

3 TWO-LEVEL RETAIL/OFFICE SUITES

\$2,975,000



OFFERING
MEMORANDUM

OLD TOWN | SEAL BEACH

224+226+228 *Main* STREET

PROPERTY DESCRIPTION

224+226+228 *Main* STREET

Discover an exceptional pride-of-ownership retail property in the heart of Seal Beach's vibrant 200 block of Main Street – one of Orange County's most charming and sought-after coastal downtown corridors. This standout building boasts an impressive 63 feet of prime Main Street frontage, offering maximum visibility and foot traffic in a highly walkable, pedestrian-friendly village-by-the-sea atmosphere.

The property features three distinct two-level retail/office spaces, each with its own interior staircase for seamless upper- and lower-level access. All units are currently fully leased to high-quality, stable tenants, delivering immediate income and strong upside potential:

- A thriving luxury jewelry retailer, anchoring one space with a sophisticated clientele.
- An upscale medical spa occupying another, catering to wellness-focused visitors and locals.
- A recently leased waffle café concept set to open in June 2026, adding fresh energy and dining appeal to the mix.



63' OF MAIN STREET FRONTAGE



LUXURY JEWELRY RETAILER



LEASE SIGNED FOR A NEW TENANT



UPSCALE MEDICAL SPA

Outdoor amenities elevate the tenant experience and draw crowds: enjoy a welcoming front outdoor seating area, plus a balcony offering elevated views of the bustling Main Street scene. Practical features include 17 dedicated parking spaces behind the building – a rare and valuable asset in this high-demand downtown location.

Just a block and a half from the iconic Seal Beach Pier and the sandy shores of the Pacific Ocean, this property sits in the epicenter of year-round tourism, local foot traffic, and coastal lifestyle appeal. Seal Beach's Main Street thrives with boutique shops, restaurants, and events, attracting residents and visitors alike to its quaint, small-town vibe paired with big-city accessibility.

This turnkey, income-producing asset represents a rare opportunity to own a piece of prime coastal commercial real estate in one of Southern California's most desirable beach communities. Ideal for investors seeking stability, prestige, and long-term growth in a proven retail destination. Contact us today for full financials, lease details, and a private tour.

PROPERTY HIGHLIGHTS



224 + 226 + 228 *Main* STREET

- Prime location in the 200 block of Main Street
- 63' Main Street frontage
- 3 two-level retail/office spaces
- Useable outdoor patio space in front of 226 Main Street
- Private use of the balcony for 226 Main Street
- 17 parking spaces at the rear of the building
- Tenants include - Suzie Diamonds, Med Spa Celine, and a new cafe' concept opening June 2026.
- Surrounding tenants in a ½ mile radius include Pavillions, CVS, Walt's Wharf, O'Malley's on Main, Hennessey's Grill, and Coldstone Creamery.

IMPROVEMENTS

- New mansard roofing in 2023
- Front facade painted in 2023
- Trim painted at the rear of the building in 2024
- Roof silicone sealed in 2025
- Hot water heater in 224 Main replaced w/instant hot in 2024
- Front bricks replaced with pavers in 2019
- Gutters in the rear replaced in 2022



FINANCIAL ANALYSIS

ANALYSIS

Gross Rental Income: \$174,000

Operating Expenses: \$41,502

Net Operating Income: \$132,498

Cap Rate: 4.45%

EXPENSES

Taxes: \$35,402

Insurance: \$3,660

Water/Sewer: \$2,442

Total: \$41,502

RENT ROLL

UNIT	RENTAL RATE	TERM	CURRENT LEASE START DATE	PARKING
224 MAIN	\$5,250	5 YR + two 5 YR options	October 15, 2024	Yes
226 MAIN	\$4,750	3 YR + one 3 YR option	March 13, 2026	Yes
228 MAIN	\$4,500	4 YR + one 4 YR option	July 1, 2024	Yes
TOTAL	\$14,500			



SHANA KLISANIN
Broker/Owner | DRE 01196063
562.596.6600

BAYTOWN
REALTY
321 Main Street
Seal Beach