

# HUNTINGTON BEACH



**438 MAIN STREET**  
HUNTINGTON BEACH, CA



**COASTAL COMMERCIAL**

OFFERING  
MEMORANDUM

## Offering Memorandum Disclaimer:

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**438  
MAIN  
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# INVESTMENT OVERVIEW

## 1. INVESTMENT OVERVIEW

**PRICE** **\$3,100,000**

Annual Gross Rental Income - Current \$244,800

Less Expenses \$58,876

Less Vacancy (3%) \$7,344

Net Operating Income - Current \$178,580

Cap Rate - Current 5.76%

Gross Leasable Area (SF) 3,800

Land Area (SF) 5,821

Price/SF (GLA) \$816

Price/SF (Land) \$533

APN 024-134-02

### EXPENSES

Taxes (Tax Rate: 1.09918%) \$34,075

Special Assessments \$1,358

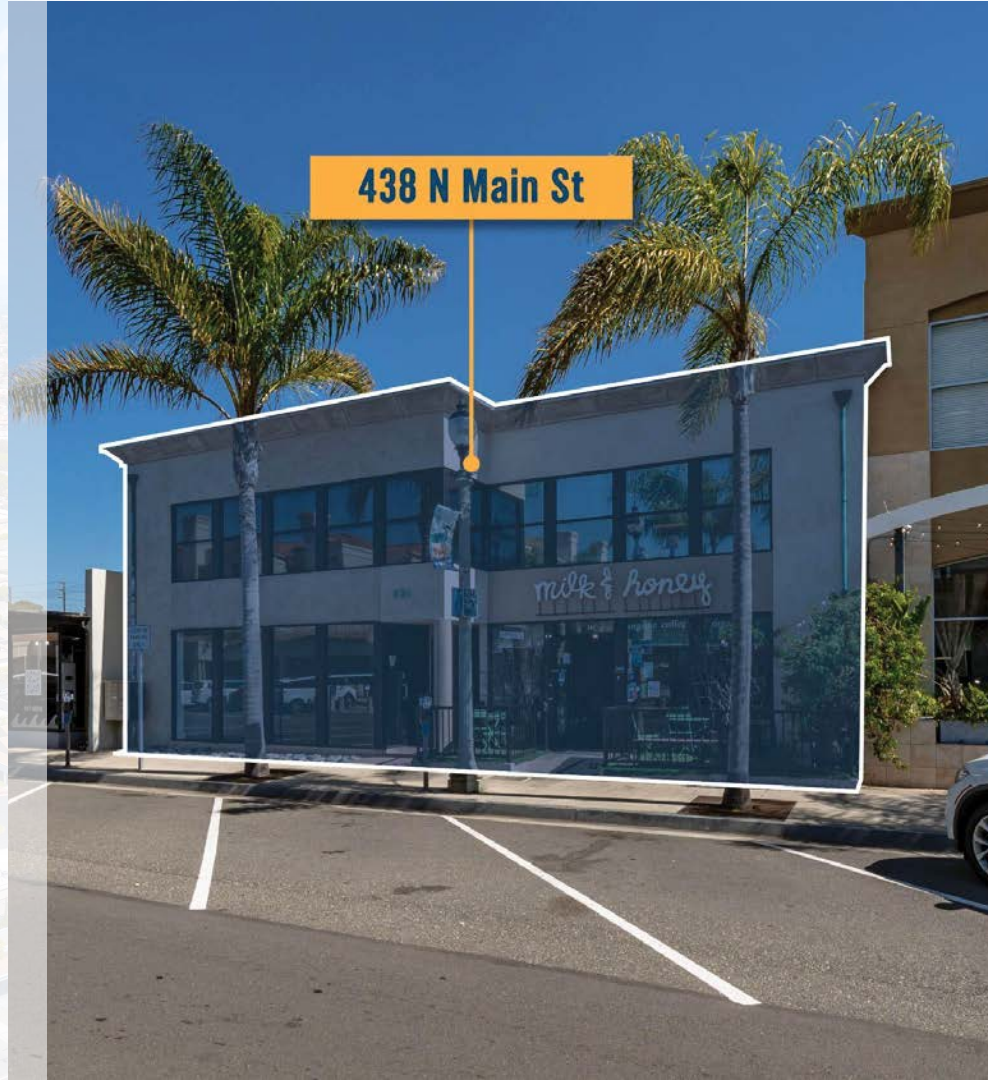
Insurance \$7,600

Trash \$3,500

Repairs & Maintenance \$5,000

Management \$7,344

**TOTAL EXPENSES** **\$58,876**



## 1. INVESTMENT OVERVIEW - CURRENT RENT ROLL

Suite	Tenant	GLA (SF)	% of GLA	Lease Dates	Monthly Rent	Rent/SF/Mo	Annual Rent	Lease Type	Options	Increases
110	Milk & Honey	802	21.11%	2/1/2020-1/31/2025	\$5,900	\$7.36	\$70,800	GROSS	NONE	6%
100	Clayton Scott Harris - Pet Store	998	26.26%	04/01/2026-05/31/2031	\$6,000	\$6.00	\$72,000	GROSS	1, 5-year	3%
220	Darren Brown	1000	26.32%	10/15/2024-10/14/2025	\$4,000	\$4.00	\$48,000	GROSS	NONE	
200	Douglas Young/Keoka Anderson	500	13.16%	1/1/2026-12/31/2029	\$2,500	\$5.00	\$30,000	GROSS	NONE	3%
210	Iron Foundation	500	13.16%	5/1/2025-5/14/2026	\$2,000	\$4.00	\$24,000	GROSS	NONE	3%
	<b>TOTAL</b>	<b>3,800</b>	<b>100%</b>		<b>\$20,400</b>		<b>\$244,800</b>			

## 1. INVESTMENT OVERVIEW

Coastal Commercial is pleased to offer 438 Main Street, a premier mixed-use asset located in the heart of downtown Huntington Beach. Positioned just steps from the sand and within close proximity to the iconic Huntington Beach Pier, the property offers an irreplaceable coastal location in one of Southern California's most heavily trafficked and sought-after beach communities.

The subject property benefits from flexible mixed-use zoning, allowing investors to capitalize on a variety of uses including retail, office, or residential configurations. Combined with up to 10 on-site parking spaces—an uncommon feature for downtown Main Street properties—the asset offers both functionality and long-term upside potential. The property further benefits from its proximity to Pacific Coast Highway, which carries tens of thousands of vehicles daily, reinforcing strong visibility and accessibility for tenants and customers alike.

Downtown Huntington Beach continues to thrive as a premier coastal destination, drawing millions of visitors annually for its beaches, vibrant dining scene, and world-famous events such as the US Open of Surfing and Great Pacific Airshow. The property's walkable location near luxury coastal hotels and high-end retail further enhances its appeal as a high-performing mixed-use investment.

438 Main Street represents a rare opportunity to acquire a pride-of-ownership asset in a high-barrier-to-entry coastal market, supported by strong demographics, consistent tourism, and long-term appreciation potential.



Huntington Beach Pier

Logos for various businesses including Main Street, Spoozy's, Charlie's Gyros, Z Millard, Diana's Bikinis, Hurley, Huntington Surf Sport, and Jolie.

Logos for various businesses including Bubbie, Starbucks, Killarney's, W+R Studios, PERQS, SMKFLWR, and California Accessories.

Logos for various businesses including MC Model Citizen, Dare Mae Bikini, and others.

Logos for various businesses including Continental 1 Hour Cleaners, The Ria, Real Thai, Mailbox Express, and others.

Logos for JAN'S, M, UPS THE UPS STORE, and First Bank.

Logo for Jax Bicycle Center.

438 N Main St

Logos for InfinityU, The NED SPA, and Colour.

Logo for Huntington Beach Fire Station 1.





# INVESTMENT HIGHLIGHTS

## 2. INVESTMENT HIGHLIGHTS



### FLEXIBLE MIXED-USE ZONING

Allows for a variety of retail, office, or residential uses, providing long-term adaptability and multiple value-add opportunities.



### AMPLE ON-SITE PARKING

Property features up to 10 dedicated parking spaces, a rare and valuable amenity for downtown coastal assets.



### IRREPLACEABLE COASTAL LOCATION

Prime mixed-use asset situated on Main Street in Huntington Beach, just blocks from the iconic Huntington Beach Pier and Pacific Coast Highway, offering unmatched accessibility and visibility.



### DENSE POPULATION & AFFLUENT DEMOGRAPHICS

Over 108,000 residents within a 3-mile radius of the subject property with an average household income exceeding \$170,000 per year, supporting strong consumer demand and tenant stability.





## 2. INVESTMENT HIGHLIGHTS

### PRIDE OF OWNERSHIP ASSET



Rare opportunity to own in one of Southern California's most desirable coastal communities, known for its world-class beaches, renowned surf culture, and charming, high-demand neighborhoods.

### HIGHLY WALKABLE LOCATION



Boasting a Walk Score of 92 ("Walker's Paradise"), the property is within walking distance to the Huntington Beach Boardwalk, premier dining, retail, and coastal destinations including The Waterfront Beach Resort, Paséa Hotel & Spa, Hyatt Regency Huntington Beach Resort and Spa, and Kimpton Shorebreak Resort.

### YEAR-ROUND TOURISM & MAJOR EVENTS



The property benefits from consistent foot traffic driven by nationally recognized events including the US Open of Surfing (800,000+ attendees), Great Pacific Airshow (2,000,000+ attendees), and AVP Pro Beach Volleyball Tour.

### STRONG TRAFFIC COUNTS & VISIBILITY



Located just blocks from Pacific Coast Highway, which experiences traffic volumes of approximately 36,000 – 43,000 vehicles per day, providing excellent exposure to both local and tourist traffic.

A wide-angle photograph of a surfer riding a large, curling wave. The surfer is positioned in the lower-left quadrant of the frame, riding the face of the wave. The wave is a vibrant turquoise color, and the crest is breaking into white foam. The background is a clear, light blue sky. Overlaid on the center of the image is a white rounded rectangle containing the text 'PROPERTY PHOTOS'. The word 'PROPERTY' is in a bold, white, sans-serif font, and 'PHOTOS' is in a white, outlined, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

# PROPERTY PHOTOS

### 3. PROPERTY PHOTOS



### 3. PROPERTY PHOTOS



**438 N Main St**









438 N Main St





**CITY OF**  
HUNTINGTON BEACH

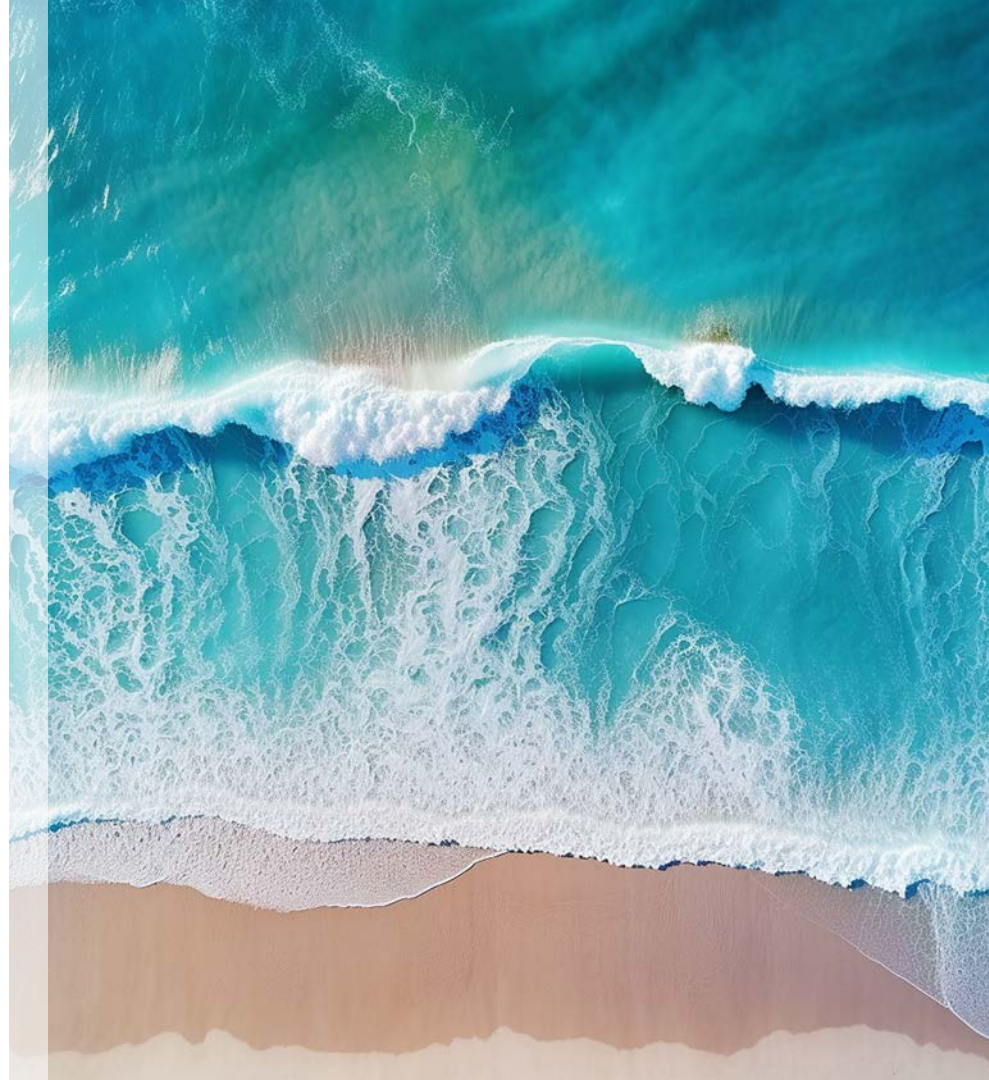
#### 4. CITY OF HUNTINGTON BEACH

## HUNTINGTON BEACH

Huntington Beach, widely known as “Surf City USA,” is one of Southern California's most iconic coastal communities, offering a unique blend of beach lifestyle, strong economic fundamentals, and year-round tourism. Located along the scenic Pacific Coast Highway in northwestern Orange County, the city is home to over 200,000 residents and boasts miles of pristine coastline, including the world-famous Huntington Beach Pier. Its vibrant downtown district along Main Street serves as a central hub for dining, retail, and entertainment, attracting both locals and millions of visitors annually.

Huntington Beach benefits from a diverse and stable economy supported by tourism, retail, professional services, and a growing technology and innovation sector. The city hosts major international events such as the US Open of Surfing and the Great Pacific Airshow, which draw significant global attention and contribute to strong local spending. With its affluent demographics, high quality of life, and limited coastal development opportunities, Huntington Beach continues to be a highly desirable location for residents, businesses, and investors seeking long-term growth within a premier beachfront market.

In addition to its economic strength, Huntington Beach offers an exceptional quality of life driven by its outdoor amenities and coastal accessibility. The city features an extensive network of parks, bike trails, and beachfront recreation areas, including Huntington State Beach and Bolsa Chica Ecological Reserve, which provide opportunities for surfing, biking, hiking, and wildlife observation. This lifestyle appeal, combined with top-rated schools and a strong sense of community, continues to attract a well-educated and affluent population, further reinforcing Huntington Beach's position as a premier Southern California destination for both living and investment.



#### 4. CITY OF HUNTINGTON BEACH

### TOURISM IN HUNTINGTON BEACH

Tourism in Huntington Beach is a major economic driver, attracting an estimated 11–12 million visitors annually to its world-renowned beaches, vibrant downtown, and iconic Huntington Beach Pier. Signature events such as the US Open of Surfing, which draws over 800,000 attendees, and the Great Pacific Airshow, with more than 2 million spectators, generate significant foot traffic and spending, supporting local businesses, hotels, and restaurants year-round.

### TOP TOURIST ATTRACTIONS



Pacific City



Vans US Open of Surfing



Pacific Airshow



AVP Huntington Beach Open



Surf City Marathon



Huntington Beach Pier



Old World Village



Independence Day Celebration (Soul Festival)

## 4. CITY OF HUNTINGTON BEACH

### TOP EMPLOYERS IN HUNTINGTON BEACH

RANK	EMPLOYER	# OF EMPLOYEES
1	Boeing	±3,112
2	City of Huntington Beach	±1,600
3	Quiksilver	±1,200
4	HB Union High School District	±1,100
5	Cambro Manufacturing	650
6	Hyatt Regency Huntington Beach	641
7	Huntington Beach Hospital	527
8	Walmart, Inc	462
9	Hilton Waterfront Beach and Resort	450
10	No Ordinary Moments/Home Depot/Target	±350-450 each

### AIRPORTS

**11.0 miles**  
John Wayne Airport (SNA)

**17.0 miles**  
Long Beach Airport (LGB)

**52.1 miles**  
Ontario International Airport (ONT)

**36.6 miles**  
Los Angeles International Airport (LAX)

\*Reported from City's 2024 Annual Comprehensive Financial Report

An aerial photograph of Huntington Beach, California, showing the ocean, a crowded beach, and buildings in the background. The text 'HUNTINGTON BEACH DEMOGRAPHICS' is overlaid in the center in a white, bold, sans-serif font. The word 'DEMOCRAPHICS' is stylized with a white outline and a blue-to-yellow gradient fill. The text is enclosed in a white rounded rectangle.

# HUNTINGTON BEACH DEMOCRAPHICS



## 5. HUNTINGTON BEACH DEMOGRAPHICS

2025 Population - Current Year Estimate	282,557
2020 Population - Census	288,626
2010 Population - Census	281,140
2025 Average Household Income	\$158,711
2030 Average Household Income	\$174,248
2025 Median Household Income	\$117,873
2030 Median Household Income	\$132,362
2025 Per Capita Income	\$62,361
2030 Per Capita Income	\$69,694
2025 Average Value of Owner Occ. Housing Units	\$1,204,364
2025 Households - Current Year Estimate	111,056
2030 Households - Five Year Projection	112,520
2020 Households - Census	110,521
2010 Households - Census	105,392
2020-2025 Annual Household Growth Rate	0.09%
2025-2030 Annual Household Growth Rate	0.26%
2025 Average Household Size	2.52

Demographics are based off a 5-mile radius

## 5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	23,577	108,000	282,557
<b>DAYTIME POPULATION</b>			
2025 Daytime Population	19,980	94,634	268,632
Daytime Workers	10,583 (53.0%)	42,305 (44.7%)	134,551 (50.1%)
Daytime Residents	9,397 (47%)	52,329 (55.3%)	134,081 (49.9%)
<b>HOUSEHOLD INCOME</b>			
2025 Households	10,927	44,613	111,056
2025 Average Household Income	\$160,896	\$171,325	\$158,711
2030 Average Household Income - Projection	\$175,447	\$186,940	\$174,248
2025 Average Value of Owner Occ. Housing Units	\$1,333,708	\$1,242,222	\$1,204,364
<b>RACE &amp; ETHNICITY</b>			
White	16,671 (70.7%)	69,814 (64.6%)	157,002 (55.6%)
Black or African American	233 (1.0%)	1,028 (1%)	3,408 (1.2%)
Asian	2,046 (8.7%)	16,084 (14.9%)	46,638 (16.5%)
Two or More Races	3,255 (13.8%)	14,401 (13.3%)	39,214 (13.9%)
American Indian or Alaska Native	14144 (0.6%)	572 (0.5%)	2,390 (0.8%)
Other	1,161 (3.8%)	5,799 (5.4%)	33,028 (11.7%)



**COASTAL**  
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