



7454-7470 Edinger Ave

7454-7470 Edinger Ave, Huntington Beach, CA 92647

Brian Hong

First Choice Realty & Management
695 S Vermont Ave, Suite 1202, Los Angeles, CA 90005
brianhong1@yahoo.com
(213) 210-3949

7454-7470 Edinger Ave

\$23.40 /SF/Yr

Prime retail space along dense Edinger commercial corridor across from Bella Terra shopping center. The vacant unit 5,040 s.f. at \$1.95/s.f. but can be divided into 2 units at a higher rate. Co-Tenants include Taco Bell, Sherman Williams Paint, We Play Loud, Friar Tux Shop, Grit Cycle and Red Polish Nail and Hair Lounge. Strong daytime demographics.

Located at 7454 - 7470 Edinger Ave in Huntington Beach. Highly desired retail trade area on Edinger Ave with excellent access to the 405 Freeway & Beach Boulevard. Adjacent to Bella Terra Shopping Center and national retailers such as Costco, HomeGoods & Dick's Sporting Goods. One block from Golden West College....

- Strong Daytime Demographics
- High Traffic Count on Edinger Avenue
- Across from Bella Terra Shopping Center
- Excellent Access to 405 Freeway & Beach Blvd.



Rental Rate: \$23.40 /SF/Yr

Min. Divisible: 1,640 SF

Property Type: Shopping Center

Center Type: Neighborhood Center

Stores: 7

Center Properties: 3

Frontage: 276' on Edinger Ave

Gross Leasable Area: 38,822 SF

Walk Score ®: 61 (Somewhat Walkable)

Transit Score ®: 42 (Some Transit)

Rental Rate Mo: \$1.95 USD/SF/Mo

1st Floor Ste 7466

1

Space Available	1,640 - 5,040 SF
Rental Rate	\$23.40 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Prime retail space along dense Edinger commercial corridor across from Bella Terra shopping center. Vacant space is 5,040 RSF but can be divided into 2 smaller spaces. The rate is \$1.95/s.f. + NNN if entire 5,040 s.f. is leased "as is". However, the rate will increase if the space needs to be divided and/or tenant improvement allowance is requested. Co-Tenants include Taco Bell, Sherman Williams Paint, We Play Loud, Friar Tux Shop, Grit Cycle and Red Polish Nail and Hair Lounge. Strong daytime demographics. Located at 7454 - 7470 Edinger Ave in Huntington Beach. Highly desired retail trade area (30,000 CPD) on Edinger Ave with excellent access to the 405 Freeway & Beach Boulevard. Adjacent to Bella Terra Shopping Center and national retailers such as Costco, HomeGoods & Dick's Sporting Goods. One block from Golden West College.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Sherman Williams	-	
Taco Bell	-	
We Play Loud	-	



7454-7470 Edinger Ave, Huntington Beach, CA 92647

Prime retail space along dense Edinger commercial corridor across from Bella Terra shopping center. The vacant unit 5,040 s.f. at \$1.95/s.f. but can be divided into 2 units at a higher rate. Co-Tenants include Taco Bell, Sherman Williams Paint, We Play Loud, Friar Tux Shop, Grit Cycle and Red Polish Nail and Hair Lounge. Strong daytime demographics.

Located at 7454 - 7470 Edinger Ave in Huntington Beach. Highly desired retail trade area on Edinger Ave with excellent access to the 405 Freeway & Beach Boulevard. Adjacent to Bella Terra Shopping Center and national retailers such as Costco, HomeGoods & Dick's Sporting Goods. One block from Golden West College.

Property Photos



Property Photos



Building Photo

