches located in Hawaii, Washington, and Oregon. Most recently, the city ranked No. 6 in the nation as the "Happiest Place to Live" by WalletHub.

Huntington Beach offers access to some of Southern California's best shopping, dining, entertainment, and golfing along with access to the state's largest metropolitan areas and top health care facilities.

**For additional information,
please scan the QR code**



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