

18702 & 18712

DEMION LN

HUNTINGTON BEACH, CALIFORNIA

18702 Demion Ln

18712 Demion Ln

DEMION LANE

**EXCLUSIVE
LISTING
ASSOCIATE:**



Tom Kadar
(949) 933-0488 | DRE #01912823
Tom@TomKadar.com

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2500 Red Hill Ave., Suite 240, Santa Ana, CA 92705

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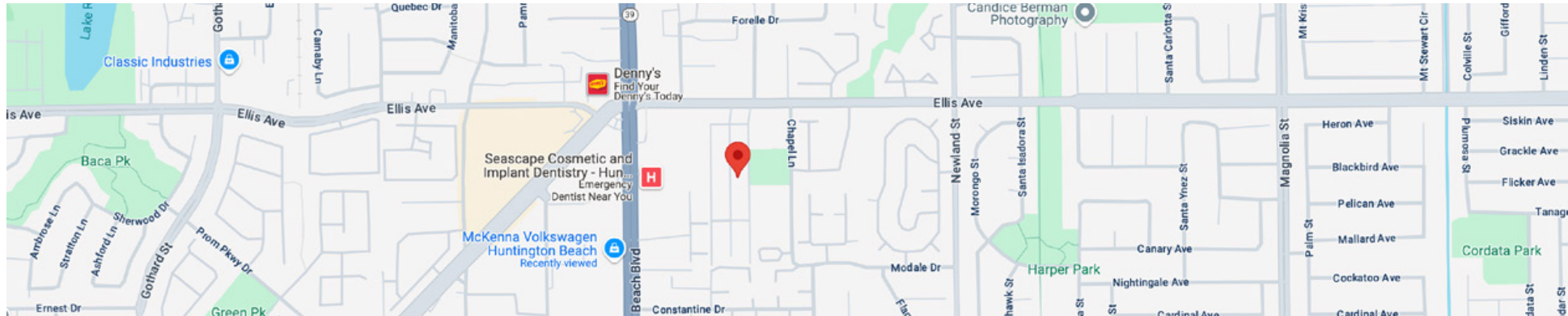
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18702 & 18712 Demion Ln - Rent Roll

18702	Units	Beds	Baths	Garage	Actual Rent	Pro Forma	# of Units with
Unit A	1	3 Bed	2 Bath	2	\$2,000	\$4,000	Seperate Electric: 5
Unit B	1	2 Bed	2 Bath	1	\$2,100	\$3,200	Gas Meters: 5
Unit C	1	2 Bed	2 Bath	1	\$2,300	\$3,200	Water Meters: 1
Unit D	1	2 Bed	1 Bath	1	\$2,000	\$2,800	

18712	Units	Beds	Baths	Garage	Actual Rent	Pro Forma	# of Units with
Unit A	1	3 Bed	2 Bed	2	\$2,020	\$4,000	Seperate Electric: 5
Unit B	1	2 Bed	2 Bed	1	\$1,800	\$3,200	Gas Meters: 5
Unit C	1	2 Bed	2 Bed	1	\$2,000	\$3,200	Water Meters: 1
Unit D	1	2 Bed	1 Bed	1	\$1,525	\$2,800	

18612 Demion Ln - Sale Comparable



18612	Units	Beds	Baths	Garage	Actual Rent	Pro Forma	# of Units with
Unit A	1	3 Bed	2 Bath	2	\$3,700	\$3,800	Seperate Electric: 5
Unit B	1	2 Bed	2 Bath	1	\$2,750	\$2,800	Gas Meters: 5
Unit C	1	2 Bed	2 Bath	1	\$2,650	\$2,800	Water Meters: 1
Unit D	1	2 Bed	1 Bath	1	\$2,750	\$2,750	

Investment Highlights

Attractive Medical Location With Incredible Freeway Access



Located along a well-traveled neighborhood corridor in Huntington Beach, the property offers excellent connectivity and visibility with quick access to major freeways and coastal arterials.



Just minutes from the I-405 and Pacific Coast Highway, the location provides seamless access across Orange County and beyond.



Within 1 mile, residents can access Bella Terra, Huntington Beach's premier retail and lifestyle destination, surrounded by national retailers, grocery anchors, dining, and entertainment.

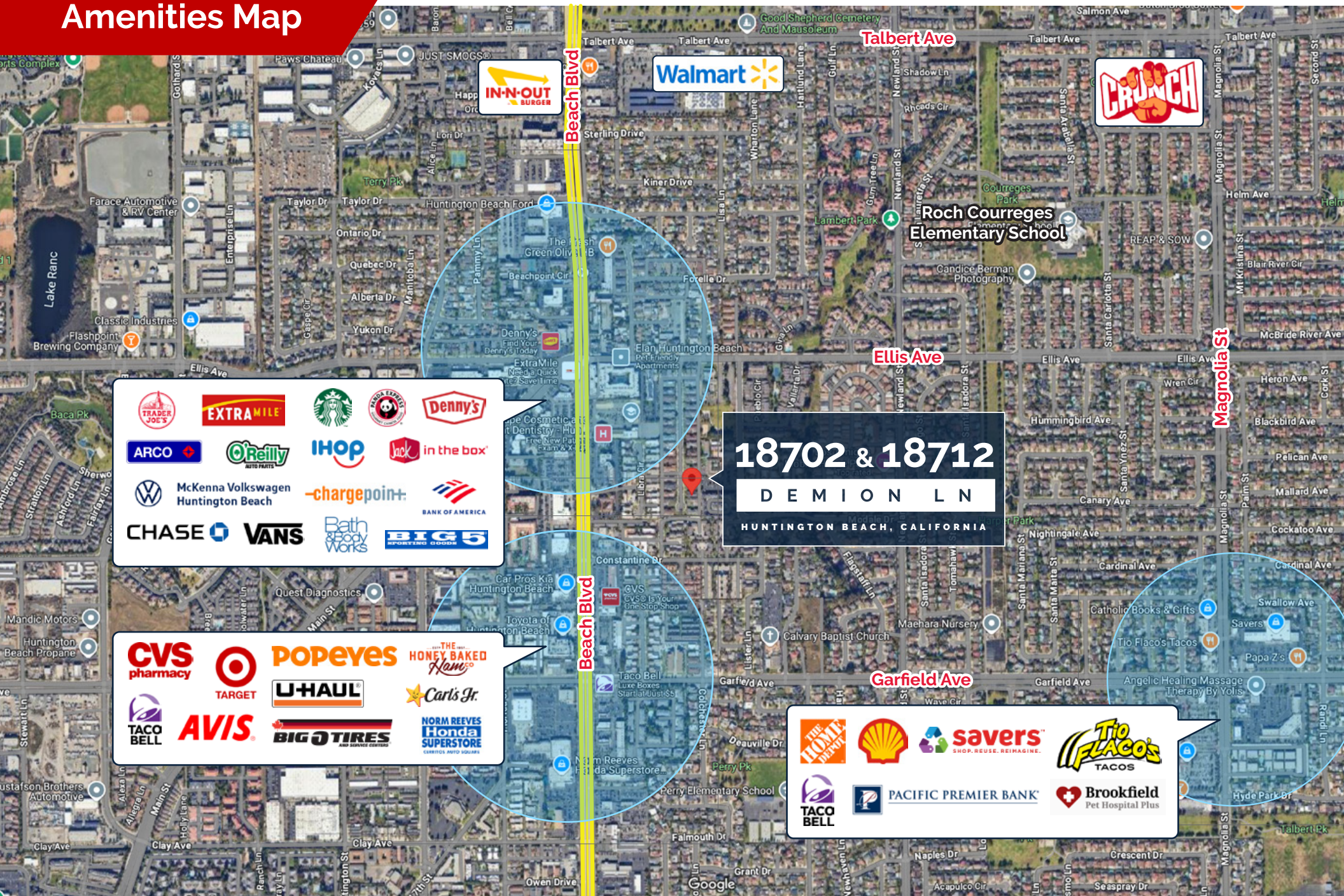


The property is also located less than 3 miles from Huntington Beach Hospital and within close proximity to Hoag Memorial Hospital Presbyterian, offering strong appeal for medical professionals, traveling nurses, and students seeking long-term housing options.



With a surrounding population of over 230,000 residents within a 5-mile radius, the property benefits from dense demographics that support diverse residential demand—from multi-family and shared housing to boutique assisted living opportunities.

Amenities Map



18702 Demion Ln

PROPERTY ADDRESS:	18702 Demion Ln, Huntington Beach, CA 92646
HOUSE SIZE:	± 4,349 SF
LOT SIZE:	± 7,244 SF
PROPERTY SIZE:	9 bedroom & 7 bathrooms
YEAR BUILT:	1971
PARKING:	5 car garage

Modern 4-Unit Property Situated on a Quiet Cul-de-Sac in South Huntington Beach. This well-maintained multifamily building features a desirable mix of units, including a spacious single-level front owner's unit with 3 bedrooms and 2 bathrooms. The rear of the property includes two 2-bedroom, 2-bath units and one 2-bedroom, 1-bath unit—offering a versatile layout ideal for both owner-occupants and investors. Units C and D have been upgraded with new flooring, bathrooms and kitchens. All units come with a private garage with washer/dryer hookups. Located less than 10 minutes from Huntington Beach, with convenient access to popular restaurants, shops, and entertainment. Quick connectivity to Beach Boulevard and the 405 Freeway makes commuting and coastal living effortless. Neighboring 4-unit also available can be sold together or separately.



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18712 Demion Ln

PROPERTY ADDRESS:	18712 Demion Ln, Huntington Beach, CA 92646
HOUSE SIZE:	± 4,349 SF
LOT SIZE:	± 6,848 SF
PROPERTY SIZE:	9 bedroom & 7 bathrooms
YEAR BUILT:	1971
PARKING:	5 car garage

Modern 4-Unit Property Situated on a Quiet Cul-de-Sac in South Huntington Beach. This well-maintained multifamily building features a desirable mix of units, including a spacious single-level front owner's unit with 3 bedrooms and 2 bathrooms. The rear of the property includes two 2-bedroom, 2-bath units and one 2-bedroom, 1-bath unit—offering a versatile layout ideal for both owner-occupants and investors. Units B and C have been upgraded with new flooring, bathrooms and kitchens. All units come with a private garage with washer/dryer hookups. Located less than 10 minutes from Huntington Beach, with convenient access to popular restaurants, shops, and entertainment. Quick connectivity to Beach Boulevard and the 405 Freeway makes commuting and coastal living effortless. Neighboring 4-unit also available can be sold together or separately.



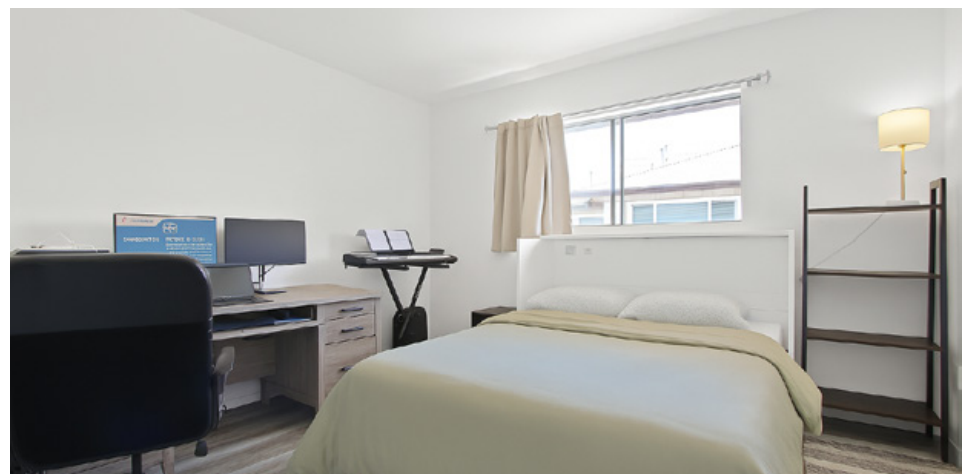
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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2024 Estimate)	1,480	10,384	23,220
Population (2020 Census)	1,974	12,802	27,699
Population (2029 Projection)	1,408	10,059	22,757
Households	1 Mile	3 Miles	5 Miles
Households (2024 Estimate)	595	4,223	9,154
Households (2020 Census)	798	5,236	11,039
Households (2029 Projection)	566	4096	8938
Owner-Occupied Households (2024)	378	3252	6981
Renter-Occupied Households (2024)	217	971	2173
Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	68,737	109,267	106,365
Median Household Income (2024)	76,946	88,349	86,698
Households <\$25k (2024)	167	617	1,102
Households \$25k-50k (2024)	85	684	1,436
Households \$50k-75k (2024)	30	433	1,405
Households \$75k-100k (2024)	212	706	1,356
Households \$100k-125k (2024)	31	514	1,189
Households \$125k-150k (2024)	38	276	765
Households \$150k-200k (2024)	31	479	949
Households \$200k+ (2024)	3	513	953
Pop. Some High School, No Diploma (2024)	130	425	1,382
Pop. High School Grad (2024)	348	1,590	3,536
Pop. Some College, No Degree (2024)	423	2,739	6,466
Pop. Associate Degree (2024)	12	459	1,224
Pop. Bachelor's Degree (2024)	94	1,618	3,230
Pop. Advanced Degree (2024)	32	1,266	2,249

Area Snapshot



23,220

POPULATION (5-Mile)



22,757

2029 POPULATION PROJECTION (5-Mile)



\$106,385

AVERAGE HOUSEHOLD INCOME (5-Mile)



\$86,698

MEDIAN HOUSEHOLD INCOME (5-Mile)

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