

FOR LEASE

Ocean Plaza

17071 Beach Blvd | Huntington Beach, CA 92647



Pad Restaurant Opportunity

±6,100 SF

Available / **Do Not Disturb**



oceanplazaoc.com

DESCRIPTION

- Freestanding restaurant fronting Beach Blvd, one of the most highly trafficked arterials in Orange County!
- Located off SWC of Beach Blvd & Warner Ave (over 140K CPD!)
- Highly visible location with exceptional façade & dedicated monument signage
- Close proximity to I-405 Fwy access only minutes away to on/off ramps both North on Beach & East on Warner
- Positioned along one of the most desirable retail corridors in the surrounding trade area

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	28,524	201,670	495,828
Avg Household Income	\$117,609	\$147,927	\$142,062
Daytime Population	14,443	79,070	181,605

Source: Esri

TRAFFIC COUNTS

Warner Ave
Beach Blvd
405 Freeway

approx. 72,900 cpd
approx. 71,800 cpd
approx. 280,700 cpd

Source: Costar

CONTACT

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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CHAN CHAN
CHICKEN & MORE

WARNER AVE -
APPROX. 72,900 CPD

SHOE CITY

**OCEAN
PLAZA**

14 STORY OFFICE
207,645 SF

BEACH BLVD -
APPROX. 71,800 CPD

Comerica



±6,100 SF AVAILABLE PAD RESTAURANT
DO NOT DISTURB



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