

Ground Lease or Build-to-Suit

Huntington Beach Drive-Thru/Retail Development Opportunity

Address: 21422 Brookhurst St, Huntington Beach, CA 92646



Property Highlights

Lot Size: 16,000 SF

Prime Corner Location: *frontage on Brookhurst Street with easy access to Hamilton Ave*

High-Income Trade Area: Surrounded by affluent residential neighborhoods

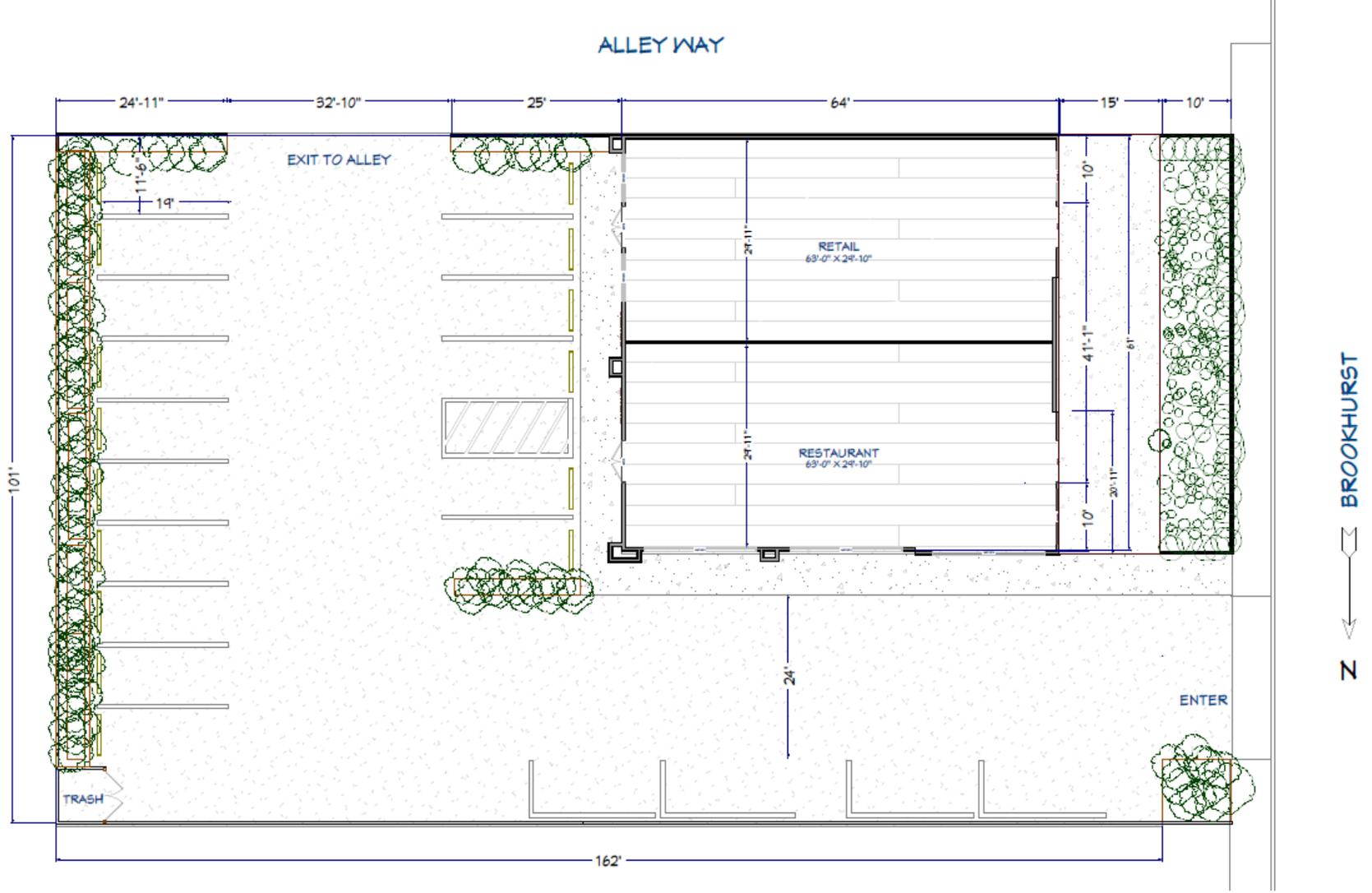
- **Flexible Delivery Options:** Ideal for ground lease, build-to-suit, or single-tenant pad development
- **Convenient Access:** Less than 2 miles from Pacific Coast Hwy and just minutes from downtown Huntington beach
- **Established Retail Corridor:** Nearby national tenants including Trader Joe's, Starbucks, Pet Supply, Chase Bank, Anytime Fitness, and more.

Site Overview

Located at the high-traffic corner of Brookhurst Street and Hamilton Avenue, this ±0.37-acre parcel offers a prime opportunity for a retail ground lease or build-to-suit development in Huntington Beach. The site benefits from strong visibility, established neighboring retailers, and proximity to dense residential communities. A conceptual plan supports a ±3,900 SF retail or restaurant building with ample parking and potential for drive-thru use. With flexible delivery options and excellent market fundamentals, this is an ideal location for a high-performing tenant looking to expand in coastal Orange County.



Concept Site Plan



Site Renderings



Additional Renderings



Demographics

2024 Population:

Avg Household Income:

Daytime Population:

1 Mile

17,337

3 Miles

165,586

5 Miles

331,646

\$149,999

\$134,115

\$138,403

2,359

76,833

213,652

Traffic Counts

Victoria St

Brookhurst St

Hamilton Ave

Approx. 28,000 cars per day

Approx. 24,000 cars per day

Approx. 17,000 cars per day



Leasing Info

Delivery: Ground Lease, Build to Suit, or potential JV

Ideal Tenants: QSR/Fast Casual Restaurant, Coffee/Dessert Brand
Boutique Retail or Service Tenants

Size Range: 1,500 - 4,000 sf depending on concept/plans

Term: Negotiable

For inquiries or to schedule
a site visit, please contact:

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Disclaimer: The information provided here is for marketing purposes only and is subject to change. Prospective tenants or buyers should perform their due diligence and verify all information independently.

Additional Concepts

