

FOR LEASE

±6K SF Freestanding Drive-Thru Building

7222 Edinger Ave | Huntington Beach, CA 92647



Freestanding Drive-Thru Building

±6,220 SF

±0.64 AC (27,878 SF of Land)

APN: 142-131-06



CONTACT

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DESCRIPTION

- ±6,220 SF freestanding drive-thru building for lease on ±0.64 AC of land
- Just off the 405 fwy @ Beach Blvd with fwy expansion underway (est. 2023 completion)
- Close proximity to Goldenwest College (est. 16k enrolled students)
- Dynamic surrounding mix of national, regional and local tenants across multiple use categories
- Dense population within the 3 mile radius (over 200k) with high income (over \$130,000)

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	25,065	215,396	498,630
Avg Household Income	\$135,448	\$131,659	\$134,016
Daytime Population	13,989	76,575	170,687

Source: Esri

TRAFFIC COUNTS

Edinger Ave approx. 27,300 cpd
 Goldenwest St approx. 37,300 cpd
 I-405 Freeway approx. 273,000 cpd

Source: Costar

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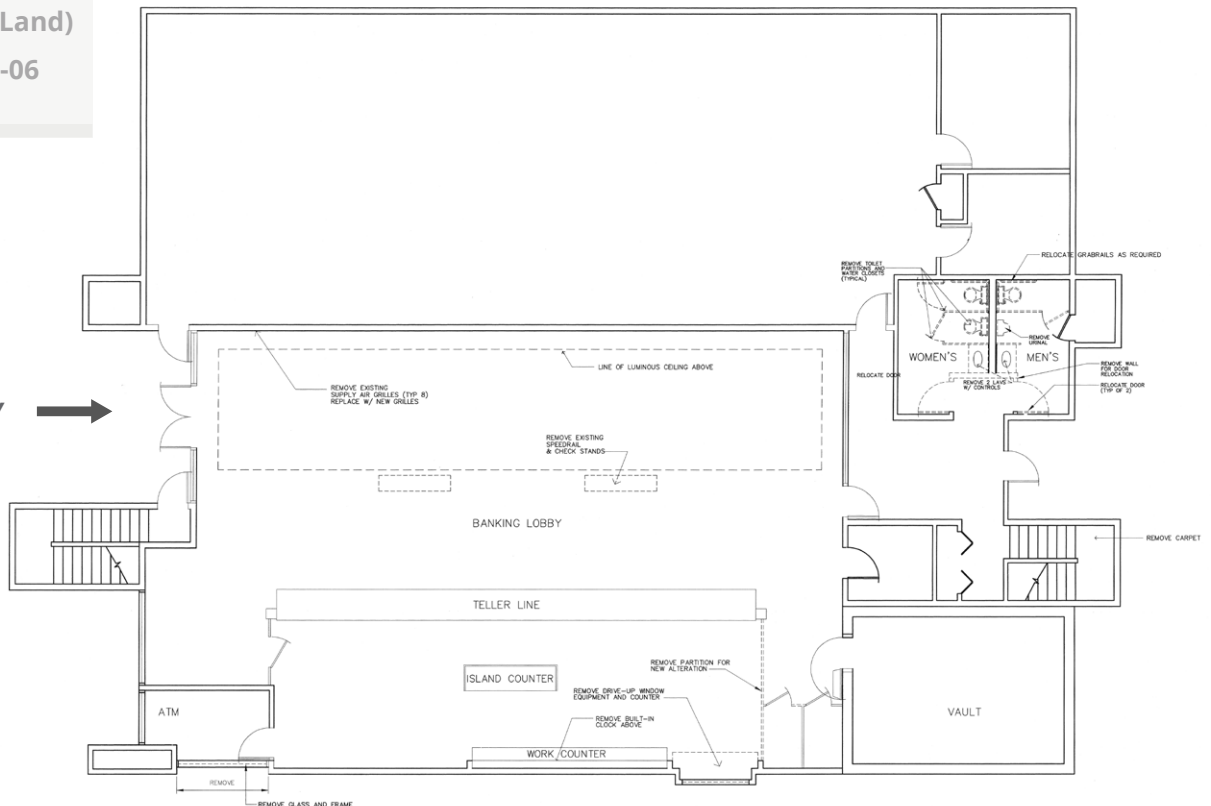
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----- EDINGER AVE -----

FRONT ENTRY →



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