

8082 ADAMS AVE, HUNTINGTON BEACH, CA 92646



8082 ADAMS AVE FOR LEASE

HUNTINGTON BEACH, CA 92646

JOIN THESE NEARBY NATIONAL TENANTS



MOTHER'S

WELLS
FARGO

FedEx



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Mathews



REAR PARKING ACCESSIBLE FROM BEACH BLVD OR ADAMS AVE



PRIME RESTAURANT/RETAIL OPPORTUNITY



RARE HUNTINGTON BEACH IN-FILL LOCATION



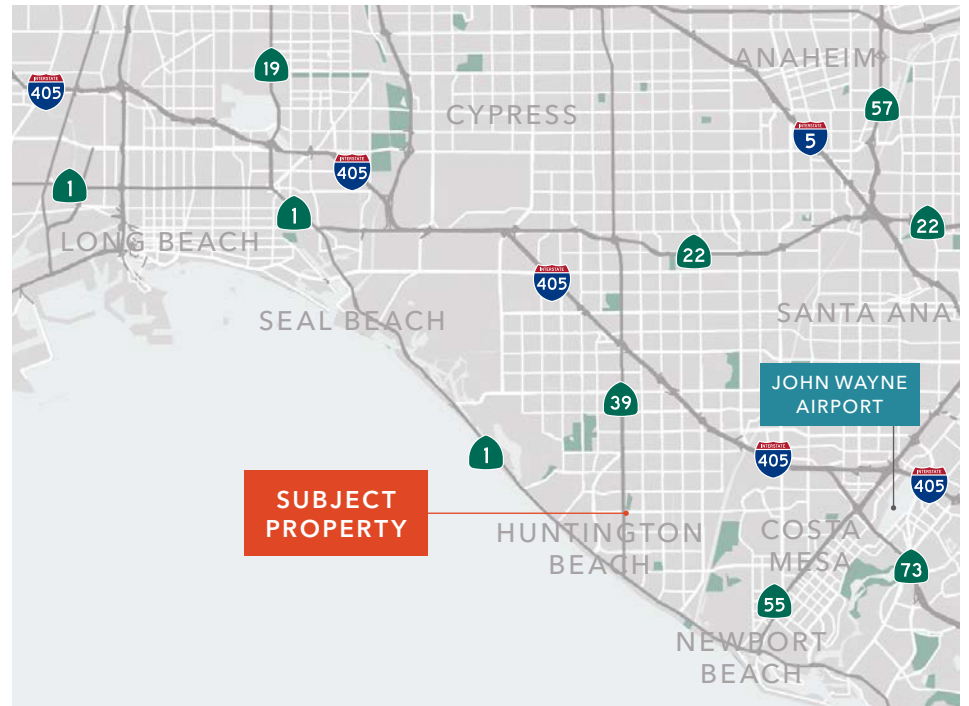
±5,500 SF FREESTANDING BUILDING, PLUS FRONT/REAR PATIOS



SURROUNDED BY LUXURY APARTMENTS AND HOMES

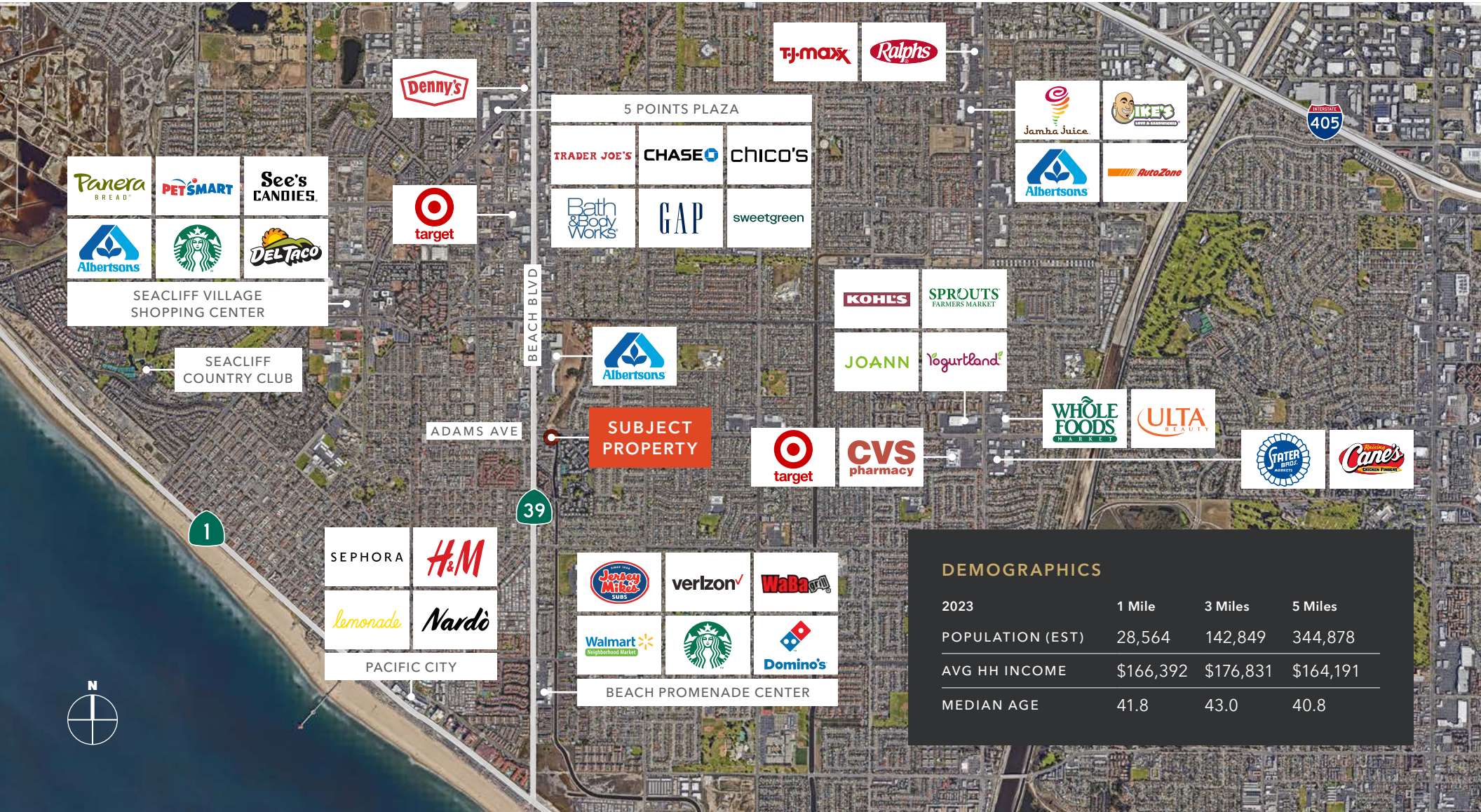


HIGH-TRAFFIC INTERSECTION ±68,000 CARS PER DAY



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DEMOGRAPHICS			
2023	1 Mile	3 Miles	5 Miles
POPULATION (EST)	28,564	142,849	344,878
AVG HH INCOME	\$166,392	\$176,831	\$164,191
MEDIAN AGE	41.8	43.0	40.8



PROPERTY HIGHLIGHTS

±5,500 SF Freestanding building, plus front and rear outdoor patios

20 dedicated parking spaces, plus shared parking with rear offices

Surrounded by national tenants, hundreds of luxury apartments and homes

Situated across from Newland Center (±150,000 SF of retail, including Albertsons, Mothers Market, Coffee Bean & Tea Leaf, Board & Brew)

Beach Blvd & Adams Ave intersection has ±68,000 cars per day

Located minutes from the beach and Pacific City Mixed Use Development

Easily accessible with entrances on Beach Blvd and from Adams Ave

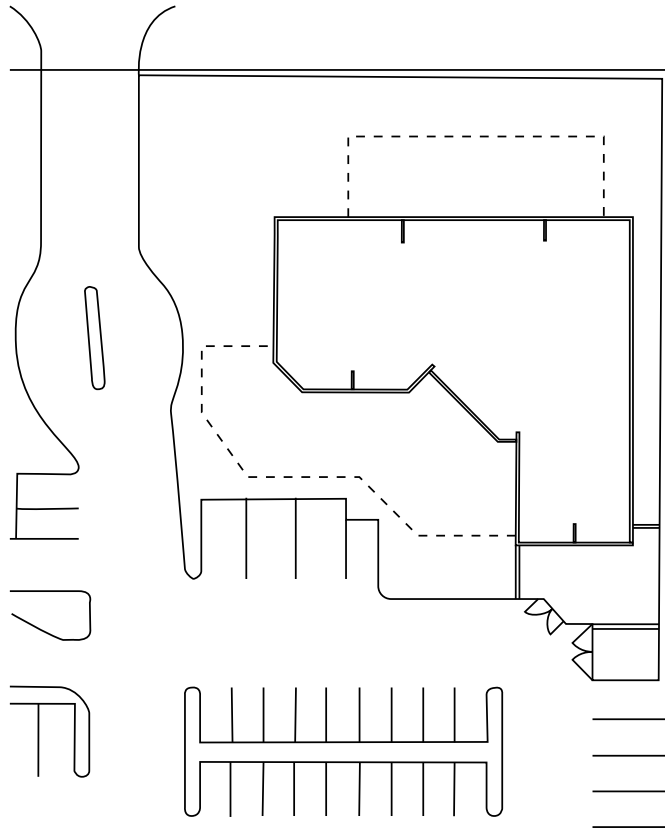
3-5 year lease term (negotiable)

\$3.25/SF NNN asking lease rate

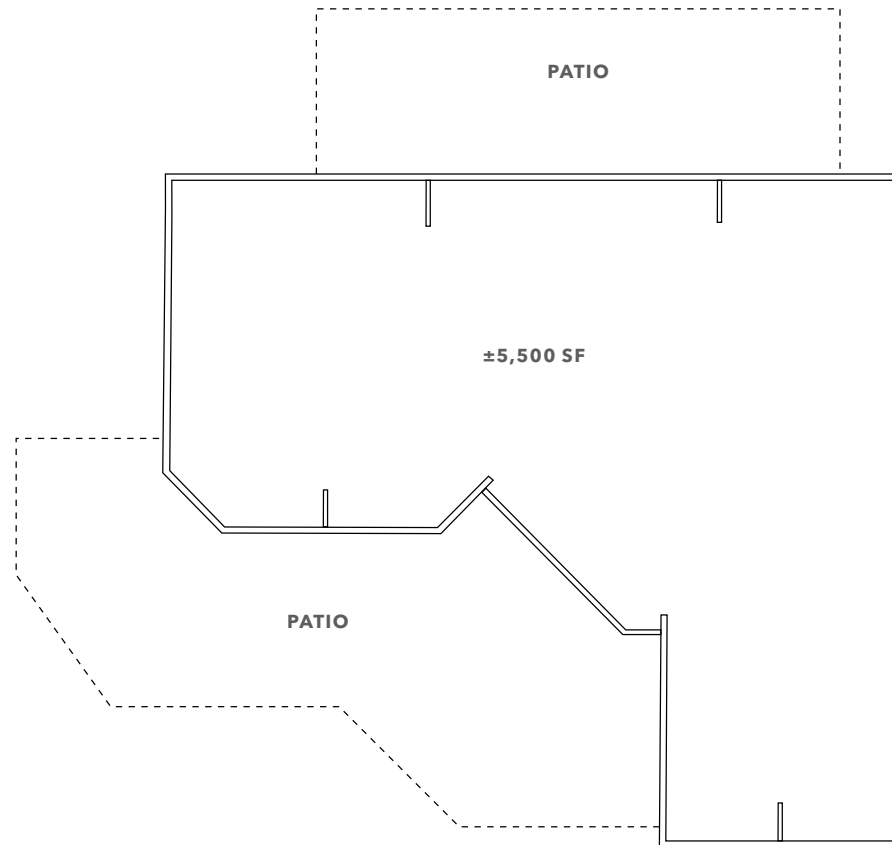
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SITE PLAN



FLOOR PLAN



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The City of Huntington Beach, also known as “Surf City”, is a nationally-recognized destination drawing a consistent tourism flow of over 11 million annual visitors.

Boasting 8.5 miles of coastline, top-notch luxury resorts, shopping and dining, the city serves as a major venue for nationally recognized events like the Pacific Airshow, US Open of Surfing and AVP professional volleyball, as well as many others for music, art, cars and pets on a regular basis.

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HUNTINGTON BEACH 2023 DEMOGRAPHICS

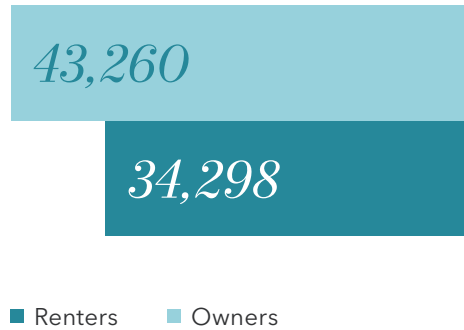
195,130
POPULATION

2.5
AVG HH SIZE

\$172,894
AVG HH INCOME

41.6
MEDIAN AGE

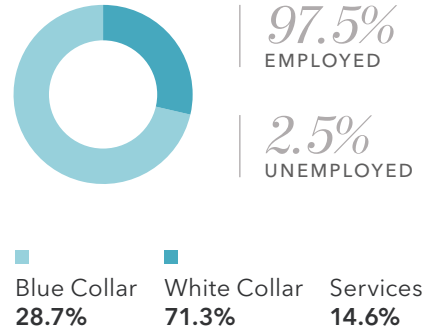
HOME OWNERSHIP



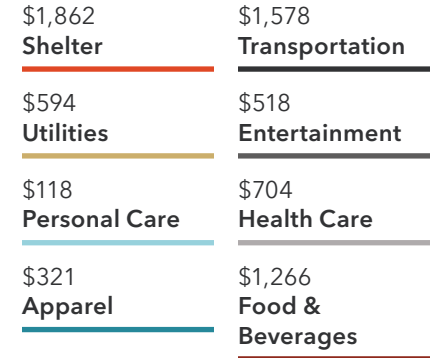
EDUCATION



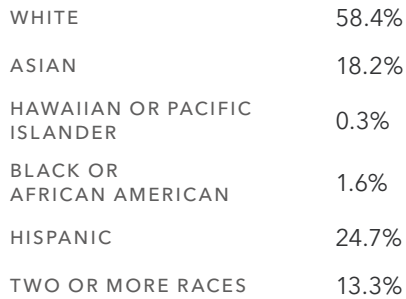
EMPLOYMENT



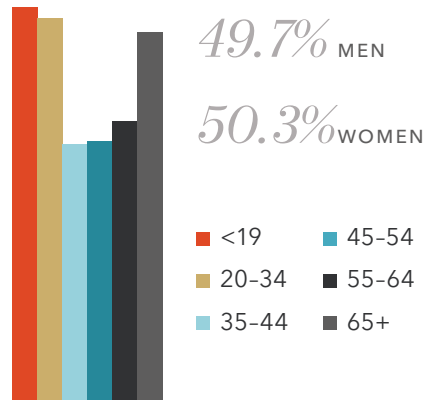
MONTHLY HOUSEHOLD CONSUMER EXPENDITURE



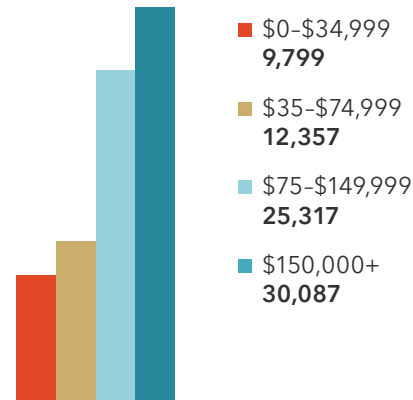
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD





HUNTINGTON BEACH PIER

Exclusively listed by

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