

The
STRAND

PREMIER OFFICE SPACE

Steps from the Sand



THE OPPORTUNITY



Rare Coastal Office

Beach-adjacent workplace with ocean and pier views.



Talent Attraction & Retention

Walkable beach access, dining, and amenities that support recruitment, retention, and satisfaction.



Located Within *The Strand*

Integrated into Huntington Beach's premier mixed-use destination, seamlessly blending work and life.



Prestigious HQ Positioning

Highly visible, landmark location ideal for a headquarters or flagship office with multi-tenant configurations also available.



Irreplaceable Market Position

No comparable office opportunity of this scale and coastal proximity exists in Southern California.



Future-Ready Delivery

Planned availability April 2027, allowing for early planning and branding.

WALNUT AVENUE

6TH STREET

MAIN STREET

5TH STREET

E PACIFIC COAST HIGHWAY (approx. 43,000 cars per day)



2nd Level Above Retail
Shorebreak

D141
6,829 SF

D127
3,829 SF

Shorebreak

F175
CVS pharmacy

F183
HQ
gastropub

F189
HQ

E111-A
VISIT HUNTINGTON BEACH
SURF CITY USA

E103
BONDI BOWLS

E101-A
RIP CURL

E123
TOP COFFEE

STOP

A120
Brightwaters

A110
TOP DOG
Bakery & Deli

A100
THE KICKSTAND

B110
LingLong
Dumpling House

C120
C110
BERKSHIRE
HATHAWAY

C100
P

A130
SUSHI NOBBI

2nd Level Above Retail



2nd Level

2nd Level

2nd Level

Huntington Beach Pier

THE SPACE

The approximately 32,000 square foot footprint offers the scale and flexibility to accommodate a full headquarters, flagship office, or multi-tenant configuration.

Generous ceiling heights, well-positioned window lines, and view corridors allow for **abundant** natural light throughout the space.

The flexible floorplan supports a wide range of modern office layouts, from open and collaborative to hybrid configurations, with the opportunity to thoughtfully design, brand, and customize the space well ahead of occupancy.



Address:

120–180 5th Street, Huntington Beach, CA 92648



Square Footage:

31,709



Space Flexibility:

Divisible from 3,000 SF - 31,709 SF



Stories: 3



Balcony: Yes



Parking: Direct Access to Subterranean Garage



THE OPTIONS

With **ocean** and **pier** views, the property is ideally positioned for a headquarters seeking a highly visible, talent-attracting coastal location.

A-200: ~ 2,000 - 12,159 SF

A-300: ~ 2,000 - 10,753 SF

B-200: 4,961 SF

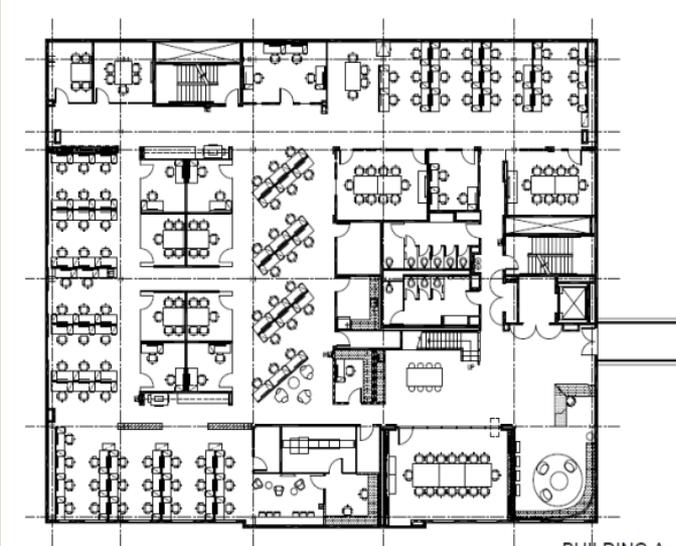
C-200: 3,836 SF

There is no comparable leasing opportunity in Southern California.

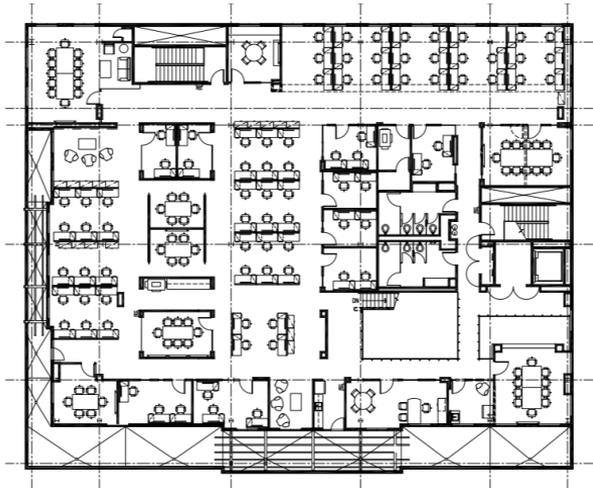
The
STRAND



Building A

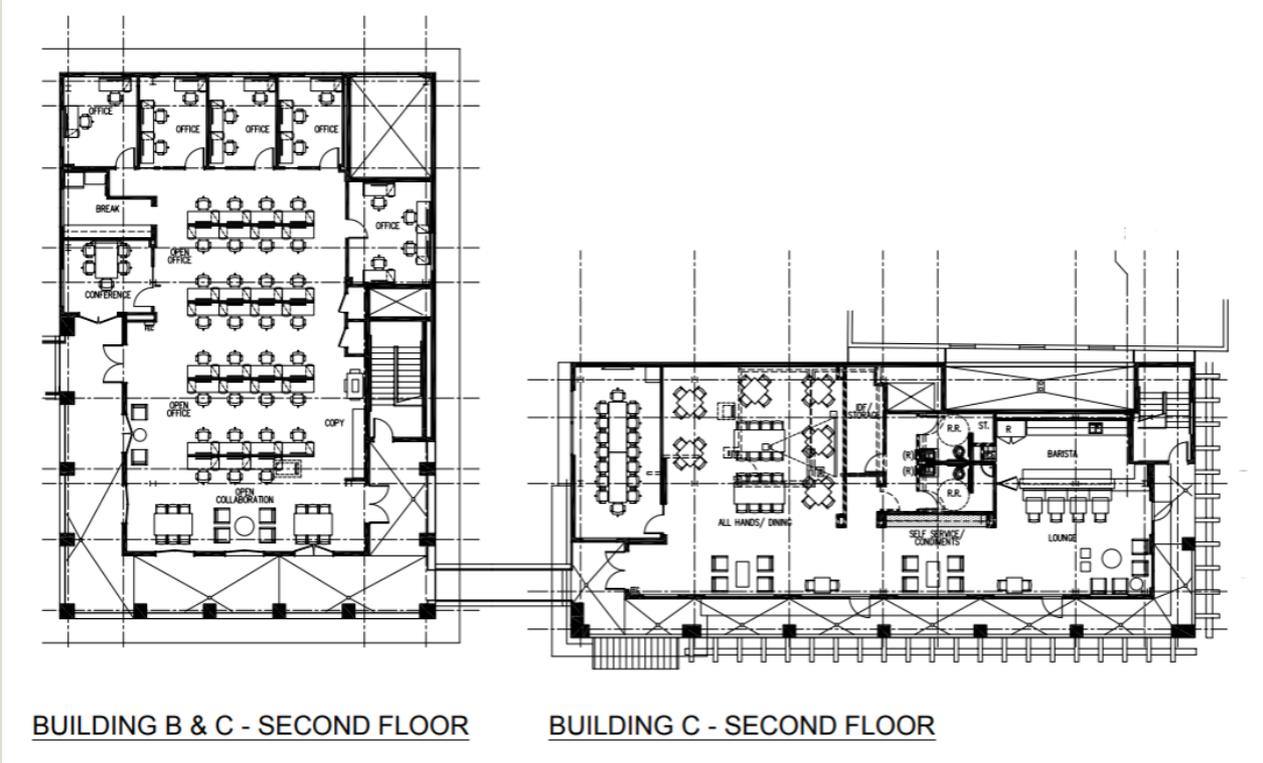


BUILDING A - SECOND FLOOR

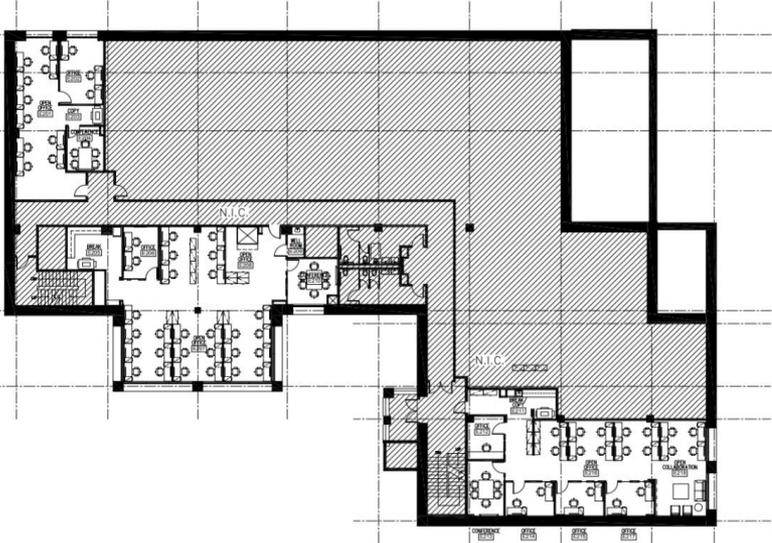


BUILDING A - THIRD FLOOR

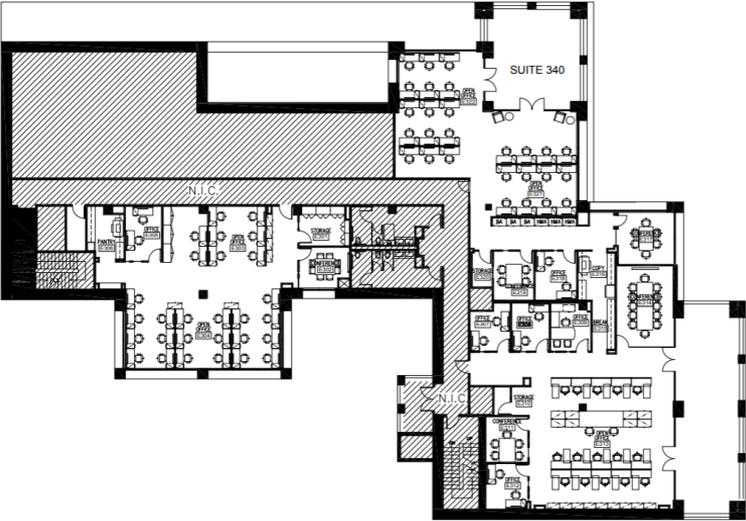
Building B & C



Building E



BUILDING E - SECOND FLOOR



BUILDING E - THIRD FLOOR

THE PROPERTY

The Strand is Huntington Beach's premier mixed-use destination, integrating this office space with curated dining, premium retailers, and boutique hospitality.



Steps to the beach and Huntington Beach Pier



Steps to Huntington Beach's famed Main Street



Walk Score: 88



Direct Access to Subterranean Garage



High-quality mixed-use environment supporting long-term tenancy





PASÉA
HOTEL & SPA
WWW.PASEA.COM

PACIFIC
CITY

Pacific CITY OLA SEPHORA BEAR FLAG FISH CO. Nardi

REINTEGRATION

SAVINGS

HANDELS VOLCOM

DUKE'S HUNTINGTON BEACH SANDY'S

Brightwaters TOP DOG bakery & bath & boutique FAS

Brook Traffic BERKSHIRE HATHAWAY HOME SERVICES

PRIMECUT SESSIONS

HUNTINGTON PIER

Shorebreak 1 OZ COFFEE

PCH

WALNUT AVE

CVS pharmacy HQ RIP CURL

approx. 43,000 CPD



SHOP, DINE, STAY, AND PLAY AT THE STRAND

Brightwaters
WINE BAR + RESTAURANT

F45
TRAINING



THE
KICKSTAND
SODA SHOP

RIP CURL

VISIT
HUNTINGTON
BEACH
SURF CITY USA®

TAQUERIA
EST P 2022
PRIMECUT

SUSHI
NIGIRIBA

HQ
gastropub

CVS

TAQUERIA
EST P 2022
PRIMECUT

BONDI
BOWLS

Uncle Fluffy

The
STRAND

BERKSHIRE
HATHAWAY
HOMESERVICES

TOP DOG
barkery paw bath paw boutique

BONDI
BOWLS

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**CUSHMAN &
WAKEFIELD**

The
STRAND

