

2100 MAIN

➤ GENERAL OFFICE FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

Casey Immel

LIC#01312850

(949) 278-5376

Casey@MedWestRealty.com

Bryan McKenney

LIC#01505792

(949) 478-0087

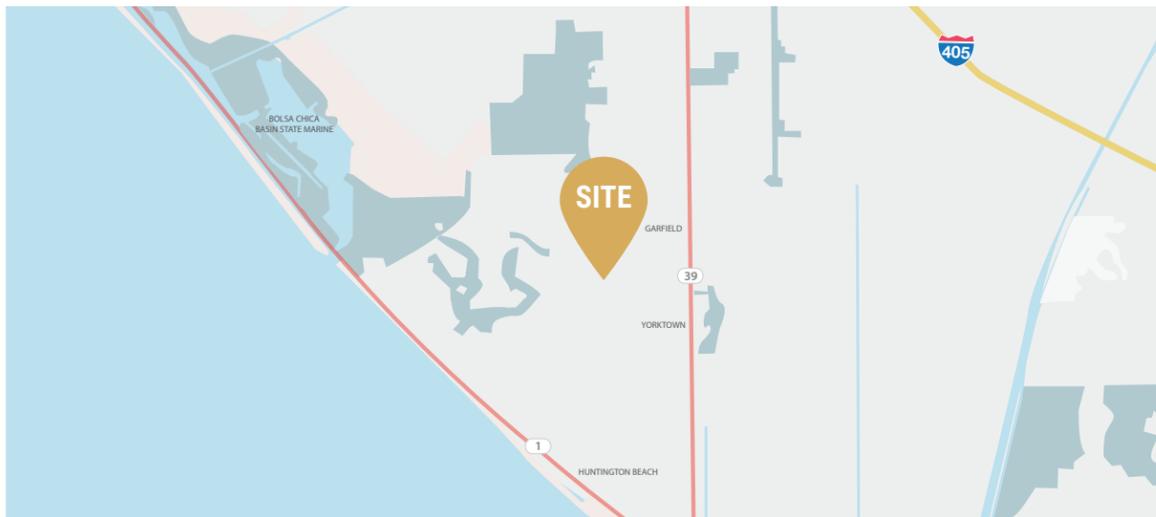
Bryan@MedWestRealty.com

**2100-2130-2134 Main St
Huntington Beach, CA**



2100 MAIN

The 2100 Main office/medical campus is comprised of approximately 100,000 square feet within three buildings ideally located in the Seacliff community. Centrally located in Huntington Beach between the Long Beach and Orange County Airports, it is only minutes away from the Southern California freeway system and adjacent to the Huntington Beach Civic Center, The Huntington Club (old Seacliff Country Club), executive housing and the shores of Huntington Beach. The property has recently undergone a major renovation including common areas, landscaping, new parking lots and some of the major building systems to ensure a Class A environment at the project. The project meets the expectations of the market's affluent consumer groups that travel to Huntington Beach from the broader Orange County area in search of high-quality office and medical space.



✚ PROPERTY FEATURES

- 100,000 SF Office/ Medical Campus in Coastal Huntington Beach
- Building and Monument Signage Opportunities
- Flexible Suite Sizes
- Professionally Managed
- Major Renovation Recently Completed in 2024

✚ PRIME LOCATION

Close Proximity to Retail Amenities:

- Seacliff Shopping Center
- Pacific City
- Downtown Huntington Beach

✚ PARKING

Free Surface Parking

Estimate 15 Min Drive

POPULATION ESTIMATES

551,292

>17 103,727

18-44 199,776

45-64 117,463

65+ 93,959

AVERAGE HOUSEHOLD INCOME

\$137,486.11

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 12.0%

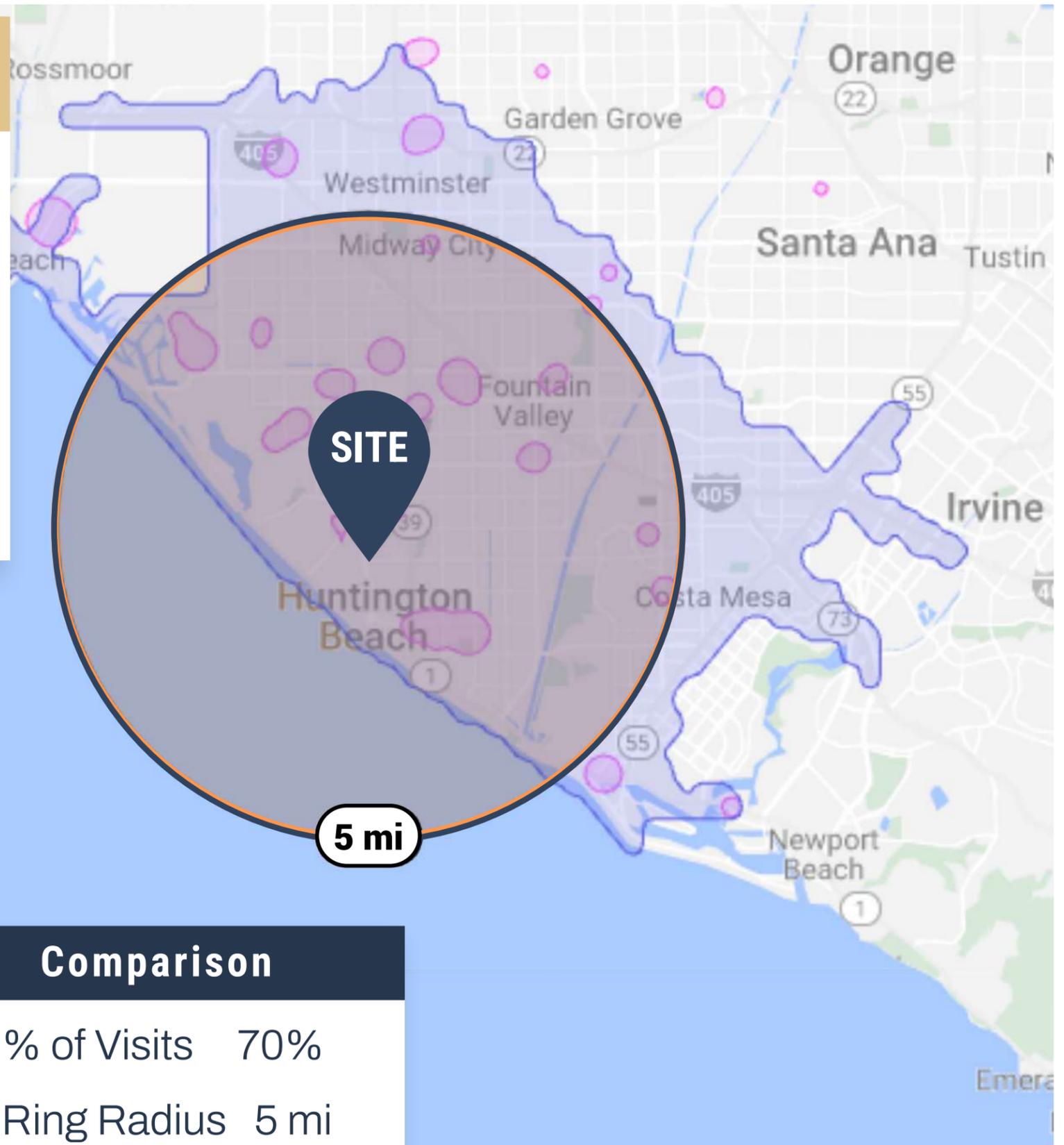
EMPLOYER BASED 50.9%

GOVERNMENT 25.4%

MULTIPLE 4.8%

SELF PAY 6.9%

Data Source:  Placer.ai



Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min



18,100
cars/day

2100

2134

2130

19,000
cars/day

YORKTOWN AVE

MAIN ST

IRVINE & SOUTH ORANGE COUNTY

 KAISER PERMANENTE®	25 min
 City of Hope	30 min
 UCI Health New UCI Health - Irvine	22 min
 hoag.	26 min
 MemorialCare™ Saddleback Memorial Hospital	32 min
 Providence Mission Hospital	37 min

ORANGE

 UCI Health UCI Medical Center	32 min
 Providence St. Joseph's Hospital	31 min
 CHOC Children's	31 min

NEWPORT BEACH

 City of Hope	24 min
 hoag.	18 min





**CURRENT AVAILABILITIES
BLDG 2130**

SUITE	RSF
240	896
245	2,564

**CURRENT AVAILABILITIES
BLDG 2134**

SUITE	RSF
200	2,409
230	1,158
275	586
285	689



1 School

Huntington Beach High School

2 School

Ethel Dwyer Middle School

3 Golf Course

Seacliff Country Club

4 Retail - Seacliff Village Shopping Center

Chase Bank

Panera Bread

Del Taco

Chevron

Shell Recharge Charging Station

Staples

Starbucks

Chipotle

Petsmart

5 School

Peterson Elementary

6 Retail

Albertsons

FedEx

Que Vida Tacospn

HB Bagels & Café

L&L Hawaiian BBQ

Round Table Pizza

Mother's Market & Kitchen



2134

MED
WEST
REALTY

Lease with Confidence, Choose MedWest

Casey Immel

LIC#01312850

(949) 278-5376

Casey@MedWestRealty.com

Bryan McKenney

LIC#01505792

(949) 478-0087

Bryan@MedWestRealty.com

2100-2130-2134 Main St
Huntington Beach, CA