

HUNTINGTON BEACH



412-414 WALNUT AVENUE
HUNTINGTON BEACH, CA



COASTAL COMMERCIAL

OFFERING
MEMORANDUM

Offering Memorandum Disclaimer:

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412-414 WALNUT AVENUE

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

PROPERTY OVERVIEW

Price	\$4,651,000
Annual Gross Rental Income	\$232,570
Less Vacancy (3%)	\$6,977
Net Operating Income	\$225,593
Cap Rate - Current	4.85%
Gross Leasable Area (SF)	4,408
Land Area (SF)	3,520
Price/SF (GLA)	\$1,055
Price/SF (Land)	\$1,321
APN	024-147-09



1. INVESTMENT OVERVIEW - CURRENT RENT ROLL

Unit	Tenant	GLA (SF)	% of GLA	Lease Dates	Monthly Rent	Rent/SF/Mo	Annual Rent	Rent/SF/Yr	Lease Type/Increases
412 Walnut Ave	D&H Development (25 Degrees)	2,568	58.26%	11/01/2025-10/31/2035	\$12,941	\$5.04	\$155,290	\$60.47	NNN 3% Annual
414 Walnut Ave	Capital Investment Network, Inc.	1,840	41.74%	02/01/2000-02/28/2028 Sale-Leaseback	\$6,440	\$3.50	\$77,280	\$42.00	NNN
	TOTAL	4,408	100%		\$19,381		\$232,570		



1. INVESTMENT OVERVIEW

Coastal Commercial is pleased to offer for sale 412-414 Walnut Avenue, a historically significant and irreplaceable asset located in the City of Huntington Beach. The property consists of a 4,408 square foot, two-story building situated on a 3,520 square foot lot in a premier coastal location just one block from the iconic Huntington Beach Pier and the Pacific Ocean.

The 2,568 square foot ground floor is currently leased to 25 Degrees, a well-established tenant paying \$155,290 annually on a NNN basis, with 3% annual rent increases. The lease extends through October 31, 2035, providing stable, long-term income. The 1,840 square foot second-floor office is occupied by Capital Investment Network, Inc., owned and operated by the Seller. Upon closing, the seller will execute a new two-year NNN lease at \$77,280 annually, ensuring additional in-place income.

Originally constructed in the late 1920s by a local physician, this two-story brick building carries a rich and storied history. The property initially featured two ground-floor retail spaces with professional offices above and, for a period, served as the Justice of the Peace and courthouse for the area. Over the decades, it has been home to a variety of notable local businesses, including McIntosh Electric (circa 1927), HB Auto Supply (1933), Stella's Coffee Shop in the late 1930s, and P&W Café in the 1940s. In 1976, its longest-standing tenant, Mazzotti's, consolidated the ground floor into a single space.

More than just a premier coastal investment, 412-414 Walnut Avenue represents a rare opportunity to acquire a legacy asset with deep historical roots in one of Southern California's most desirable beachfront communities. Comprehensive historical documentation is available upon request.





412-414
WALNUT AVE

DUKE'S
HUNTINGTON BEACH

SANITY'S
Beach Shack

Shorebreak

FB5 TRAINING

Brightwaters

TOP DOG
bakery • eat • boutique

TASERIA
PRIMECUT
EST. 2013

PACIFIC HIDEAWAY

Pacific Coast Hwy
(37,000 VPD)

Wahoo's

JACKS

Mangiamo
Gelato Caffè

Kettle
Corn King

SESSIONS
WEST COAST BEER
EST. 2010

BONDI BOWLS

The
STRAND
5th & PCH

Hurley X

Mustard

RIP CURL

CVS

SOCK HARBOR
A LOCAL ONLY TAILOR SHOP

HQ
GOLF CLUB

Main St Eyewear

Bomburger

COACHES

RESTAURANT BREWERY

BILLABONG

DIANE'S BIKINIS

Beach Island

BR
BASKIN - ROBBINS

SANDBAR
At The Beach & Newport Dr.

LONGBOARD
Amenities & Apparel

baja **sharkeez**

THE
BURNING
HOUSE

American Vintage
Huntington Beach
Beer Co.

Sugar Shack Cafe

Salt Life

Police
Sub Station

Walnut Ave



INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



Minimal Management – Absolute NNN Leases

The property offers a truly passive investment with absolute NNN leases in place, minimizing landlord responsibilities and providing stable, predictable income.



Historically Significant & Irreplaceable Location

Rare opportunity to acquire a mixed-use asset located near the highly trafficked intersection of Main Street and Pacific Coast Highway, one of the most sought-after corridors in coastal Orange County.



Dense & Affluent Demographics

Over 280,000 residents live within a 5-mile radius of the property, with an average household income exceeding \$159,000 annually, supporting strong consumer demand.



Pride of Ownership Asset

Located in Huntington Beach, one of California's premier coastal destinations, the property benefits from strong local pride, renowned beaches, and vibrant, community-oriented neighborhoods.



Walkable Coastal Location (Walk Score: 86)

Ideally situated within walking distance to the Huntington Beach Boardwalk, numerous retail and dining amenities, and Pacific City.





2. INVESTMENT HIGHLIGHTS



Proximity to Luxury Coastal Resorts

Surrounded by premier hospitality destinations including The Waterfront Beach Resort, a Hilton Hotel, Paséa Hotel & Spa, Hyatt Regency Huntington Beach Resort and Spa, and Kimpton Shorebreak Resort.



World-Class Events & Tourism Drivers

Huntington Beach hosts major annual events including the US Open of Surfing (800,000+ attendees), Great Pacific Airshow (2,000,000+ attendees), and AVP Pro Beach Volleyball Tour, driving consistent tourism and foot traffic.



Strong Traffic Counts

Excellent visibility with Pacific Coast Highway seeing approximately 37,000 vehicles per day just one block from the property.



Rooftop Access

Upper-level office unit includes access to a rooftop area, offering potential for tenant use or added value. traffic.

A wide-angle photograph of a surfer riding a large, curling wave. The surfer is positioned in the lower center of the frame, riding the face of the wave. The water is a vibrant turquoise color, and the wave is breaking into white foam. The sky is a clear, pale blue. 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



412-414
WALNUT AVE

THE RESIDENCES AT
PACIFIC CITY

THE
IRISHMAN



American Vintage
Huntington Beach
Beer Co.



BILLARONG

Pristine
Motorsports



Mangiamo
Gelato Caffè



Look
Vintage

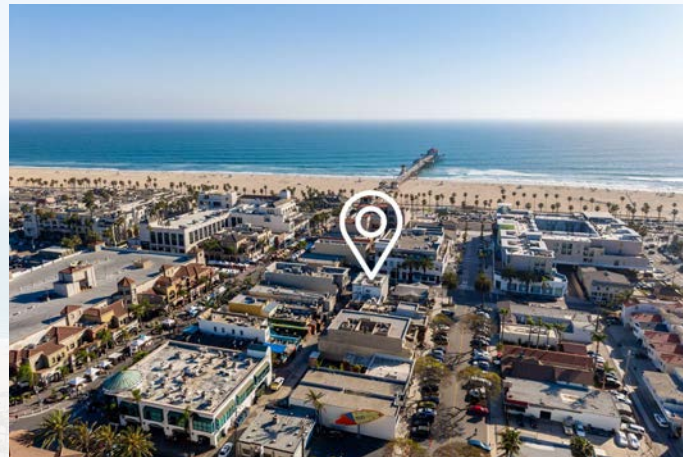
Police
Sub Station

Walnut Ave

Main St

the
SALTY B











CITY OF
HUNTINGTON BEACH

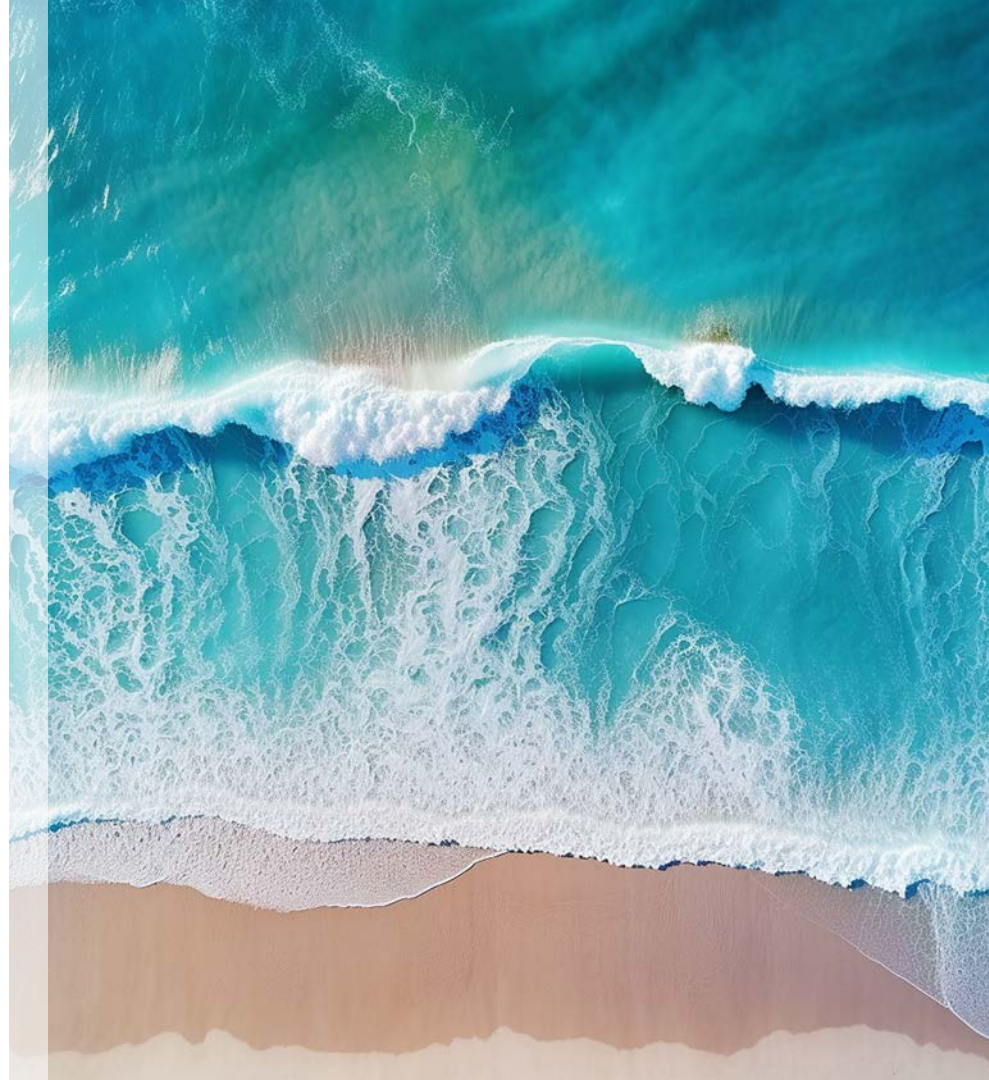
4. CITY OF HUNTINGTON BEACH

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

11.2 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 a white rounded rectangle with a blue and yellow gradient shadow.

HUNTINGTON BEACH DEMOGRAPHICS



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
POPULATION			
2025 Population - Current Year Estimate	23,577	108,000	282,557
DAYTIME POPULATION			
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%)
HOUSEHOLD INCOME			
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
RACE & ETHNICITY			
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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