

For Lease

Hamilton Center

9502-9510 Hamilton Ave., Huntington Beach, CA 92646



Property Highlights

- **Signalized Intersection Location:** Hamilton Center is located 1 mile from the beach at the signalized Intersection of Hamilton Ave and Bushard St., benefiting from than 23,000 cars per day
- **Excellent Accessibility, Identity, and Visibility** 6 points of ingress/egress along Hamilton Ave. and Bushard St.

Strong Retail Synergy: Nearby credit tenants include Trader Joe's, Carl's Jr., Del Taco, Juice It Up, and Starbucks
- **Affluent Surrounding Area:** Average household income of over \$119,000 within a 1-mile radius
- **Dense In-Fill Location:** Population in excess of 343,000 people within a 5-mile radius
- **Situated In a Prime Tourist Destination:** Huntington Beach attracts over 11 million visitors annually

Demographic Highlights

2016 Estimates	1-Mile	3-Mile	5-Mile
Population	16,925	163,731	343,382
Avg. HH Income	\$119,755	\$101,038	\$105,593

For more information, contact:

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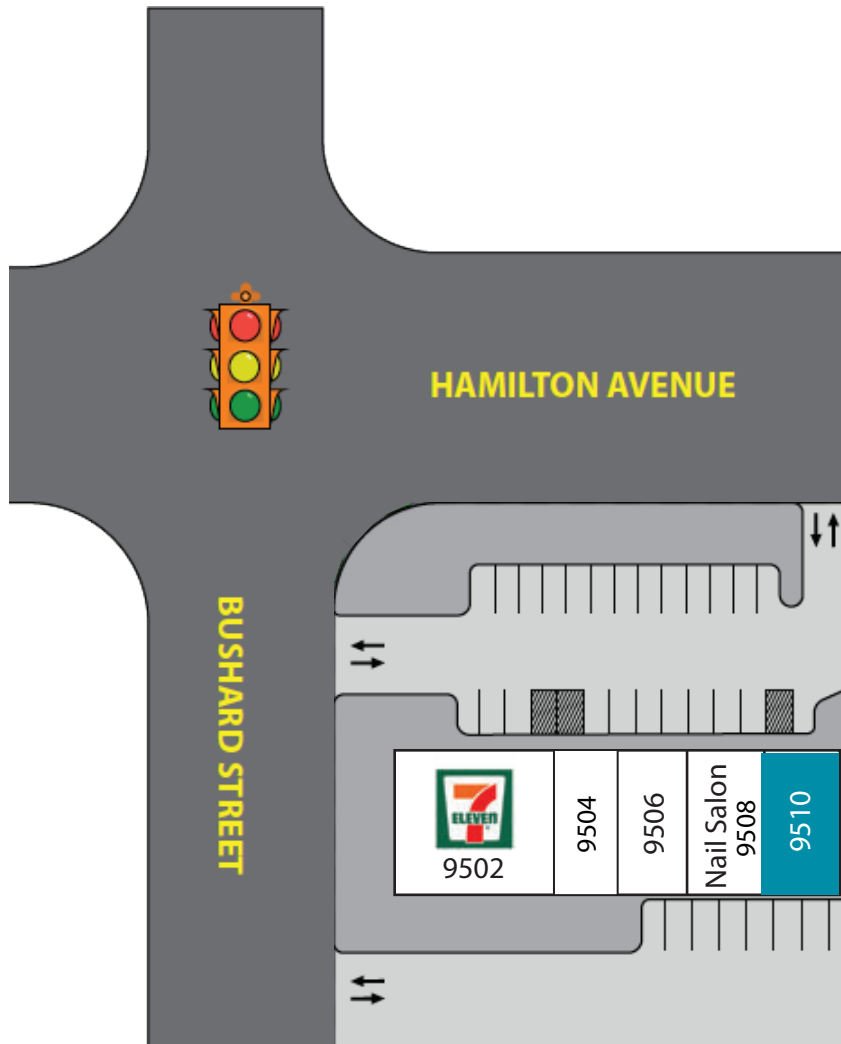


Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Argent Retail Advisors.

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SUITE	TENANT	SF
9502	7-Eleven	2,500
9504	What a Lotta Pizza	1,000
9506	Steven James Dental	1,100
9508	Nail Salon	1,100
9510	Available	1,100



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 RETAIL ADVISORS

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