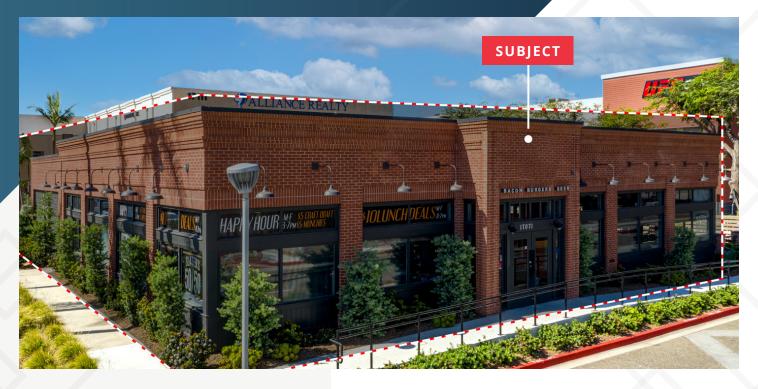
17071 Beach Blvd | Huntington Beach, CA 92647





### **Pad Restaurant Opportunity**

±6,100 SF

Available / Do Not Disturb



oceanplazaoc.com



#### CONTACT

#### **Terrison Quinn**

**949.698.1107** | terrison.quinn@srsre.com CA License No. 01789657

#### **Casey Mahony**

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### **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	approx. 72,900 cpd
Beach Blvd	approx. 71,800 cpd
405 Freeway	approx. 280,700 cpd

### © SRS Real Estate Partners

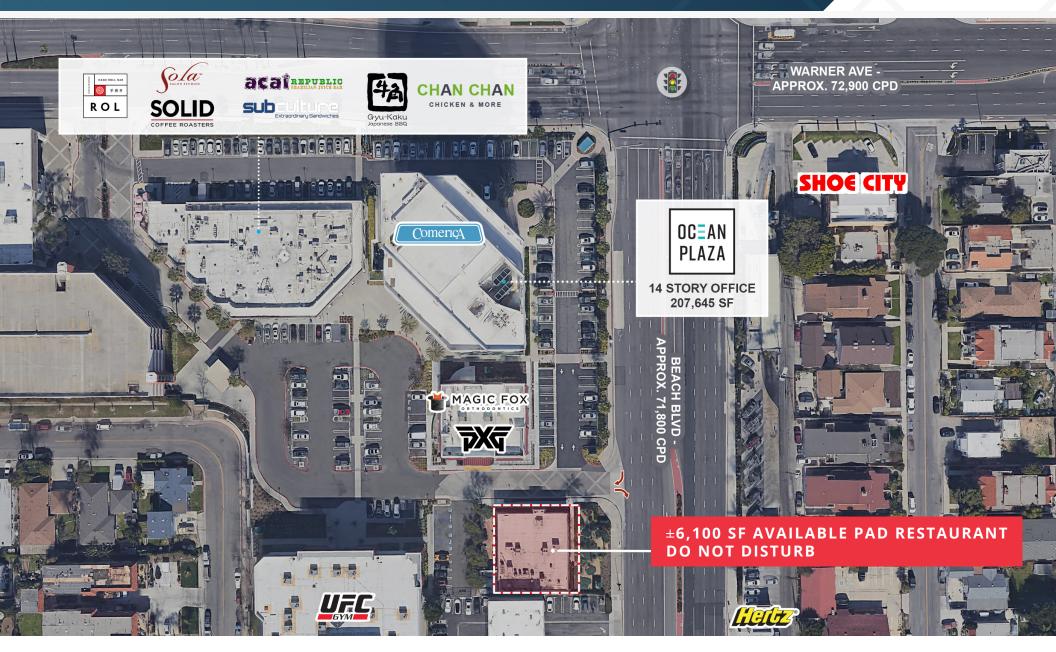
Source: Costar

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

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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