



FOR LEASE

7- Eleven Anchored Retail Center

**8462-8472 INDIANAPOLIS AVE
HUNTINGTON BEACH, CA 92646**

LEASE RATE

\$3.50 SF/month (NNN)

SPACE SIZE (SF)

864 - 3,000 SF

TRAFFIC COUNT

9,000 CPD on Indianapolis Ave
12,000 CPD on Newland Street

PROPERTY HIGHLIGHTS

- 7-Eleven anchored neighborhood retail center generating consistent daily traffic and repeat convenience-based customer visits.
- Only retail center in the immediate vicinity, creating a strong neighborhood-serving presence with limited direct competition nearby.
- Excellent visibility along Indianapolis Avenue, a heavily traveled corridor serving surrounding neighborhoods, schools, parks, and the greater retail trade area.
- Affluent surrounding demographics, with an average household income of \$160,305 within a 1-mile radius.
- Strategically positioned within a dense residential neighborhood surrounded by single-family homes, with an average home value of \$1,158,062 within a 1-mile radius.
- Benefits from a dense, affluent coastal Orange County customer base in one of the region's most established residential communities.
- Short drive to the Huntington Beach Pier and coastline, offering proximity to one of Southern California's most recognized beach destinations.
- Ample parking ratio of 5 spaces per 1,000 square feet.

For more information, please contact:

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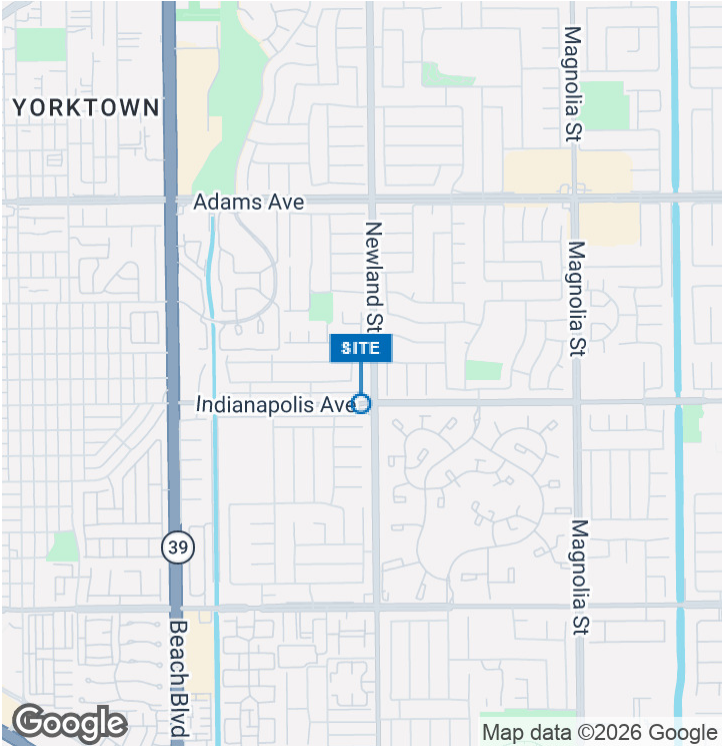


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PROPERTY DESCRIPTION

8462 Indianapolis offers an excellent leasing opportunity along a well-trafficked corridor, providing strong visibility and convenient access to surrounding residential and commercial neighborhoods. The property is ideally suited for a service-oriented retail tenant, with a flexible layout that can accommodate a range of needs.

Positioned within a growing and active submarket, the location benefits from consistent foot and vehicle traffic, as well as proximity to established amenities and a dense local population. This creates a strong environment for businesses looking to serve the surrounding community while maintaining accessibility for both clients and employees. The property presents a unique opportunity for tenants seeking a strategic, high-exposure location with long-term growth potential.

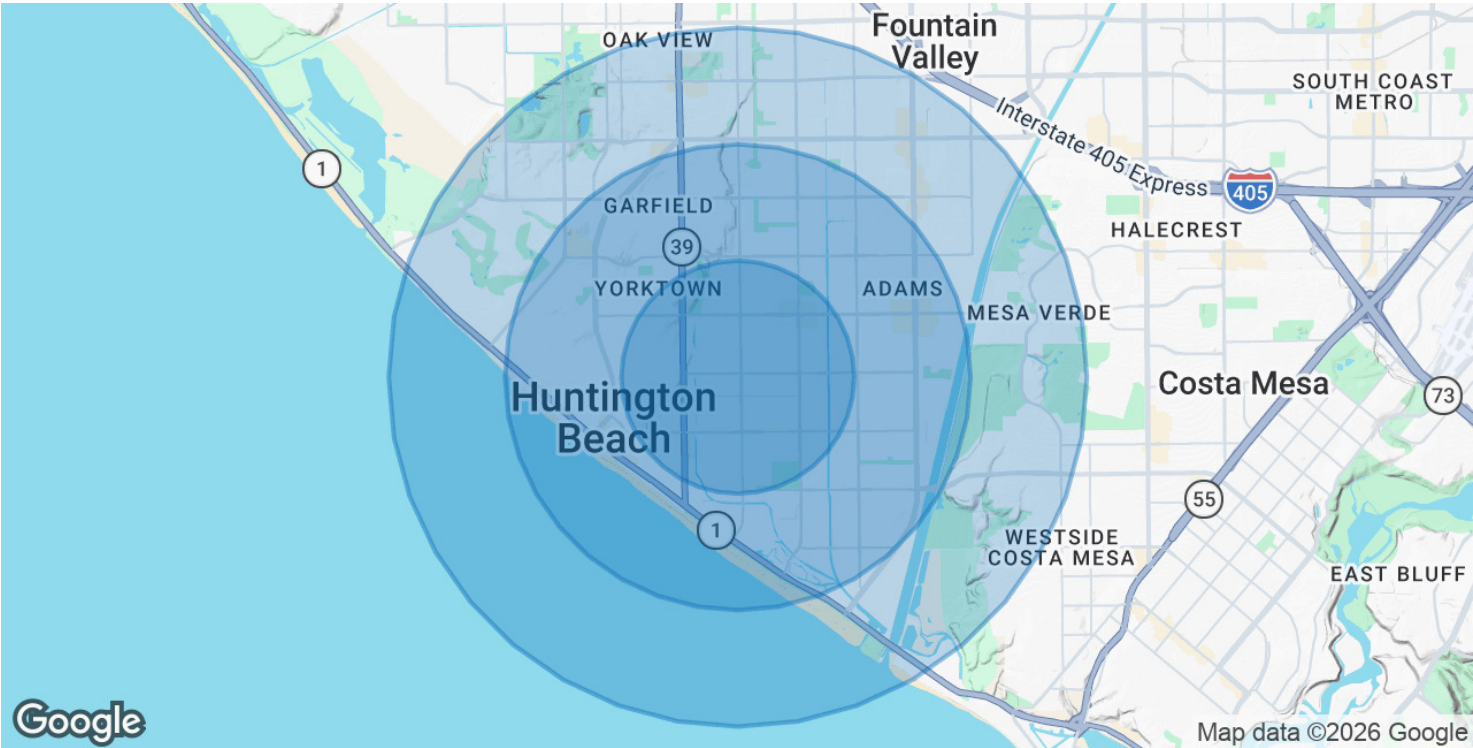
OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	864 - 3,000 SF
Building Size:	6,048 SF

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,221	84,047	140,386
Average Age	48	45.7	45
Average Age (Male)	48.8	45.5	44.1
Average Age (Female)	47.7	45.9	45.5

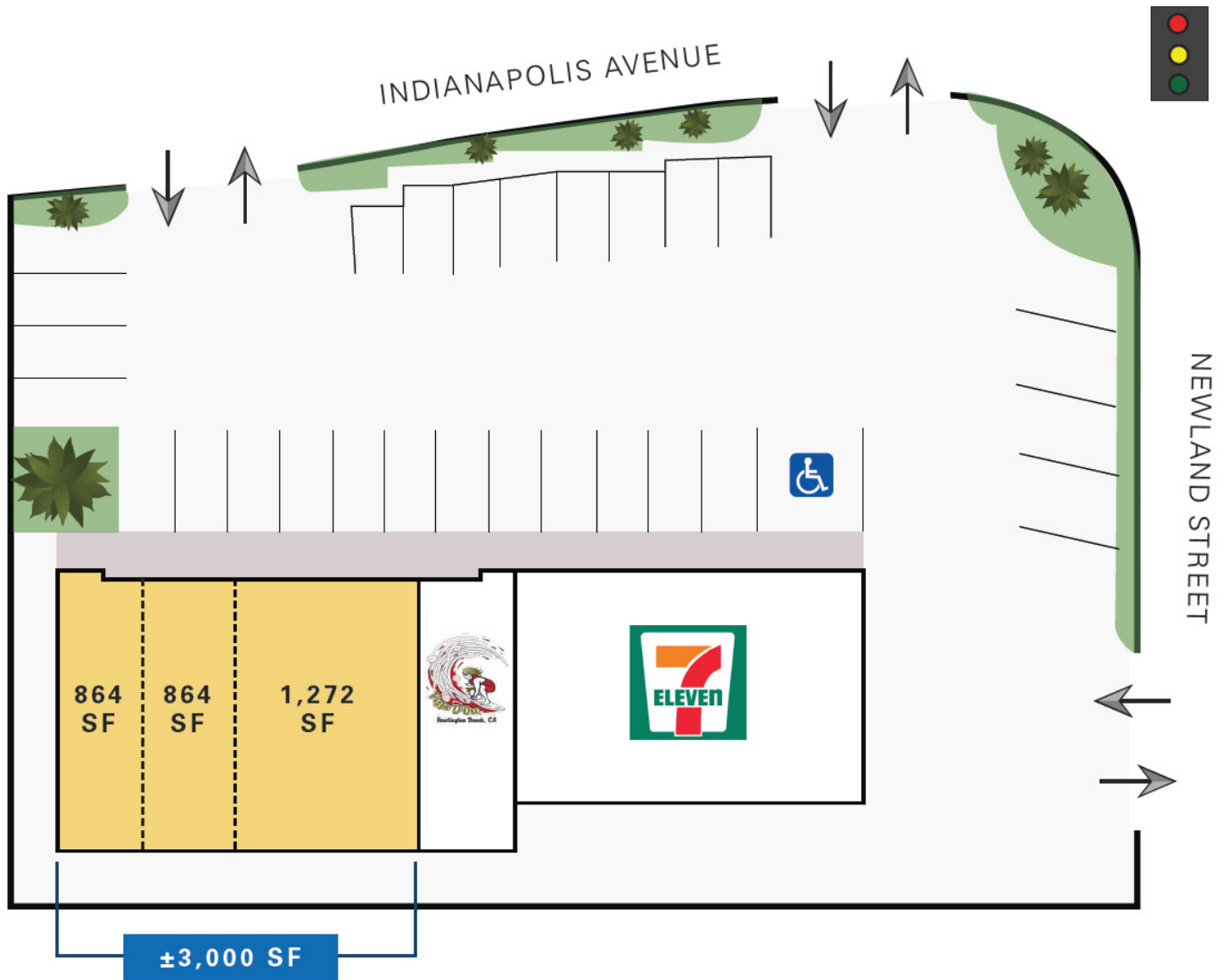
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,406	34,845	54,810
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$152,539	\$155,284	\$161,962
Average House Value	\$1,023,000	\$1,107,054	\$1,131,867

2023 American Community Survey (ACS)

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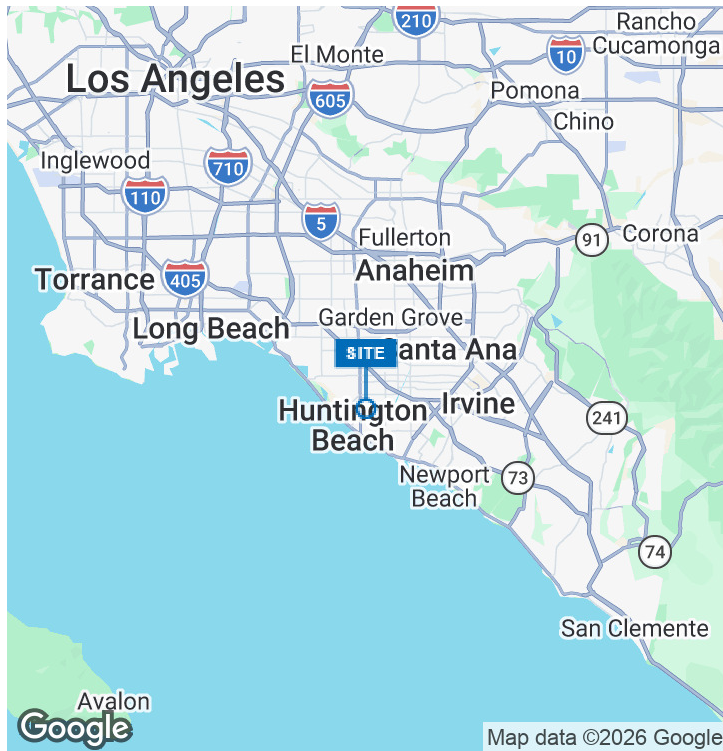
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LOCATION DESCRIPTION: HUNTINGTON BEACH

Explore the vibrant and bustling community surrounding the property in Huntington Beach, CA. The area offers a prime location for Retail and Street Retail tenants, with a steady stream of foot traffic and a dynamic consumer base. Just a stone's throw away, enjoy the world-renowned Huntington Beach Pier, Main Street, and Pacific City, all offering an array of shopping, dining, and entertainment options. The nearby Bella Terra shopping center provides additional retail and dining choices, ensuring a diverse and engaged customer base. With a strong sense of community and a lively atmosphere, the area's unique charm and accessibility make it an exceptional destination for retail businesses.



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