

EXCLUSIVE LISTING OPPORTUNITY

17066 Palmdale Lane, Huntington Beach CA 92647

INDUSTRIAL & RESIDENTIAL ZONED LAND | LISTED AT \$3,500,000



SHELLY HILLIARD

(714) 580-4500

CalRE#: 01968101

Shelly.Hilliard@camoves.com

ShellyHilliard.com

 **COLDWELL BANKER | REALTY**

17066 PALMDALE LANE

Huntington Beach, CA 92647

1. Executive Summary
2. Property Highlights
3. Property Details
4. Location & Positioning Overview
5. Demographics & Industrial Market Overview
6. Buyer / Tenant Profile
7. Investment Opportunities - Renderings
8. Investment Options & Advantages
9. Aerial Maps & Points of Interest
10. Unit Photos & Aerial Photos
11. Brokerage & Renderings Disclaimer
12. Zoning Overview & Conceptual Land Use Disclaimer



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EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY

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Executive Summary

1706 Palmdale Lane presents a rare, fully secured industrial property designed for maximum flexibility, privacy, and functionality. This one-of-a-kind asset combines a fully restored 1929 Craftsman structure with beautiful classic architectural touches, a carriage house/workshop, and a large banquet/flex building on a highly improved lot with extensive infrastructure already in place.

Designed to accommodate a wide range of uses—including contractors, fleet-based businesses, creative studios, executive offices, showroom space, or live/work configurations—the property offers a unique blend of secure yard space, heavy-duty usability, and refined interior finishes, all within a professionally landscaped and highly private setting. The restored Craftsman residence also provides the rare opportunity for an owner-user to incorporate a residential or live/work component within an industrial environment.

With multiple access points, commercial-grade rolling gates, significant electrical capacity, drainage systems, and reinforced turf for heavy equipment, this asset stands apart as a turnkey opportunity for users seeking operational efficiency, flexibility, and an elevated work environment within a secure industrial setting.

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PROPERTY HIGHLIGHTS

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INVESTMENT SUMMARY



Address

17066 Palmdale Lane
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LISTING PRICE
\$3,500,000



ZONING
INDUSTRIAL



YEAR BUILT
1929



LOT SIZE
23,087 SF



LOT ACRES
0.53 Acres



NUMBER OF BUILDINGS : 3

INFRASTRUCTURE



PARKING

Garages / Fleet &
Construction Vehicules
Structure with Sliding Gates



DRAINAGE

Fully integrated drainage
system with Multiple Drains
placed throughout yard



ELECTRICITY

High-capacity electrical
infrastructure (200 amp + 100
amp + multiple 50 amp outlets)



GAS

Natural Gas
Line



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PROPERTY DETAILS

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Property Highlights

- Fully secured compound with walls, fencing, razor wire & gated access
- Multiple structures: main residence, carriage house/workshop, banquet/flex building
- Approx. 9,000 SF reinforced turf (Grass Pave system) suitable for heavy vehicles
- Extensive concrete & gravel yard space for parking, storage, or operations
- Multiple sliding and swing gates (electronic + keypad + remote access)
- High-capacity electrical infrastructure (200 amp + 100 amp + multiple 50 amp outlets)
- Fully integrated drainage system (French drains + perimeter burrito drain)
- Professional landscaping with mature trees for privacy
- Ideal for contractor yard, fleet storage, creative workspace, or live/work compound

Lot & Yard Improvements: The property has been extensively upgraded to support industrial-level use while maintaining a polished, private environment.

Security & Access

- Chain link fencing with privacy slats (North & West)
- 25 ft slump stone wall (South)
- 10 ft concrete wall (East)
- Razor wire perimeter
- Multiple access points:
 - Pedestrian gate (secured, camera, keypad)
 - 16 ft swing gate (electronic)
 - Two 20 ft sliding gates (automatic + manual)

Parking & Usable Yard Space

- 9,000 SF reinforced turf (supports heavy-duty vehicles)
- 4,000 SF concrete pad
- 2,000 SF gravel pad
- Additional gravel and concrete driveways
- Street frontage suitable for additional vehicle parking

Infrastructure

- 200 amp electrical panel + 100 amp metered panel
- Three 50 amp service outlets
- Natural gas line
- Irrigation system throughout
- Low-voltage landscape lighting system

Drainage

- Large French drain systems (10' x 10' x 8')
- Secondary SW corner drainage basin
- Full perimeter burrito drain
- Multiple surface drains + overflow routing system

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Main Residence: A thoughtfully designed residence offering comfort and style within a secure compound setting.

Key Features:

- 2 bedrooms + loft / 2 bathrooms
- Walnut wood flooring
- Recessed lighting & tray ceilings
- Fireplace & custom finishes
- Tech closet + security system
- Dual-pane UV-protected windows throughout

Carriage House / Garage (Workshop-Ready): A versatile structure ideal for workspace, creative studio, or additional flex use.

Key Features:

- HVAC system
- Skylight + natural light throughout
- Sliding glass doors on both sides
- Stained/sealed concrete floors
- Ethernet wiring for workstations
- Fully plumbed (hot/cold water + sewer)
- Multiple outdoor patio areas with lighting

Banquet Building & Flex Building: A highly functional structure designed for events, workspace, or operational use.

Key Features:

- Roll-up garage door access
- Covered truck bay (approx. 13 ft clearance)
- Large patio (approx. 40' x 30')
- Gas heaters (12,000 BTU)
- Gas line for BBQ/forge
- Multiple electrical outlets including 50 amp service
- HDMI connections

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PROPERTY DETAILS

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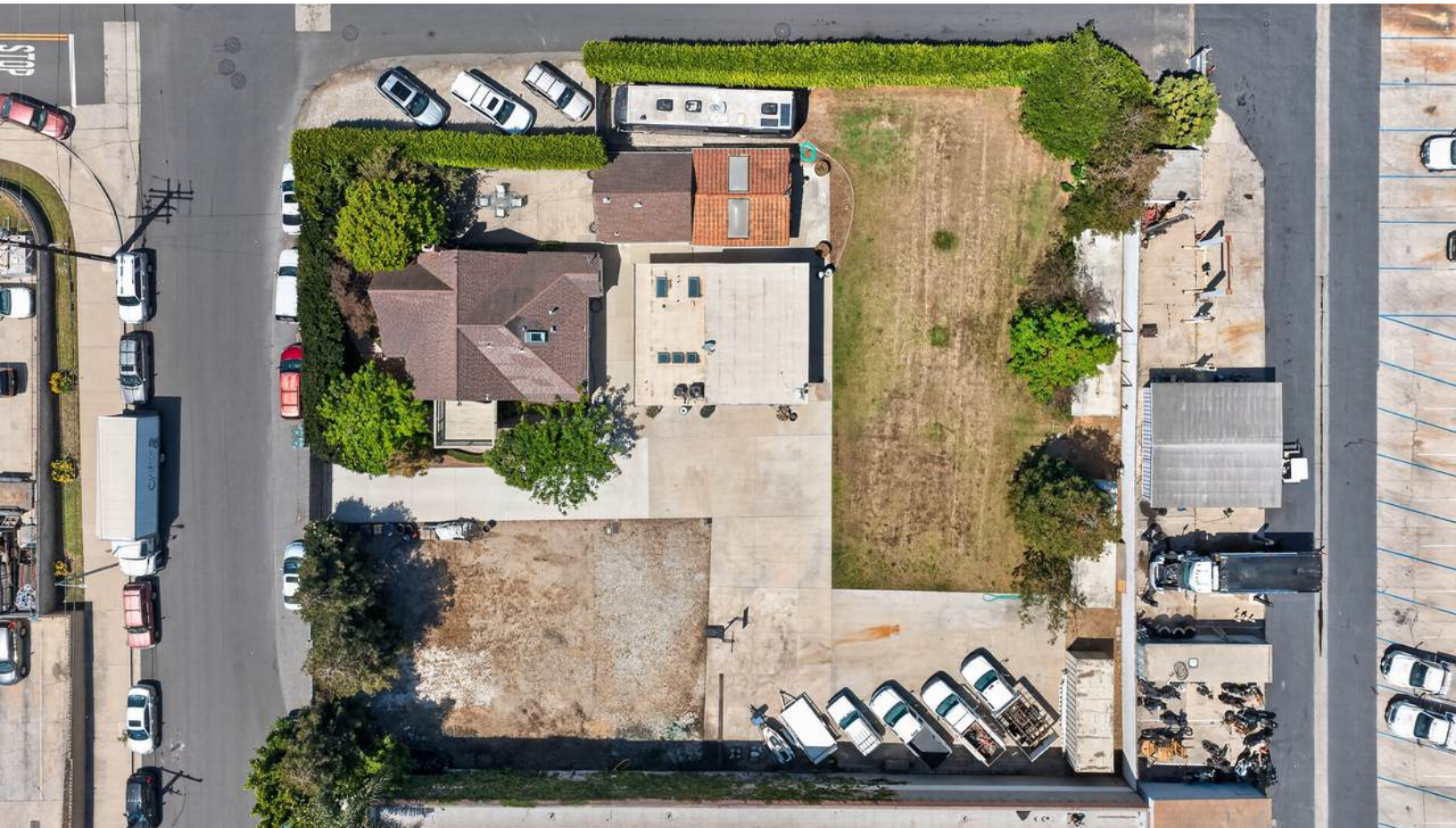
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Outdoor Enhancements:

- Multiple patios and entertaining areas
- Covered patio with swing
- Fountain feature
- Tankless water heater

Interior Details & Improvements:

- Skylights & recessed lighting
- Epoxy flooring
- Fully plumbed (hot/cold water + drain)
- Two restrooms (men's & women's)
- Security system



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LOCATION & POSITIONING OVERVIEW

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WHY HUNTINGTON BEACH FOR INDUSTRIAL ASSETS

- Coastal location with high barriers to entry
- Severely limited industrial inventory
- Established base of small business operators and contractors
- High-income demographic supporting service demand
- Strategic proximity to:
 - Los Angeles
 - Long Beach ports
 - Orange County employment hubs

Huntington Beach represents a supply-constrained coastal industrial market driven by small-to-mid-sized operators, contractors, and service-based businesses. With limited available land and sustained local demand, properties offering secured yard space, infrastructure, and flexible improvements continue to command strong interest from both owner-users and investors.

WHY THIS ASSET WINS IN THIS MARKET

- Rare secured yard (extremely limited supply)
- Designed for contractor and fleet functionality
- Live/work capability (a premium feature in coastal markets)
- Immediate usability with minimal capital investment required

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DEMOGRAPHICS & INDUSTRIAL MARKET OVERVIEW

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ORANGE COUNTY INDUSTRIAL CONTEXT

Huntington Beach is strategically positioned within one of the most supply-constrained and competitive industrial markets in the United States—Orange County.

- Approximately 60% of the regional economy is service-based, yet heavily supported by industrial users
- Persistent demand for:
 - Contractor yards
 - Fleet and equipment storage
 - Flex industrial space

Supply Constraint: Coastal Orange County offers minimal remaining industrial land, making properties with secured yard space increasingly scarce and highly valued. **A combination of limited supply and sustained demand underpins long-term rent growth, strong occupancy, and asset appreciation.**

DOMINANT INDUSTRIES DRIVING DEMAND

Huntington Beach benefits from a diversified and fundamentally driven economic base that directly supports industrial usage.

Primary Industry Drivers:

- Manufacturing & Fabrication
- Construction & Skilled Trades
- Aerospace & Defense (Boeing presence and supplier network)
- Logistics & Contractor Services
- Professional & Technical Services

Manufacturing and construction represent a meaningful share of the local business ecosystem, reinforcing consistent demand for functional industrial and yard space. Proximity to aerospace and defense employers further enhances the market through a skilled workforce and established supply chain infrastructure.

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DEMOGRAPHICS & INDUSTRIAL MARKET OVERVIEW

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STRONG LOCAL BUSINESS BASE

Huntington Beach supports a robust and diverse business community, with approximately 10,000+ businesses operating across multiple sectors.

- Nearly 60% employ fewer than 5 people
- Market dominated by small-to-mid-sized operators

This composition drives ongoing demand for:

- Flex industrial space
- Contractor-friendly properties
- Secure outdoor storage and yard areas

The market is anchored by owner-users and small business operators, which are the primary drivers of demand for functional, usable industrial assets such as this industrial zoned land.

TOURISM & LOCAL ECONOMY SYNERGY

Huntington Beach welcomes on average 2.3M+ visitors per year. Huntington Beach's strong tourism economy creates indirect but reliable demand for industrial-support businesses, including:

- Hospitality vendors
- Event and experiential companies
- Maintenance and service contractors
- Infrastructure and operations providers

These users require:

- Equipment and material storage
- Fleet parking
- Operational yard space

Tourism acts as a consistent demand multiplier, supporting a wide range of industrial-dependent service businesses.

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BUYER & TENANT PROFILE

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INDUSTRIAL USER PROFILE (TARGET TENANT / BUYER)

The local industrial market is primarily driven by hands-on operators and service-based businesses, including:

- General contractors
- Electrical, plumbing, and HVAC companies
- Landscape and design firms
- Pool and construction companies
- Fleet-based service providers
- Fabrication and creative production users
- Event and experiential companies

Primary User Requirements:

- Secure, gated access
- Usable outdoor yard space
- Adequate power (50 amp +)
- Flexibility for operations and potential live/work use

Demand is centered on practical, efficient, and immediately usable industrial space tailored to active business operations such as this industrial-zoned land.

WORKFORCE & INCOME PROFILE

- Population: ~190,000+ residents
- Median Household Income: ~\$120,000
- Workforce: Skilled across trades, manufacturing, and professional sectors

Market Implications:

- Enables owner-user acquisition activity
- Enables business expansion and reinvestment
- Contributes to tenant stability and long-term occupancy

A strong income base and skilled workforce reinforce durable demand and long-term market stability.

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INVESTMENT OPTIONS & ADVANTAGES

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INVESTMENT & USE POTENTIAL

This property is ideally suited for:

- Contractor or construction yard
- Fleet-based business operations
- Creative studio / production space
- Live/work compound
- Event or entertainment venue (buyer to verify use)
- Storage and distribution hub

The combination of secure yard space, infrastructure, and multiple functional buildings creates a rare opportunity for an owner-user or investor seeking a turnkey, high-utility asset.

OPPORTUNITY ZONE ADVANTAGES

Palmdale Lane is located within a federally designated Opportunity Zone, offering investors potential long-term tax advantages in addition to the benefits of owning property in the highly desirable coastal Orange County market of Huntington Beach.

Under current Opportunity Zone guidelines, investors who reinvest eligible capital gains through a Qualified Opportunity Fund (QOF) and hold the investment for 10 years or longer may potentially eliminate federal capital gains taxes on the appreciation generated from the new Opportunity Zone investment, subject to IRS regulations and compliance requirements. Combined with Huntington Beach's limited industrial inventory, strong demographics, and long-term land scarcity, Palmdale Lane presents a rare opportunity for investors seeking tax-efficient appreciation, redevelopment potential, and flexible industrial or mixed-use positioning.

Buyer to independently verify all Opportunity Zone qualifications, tax implications, zoning, permitted uses, and development potential with qualified legal and tax advisors.

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INVESTMENT OPPORTUNITIES - RENDERINGS

RENDERINGS - CONTRACTOR YARD



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INVESTMENT OPPORTUNITIES - RENDERINGS

RENDERINGS - AUTOMOTIVE / CAR STORAGE & WORKSHOP



RENDERINGS - FLEX SPACE FOR OFFICE / STORAGE



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INVESTMENT OPPORTUNITIES - RENDERINGS

RENDERINGS - FLEET / LOGISTICS / DISTRIBUTION HUB



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INVESTMENT OPPORTUNITIES - RENDERINGS

RENDERINGS - LANDSCAPE NURSING YARD



RENDERINGS - MAIN RESIDENCE TRANSFORMED INTO OFFICE SPACE



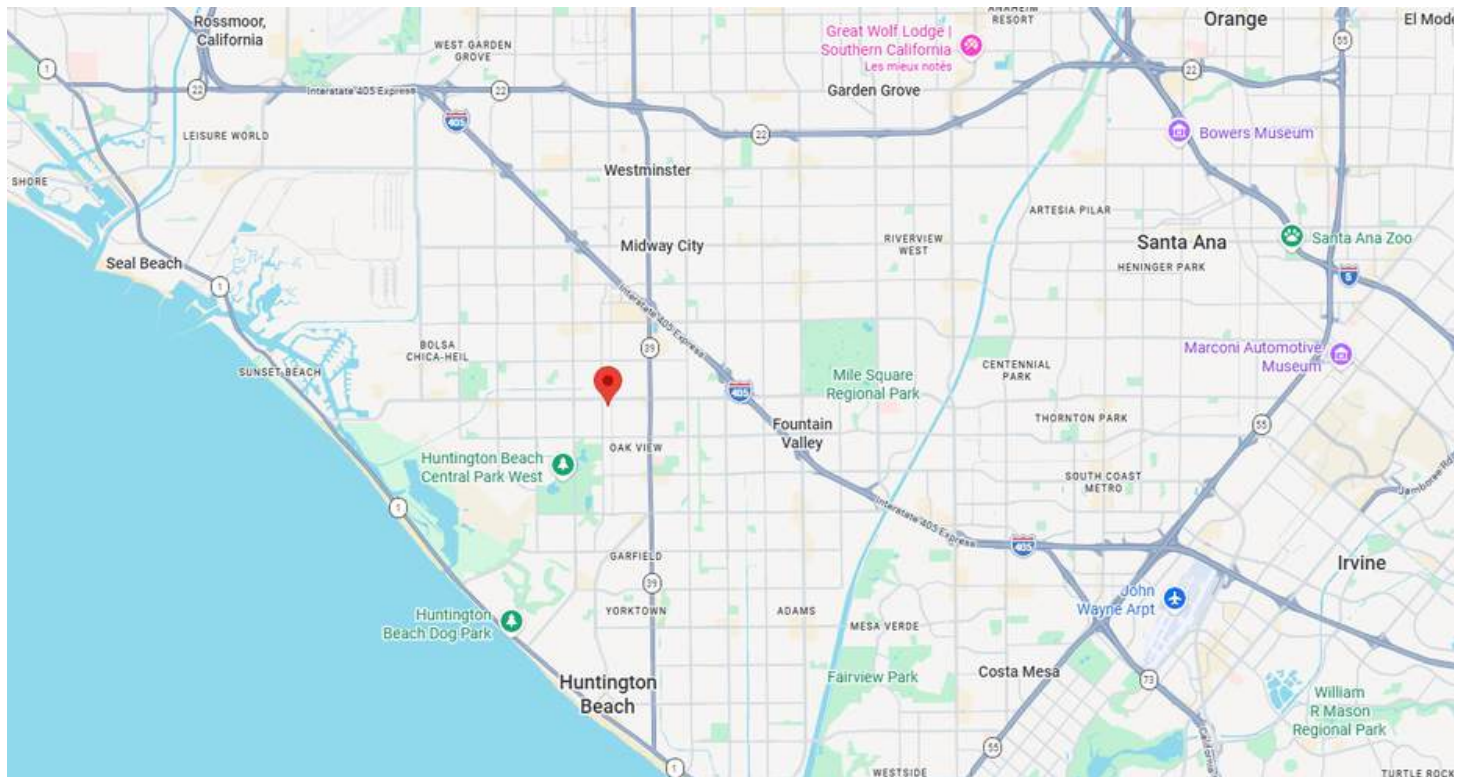
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AERIAL MAP & POINTS OF INTEREST

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LOCATION HIGHLIGHTS

Strategic Freeway Access

- The property is ~1 mile from Interstate 405 (I-405)
 - This is one of Southern California's main north-south arteries, linking: Los Angeles → Long Beach → Orange County → Irvine
- The I-405 corridor connects directly to:
 - I-605 & I-5 → broader SoCal logistics network
- Huntington Beach industrial areas also benefit from access to multiple regional freeways (405, 22, 55, 605, 5, 91)
- Strong Logistics & Port Connectivity
 - Port of Long Beach: ~13 miles / ~25 minutes
 - John Wayne Airport: ~14 min
 - LAX: ~46 min
- Proximity to Major Employment Hubs across Orange County and Los Angeles

All Nearby Freeways

- I-405 (San Diego Freeway) – ~1 mile away
- SR-22 (Garden Grove Freeway) – connects just north of the property
- SR-55 (Costa Mesa Freeway) – accessible via 405/22 connections
- I-5 (Santa Ana Freeway) – major regional route via SR-22
- SR-91 (Riverside Freeway) – inland distribution corridor via 55/5
- SR-57 (Orange Freeway) – access to Inland Empire markets

UNIT PHOTOS & AERIAL PHOTOS

MAIN RESIDENCE / OFFICE SPACE



UNIT PHOTOS & AERIAL PHOTOS

MAIN RESIDENCE / OFFICE SPACE



UNIT PHOTOS & AERIAL PHOTOS

MAIN RESIDENCE / OFFICE SPACE



UNIT PHOTOS & AERIAL PHOTOS

EXTERIORS



UNIT PHOTOS & AERIAL PHOTOS

EXTERIOR | FLEX SPACE | SEPARATE EXTERIOR BATHROOMS



UNIT PHOTOS & AERIAL PHOTOS

EXTERIORS



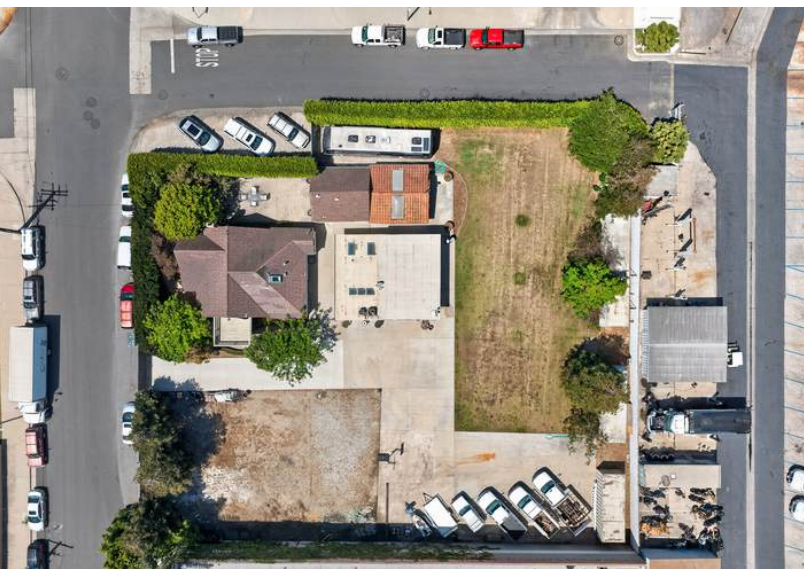
UNIT PHOTOS & AERIAL PHOTOS

EXTERIORS



UNIT PHOTOS & AERIAL PHOTOS

AERIAL PHOTOS



UNIT PHOTOS & AERIAL PHOTOS

AERIAL PHOTOS



BORKERAGE & RENDERINGS DISCLAIMER

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The renderings, concepts, and visual depictions contained herein are for illustrative and conceptual purposes only and are intended solely to demonstrate potential optional uses of the property. Any depicted vehicles, equipment, storage configurations, landscaping, tenant uses, improvements, striping, business operations, or site layouts are hypothetical in nature and may not reflect the current condition, legal use, zoning compliance, permitting status, or development potential of the property. Buyer shall independently verify all aspects of the property, including but not limited to zoning, permitted uses, occupancy limits, operational feasibility, environmental considerations, parking requirements, licensing, and compliance with all applicable local, state, and federal regulations. Seller and Broker make no representations or warranties, expressed or implied, regarding the legality, accuracy, feasibility, or attainability of any depicted use or improvement. Buyer is advised to conduct their own independent investigation and due diligence to their full satisfaction.

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The Property is located within the City of Huntington Beach and is believed to fall under multiple zoning classifications and land use provisions, including General Industrial (IG), Light Industrial (IL), and Residential Townhome / Residential Transition / Multi-Unit Residential development designations. This unique positioning may offer a wide range of potential operational, industrial, storage, redevelopment, and mixed-use opportunities, subject to city approval and verification by Buyer.

The Property is being marketed to owner-users, investors, contractors, fleet operators, storage users, and developers seeking flexible land usage within a highly desirable coastal Orange County location. Conceptual renderings, virtual staging, and marketing materials have been created to illustrate possible optional uses of the site; however, all such concepts are hypothetical and provided strictly for illustrative purposes only.

Potential uses and concepts may include:

- Contractor yard operations
- Fleet and logistics staging
- Automotive and specialty vehicle storage
- Equipment and material storage
- Office / warehouse hybrid use
- Landscape or nursery operations
- Multi-unit residential redevelopment potential
- Townhome or residential transition concepts
- Mixed-use or flexible industrial applications

Buyer is advised to independently verify all zoning classifications, permitted uses, density allowances, development standards, conditional use requirements, parking requirements, operational limitations, and future development potential directly with the City of Huntington Beach. References to zoning classifications, potential uses, redevelopment concepts, industrial operations, contractor yard configurations, fleet storage, vehicle storage, residential redevelopment potential, or conceptual site layouts are provided for informational and marketing purposes only and are not guaranteed representations of allowable use or entitlement status.

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Relevant zoning references may include:

- Title 21 Zoning Code – Base Districts
- Chapter 212 Industrial Districts
- Section 212.04 – Land Use Controls

Any renderings, virtual staging, conceptual site plans, or depicted business operations are illustrative only and may not reflect current legal use, occupancy, permitting, code compliance, or development feasibility.

Buyer shall conduct their own independent investigation and due diligence regarding all aspects of the Property, including but not limited to zoning, permits, legal use, environmental matters, coastal regulations, entitlement procedure utility capacity, parking standards, development potential, and all applicable local, state, and federal regulations. Seller and Broker make no representations or warranties, expressed or implied, regarding zoning interpretation, legal use, redevelopment potential, or the feasibility of any proposed or conceptual use of the Property.

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