

FOR LEASE

SECOND GEN BEACHSIDE RESTAURANTS

Beach adjacent center in
prime Huntington Beach

17200 & 17204
PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA 92649

SUBJECT
PROPERTY

1

KIDDER.COM

km Kidder
Mathews

TWO 2ND GEN RESTAURANT SPACES IDEAL FOR QUICK SERVE/FAST CASUAL

Prime restaurant spaces with great traffic & area fundamentals

The restaurants are surrounded by Huntington Beach's top offerings in the immediate vicinity. The site is directly across from Sunset Beach, Huntington Harbor, and popular dining/shopping destinations lining the main commercial corridor of Pacific Coast Highway. The center has a thriving and synergistic tenant base allowing the spaces to thrive from a heavy in-place customer draw.

ADDRESS	17200 & 17204 Pacific Coast Hwy, Huntington Beach, CA 92649
TOTAL BUILDING SIZE	Suite 200 1,362 SF Suite 204 1,609 SF
USE	Restaurant/QSR
AVAILABILITY	Immediate
BUILD OUT	Suite 200 Restaurant with Hood + Kitchen Suite 204 Restaurant with Patio Space
PARKING	Shared lot/on-site
ASKING RATE	Contact broker
<div><div>1,362 SF</div><div>SUITE 200</div><div>1,609 SF</div><div>SUITE 204</div></div>	



Top retail and restaurant destination

Strongly positioned in a Huntington Beach enclave popular amongst locals and tourists for daily amenities, shopping, and dining. The center is well located in-between the adjacent Sunset Beach and Huntington Harbor attracting a large amount of visitors for convenience and popularity. Join the award winning Brewery Riip Beer Co & Pizzeria also rated as Placer.Ai's top ranked favorite place.



Proven coastal trade market with strong market drivers

This coastal trade area boasts over \$187K average household income providing a steady stream of customers with strong purchasing power. The center captures a wide mix of residents and tourists traveling down Pacific Coast Highway. Riip Beer & Pizzeria Brewery and adjoining tenants in the center proves the center's popularity and viability as a top ranked visitor destination.



Convenient access off intersection

The spaces and shopping center are well positioned off the corner of Pacific Coast Highway and Warner Avenue. Pacific Coast Highway experiences over 44.8K Cars per day at the intersection.



In-place restaurant build-out/amenities

Both spaces are 2nd generation restaurant spaces. Suite 200 features an in-place back of house kitchen with hood providing many restaurant opportunities. The adjacent suite 204 provides large dining area and outdoor patio.



LEASE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Rare trophy beachside locations
- Prime contiguous restaurant spaces
- Restaurant build-out in-place
- Perfect for Quick Serve/Fast Casual
- Directly on Pacific Coast Highway
- Convenient access to parking lot off PCH and Warner
- Strong co-tenancy / synergy in shopping center
- #1) Riip Beer & Pizzeria - Placer.AI "Favorite Places"

AREA HIGHLIGHTS

- Situated in between Sunset Beach and Huntington Harbor in Huntington Beach
- Strong area demographics and visitor draws
- Prime coastal trade area with over \$187k avg HH income
- Directly located on Pacific Coast Highway with over 44K cars per day at Warner intersection
- Location on densely filled corridor by the beach

44K
CARS PER DAY PCH

+\$187K
AVERAGE HOUSEHOLD INCOME

#1 RANKED
PLACER.AI "FAVORITE PLACES"

FOR LEASE ■ 17200 & 17204 PACIFIC COAST HWY





SUBJECT
PROPERTY



HUNTINGTON HARBOUR MALL



MEADOWLARK PLAZA



1

SCENIC OVERLOOK &
INFORMATION KIOSK

Pacific Ocean

Bolsa Bay



SITE PLAN

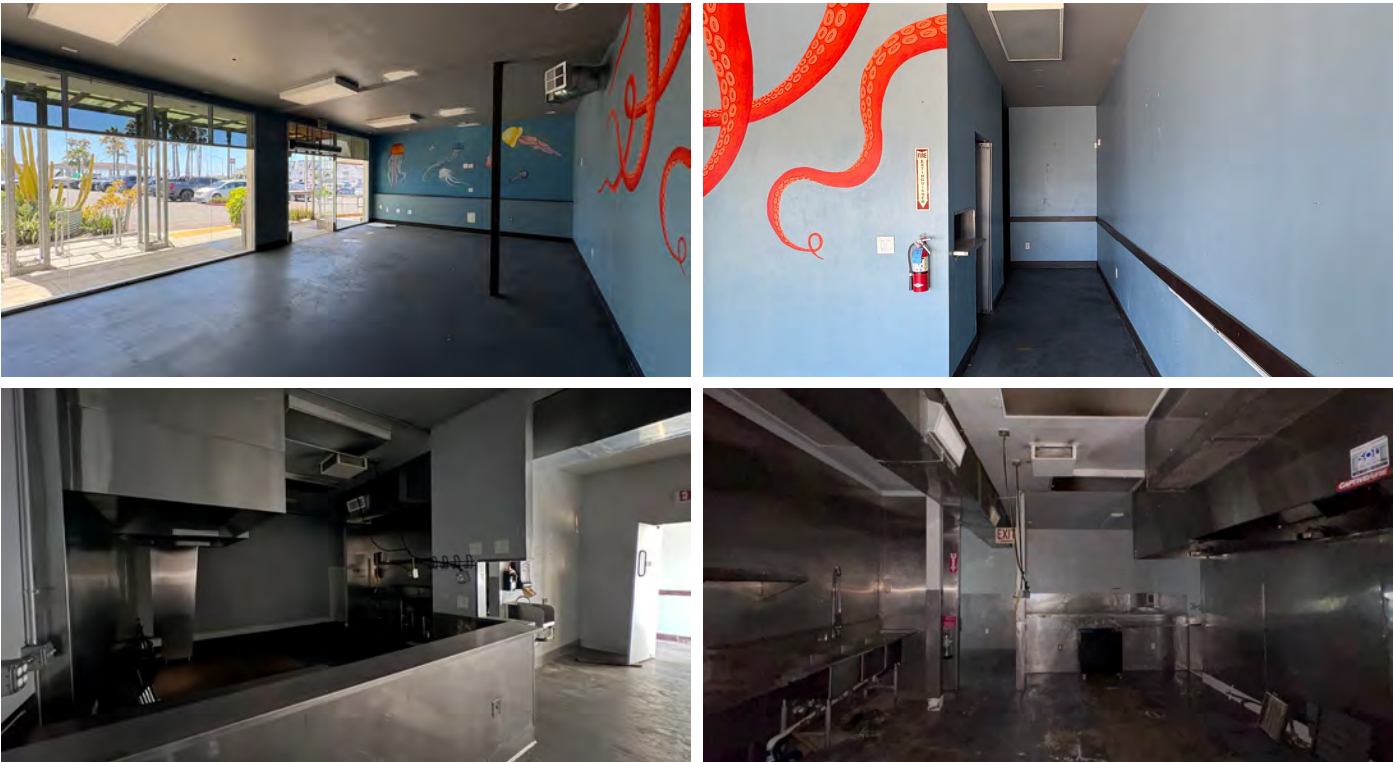
1,362 SF
SUITE 200

1,609 SF
SUITE 204



INTERIOR PHOTOS

SUITE 200



SUITE 204



AREA OVERVIEW

HUNTINGTON BEACH

A major tourist destination, Huntington Beach attracts visitors with its vibrant surf culture, beachfront amenities, and various events and festivals.

Offering diverse retail opportunities for businesses of all sizes, from local shops to national retailers, Huntington Beach attracts businesses with its thriving tourism, vibrant downtown, and various shopping centers. A consistent influx of visitors translates into substantial demand for

A consistent influx of visitors translates into substantial demand for local businesses.

local businesses. With miles of coastline, numerous entertainment events, and restaurants within a reasonable commute to Irvine and central Orange County, Huntington Beach/Seal Beach is a desirable area.

Located approximately 35 miles south of Los Angeles and 90 miles north of San Diego. This prime coastal position offers easy access via major highways like Interstate 405 and Pacific Coast Highway.

Huntington Beach presents a compelling opportunity with its strong tourism industry, affluent local demographics, diverse economy, and excellent infrastructure. These elements combine to create a vibrant and prosperous environment for success.

31
MILES TO
LOS ANGELES, CA

20
MILES TO
ANAHEIM, CA

15
MILES TO
IRVINE, CA

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	8,284	51,500	214,192
2030 POPULATION PROJECTION	8,229	50,579	209,299
PROJECTED ANNUAL GROWTH 2025-2030	-0.1%	-0.4%	-0.5%
HISTORICAL ANNUAL GROWTH 2010-2025	---	---	-0.1%

HOUSEHOLD SIZE

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,849	21,855	87,344

INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$187,138	\$172,237	\$154,022
PROJECTED HH INCOME	\$184,446	\$169,956	\$151,875





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