

**TALBERT INDUSTRIAL PARK
FOR LEASE**

**7602 TALBERT AVE
HUNTINGTON BEACH, CA 92648**



**INTERACTIVE
LEASING BROCHURE**

EXCLUSIVELY LISTED BY:

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Broker of Record

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PROPERTY HIGHLIGHTS

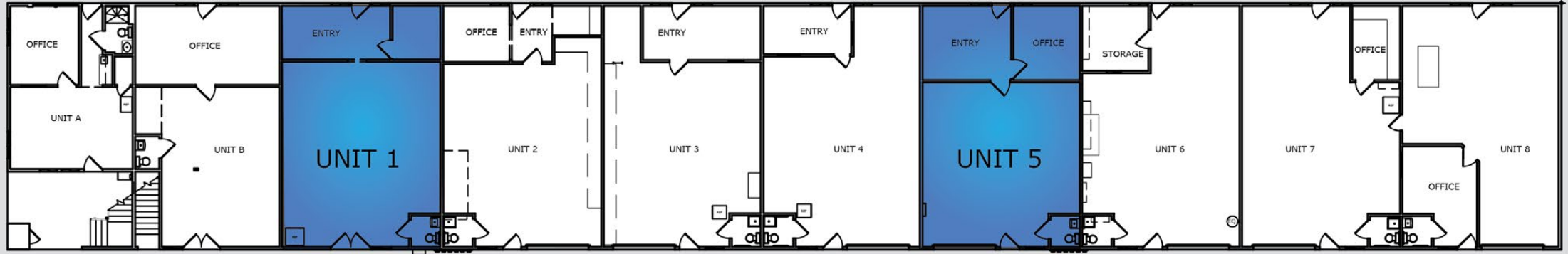
-  Professionally Managed Industrial Park
-  Part of a larger $\pm 22,382$ SF Multi-Tenant Industrial Park
-  Units recently renovated with new improvements
-  Entire Park was recently renovated including painting & landscaping
-  Individual office units ranging from ± 571 SF – ± 890 SF
-  Industrial Units identical at $\pm 1,040$ SF



AVAILABLE UNITS

UNIT #	SQ FT	RESTROOM(S)	GRADE LEVEL DOOR(S)	PROPERTY TYPE
1	±1,040	1	1	INDUSTRIAL
5	±1,040	1	1	INDUSTRIAL
10	±1,040	1	1	INDUSTRIAL
14	±1,040	1	1	INDUSTRIAL
D	±705	1	None	OFFICE SPACE

FLOOR PLAN

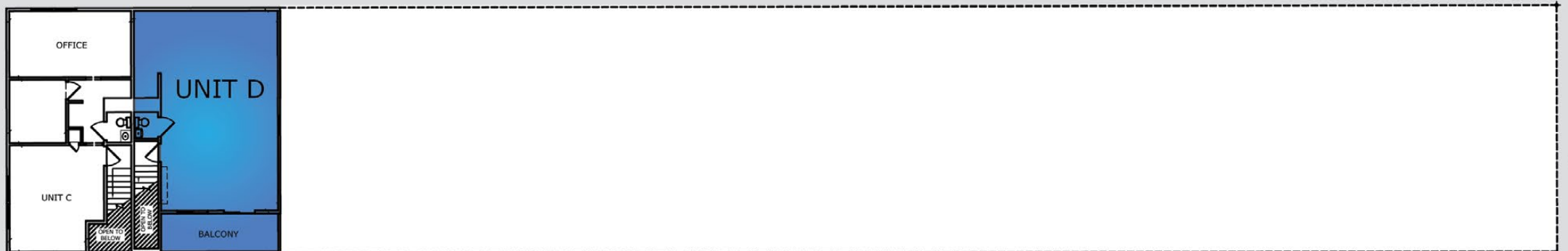


NORTH BUILDING 1ST FLOOR

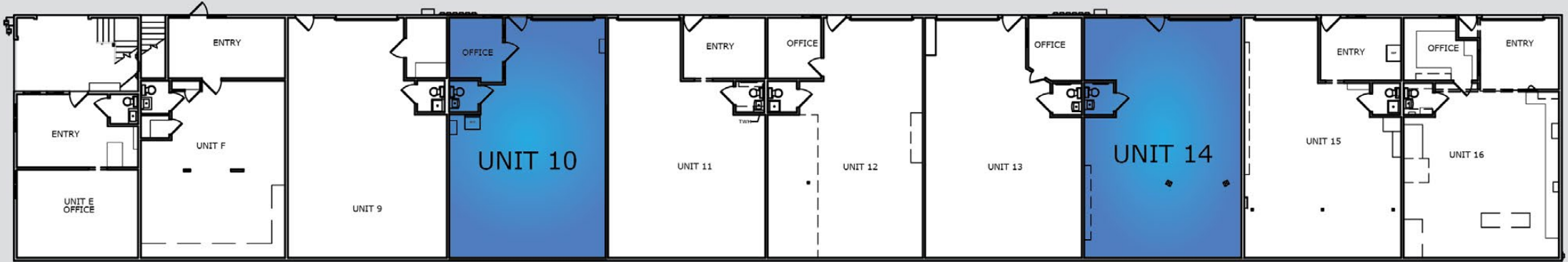


UNIT	SQ FT
1	± 1,040 SF
5	± 1,040 SF
D	± 705 SF

NORTH BUILDING 2ND FLOOR



FLOOR PLAN



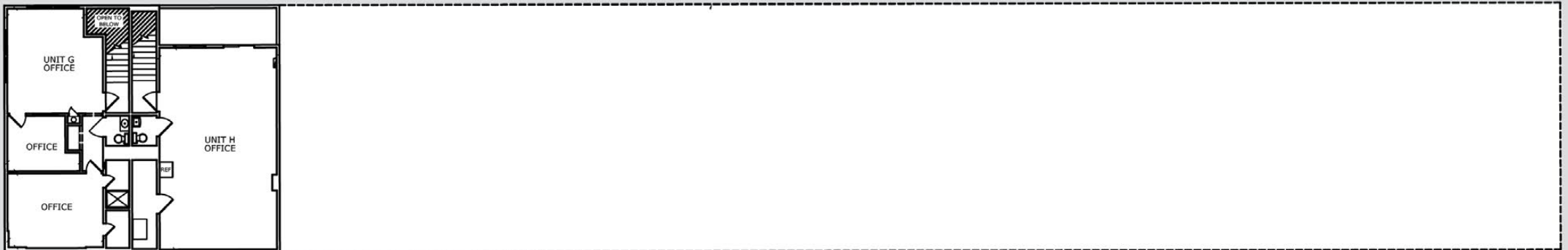
SOUTH BUILDING 1ST FLOOR

AVAILABLE 

OCCUPIED 

UNIT	SQ FT
10	± 1,040 SF
14	± 1,040 SF

SOUTH BUILDING 2ND FLOOR



NEWLY RENOVATED INTERIOR PHOTOS





HUNTINGTON BEACH, CALIFORNIA

Huntington Beach, California, known as “Surf City USA,” is a coastal city in Orange County famous for its long sandy beaches, consistent surf, and laid-back Southern California lifestyle. With a population of over 200,000, the city is a popular destination for tourists and surfers alike, featuring attractions like the Huntington Beach Pier, Main Street, and the annual U.S. Open of Surfing. Beyond tourism, Huntington Beach has a diverse economy that includes oil extraction, aerospace, and manufacturing industries. The city has a history of oil production dating back to the early 20th century, with some oil wells still active today. In recent years, the tech and aerospace sectors have gained traction, with several companies in these industries establishing a presence in the area. Huntington Beach also boasts a growing retail and dining scene, reflecting its appeal as both a residential community and a lively destination for visitors.



196,151
POPULATION 3-MILE



43
MEDIAN AGE 3-MILE



73,435
HOUSEHOLD 3-MILE



\$3B
CONSUMER SPENDING 3-MILE



\$133,855
HOUSEHOLD INCOME 3-MILE





MEADOWLARK GOLF CLUB



MILE SQUARE GOLF COURSE



± 291,000 VPD



SUBJECT PROPERTY



BOLSA CHICA BASIN STATE MARINE CONSERVATION AREA

ELLIS AVE ± 20,000 VPD



BEACH BLVD ± 67,000 VPD



HUNTINGTON BEACH HIGH SCHOOL
2,914 STUDENTS



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LEASING DISCLAIMER

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