

# HIGH IDENTITY HARD CORNER LOCATION

**16001 SPRINGDALE ST., HUNTINGTON BEACH, CA 92649**



- Approximately 2,896 sf of building & 22,449 sf of lot area (tenant to verify)
- Tremendous Springdale Street & Edinger Ave hard corner exposure
- Currently built out for bank / credit union with usable vault
- Located in desirable north Huntington Beach trade area
- 405 freeway access route from *both* Springdale Street & Edinger Avenue
- Close to Boeing campus
- Across the street from Marina HS and north Huntington Beach industrial parks
- Excellent traffic counts & site access
- Flexible CG (Commercial General) zoning
- Space ideal for bank, coffee, retail, bike shop

	1 mile	3 miles	5 miles	Traffic Counts	
Total Population '17	18,363	158,323	418,941	Springdale & Edinger	+/- 46,000 CPD
Avg HH Income	\$118,006	\$106,824	\$106,105	Per City of Huntington Beach Traffic & Engineering	
Daytime Population	11,866	59,901	139,522		



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## Site Pictures



Front entrance of building



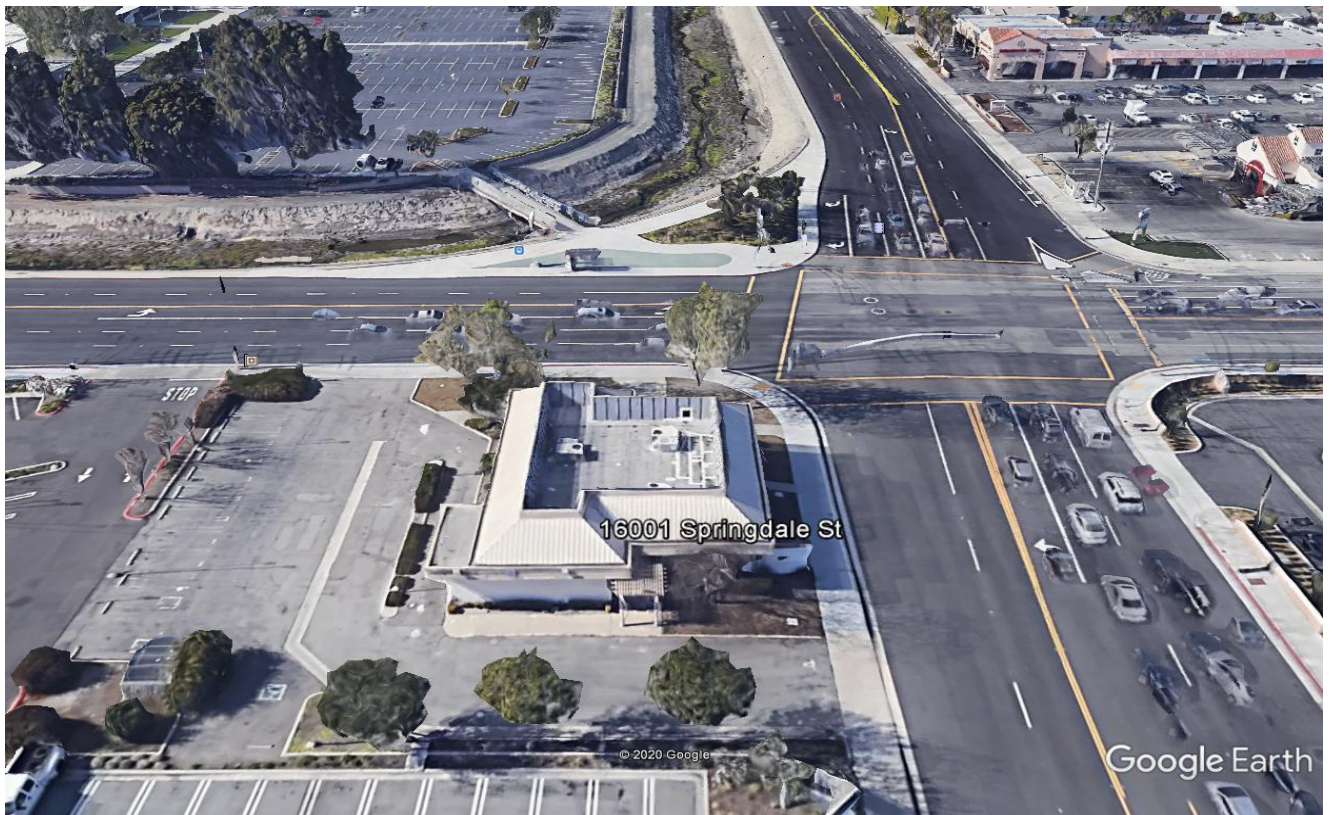
Parking area



Back side of building and parking area



Current interior build out



Although we do not doubt this information, CCRA Inc does not warrant or represent its accuracy and strongly suggests those reviewing this property to perform their own independent investigations.