

FOR LEASE

# Magnolia & Garfield Center

19126 Magnolia Ave | Huntington Beach, CA 92646



## RETAIL, MEDICAL AND OFFICE OPPORTUNITY

2,202 SF  
Endcap Available

### DESCRIPTION

- 2,202 SF former optometry endcap available for lease
- Affluent demographics with average household income in excess of \$150,000 in a one, three, and five mile radius
- High visibility signage opportunity with high end façade facing Magnolia Ave
- Ample parking field with convenient ingress/egress

### 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,044	183,496	461,471
Avg Household Income	\$169,292	\$161,478	\$150,378
Daytime Population	4,120	82,238	212,382

Source: Esri

### TRAFFIC COUNTS

Garfield Ave	approx. 18,000 cpd
Magnolia Ave	approx. 22,800 cpd

Source: Costar

### CONTACT

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### Site



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