

FOR SALE/FOR LEASE

# 16431 PACIFIC COAST HWY

HUNTINGTON BEACH, CA 92649

*Sunset Beach Mixed-Use Property  
For Sale or Lease*



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**km** Kidder  
Mathews





**EXCLUSIVELY  
LISTED BY**

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# SUNSET BEACH MIXED-USE OPPORTUNITY PRIME CENTRAL LOCATION ACROSS FROM PETER'S LANDING

*Kidder Mathews is pleased to present this rare purchase opportunity in Sunset Beach, CA*

An exceptional opportunity to acquire the property at 16431 Pacific Coast Hwy. Steps to the sand and centrally located, with direct frontage on Pacific Coast Highway immediately across from Peter's Landing, this prime location offers unparalleled visibility and traffic. Sunset Beach attracts a steady stream of both residents and tourists, ensuring a robust customer base year-round. This mixed-use opportunity is perfect for an owner-user or investor seeking a prime asset in a coveted coastal destination known for its vibrant community and tourist appeal.



## PROPERTY OVERVIEW

Address	16431 Pacific Coast Hwy Huntington Beach, CA 92649
Units	5 (2 Retail / 3 Residential)
APN	178-513-17
List Price	\$3,950,000
Lease Rate	\$3.95 PSF
Building Size	±4,895 SF
Lot Size	±7,994 SF
Year Built	1962
Parking	6 retail spaces / 6 residential spaces
Zoning	CV-MU Commercial Visitor/Mixed-Use



## INVESTMENT HIGHLIGHTS

Located on the beach side of Pacific Coast Highway, just one short block from the sand

In the heart of Sunset Beach, directly across from Peter's Landing – a ±95,000 SF open-air center with waterfront dining, boutique retail, community events, and a 300-slip marina

High-visibility frontage on PCH with over 40,000 cars per day

Excellent owner-user or investment opportunity

5-unit mixed-use property:

- Two retail spaces totaling ±3,200 SF (one currently vacant)
- Three 1BR/1BA residential units on month-to-month leases with below-market rents





**simple green**  
Keeps Your World Clean

**lucy**  
COLLECTIVE

**OCEANVIEW MOTEL**

**SURF CITY INN**

**CHIROPRACTIC HEALTH CENTER**

**777 MOTOR INN**

**BAYPORT CONDOMINIUMS**

**KATIN**  
America's Fastest Growing | Est. in 1984

**TURCS COCKTAILS**

**PCH**  
Pacific Coast Highway

**West Coast LifeStyles Inc.**  
Real Estate & Property Management

**PELICAN ISLE**  
Huntington Beach

**STEPS LANDING**

**MOTHER'S**

**GOLDEN ROAD**  
RESTAURANT

**BEALES TEXAS BBQ**

**PETER'S LANDING**

**SUNSET SUITES**

**BROADMOOR TOWNHOMES**

**OCEAN SURF INN AND SUITES**

**Sun Surf**  
Spa & Wellness

**GREEN CHEEK**  
RESTAURANT

**CALICO**  
Huntington Beach

**40,000+ VEHICLES**  
Average Daily Traffic

**SUBJECT PROPERTY**

**SUNSET BEACH**

**SUNSET BEACH WATER TOWER**

**SURFSIDE BEACH**

**Pacific Ocean**

**Highway 1**



## EXECUTIVE SUMMARY







# HUNTINGTON BEACH

*Huntington Beach is a seaside city with a long 9.5-mile stretch of sandy beach, mild climate, excellent surfing, and beach culture.*

Located 35 miles southeast of Downtown Los Angeles, it is bordered by the Pacific Ocean, Seal Beach to the Northwest and Newport Beach to the Southeast. The Huntington Beach Pier stretches a quarter mile from Main Street into the Pacific Ocean. The City serves as a venue for many large annual events, including the U.S. Open of Surfing, the Pacific Airshow, various volleyball and other sporting events, as well as the largest 4th of July parade West of the Mississippi. HB is also home to the International Museum of Surfing, Huntington Beach Art Center, and 350-acre Huntington Central Park.

*Sunset Beach is a small vibrant community along Huntington Beach's Northern coast.*

Known for its serene shoreline and local charm, this quaint, mile-long stretch of beach provides a relaxed alternative to the more crowded beaches nearby, with quieter sands and a unique, small-town feel. Visitors to Sunset Beach enjoy a blend of natural beauty and local character, from scenic views of the Pacific Ocean to its eclectic mix of beachside cafes and boutique shops.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	6,015	47,282	203,597
2029 PROJECTED POPULATION	5,930	46,626	197,421
2010 CENSUS POPULATION	6,032	45,076	198,551

2024 POPULATION BY RACE AND ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	67.3%	63.8%	56.8%
BLACK	1.0%	1.7%	2.3%
AMERICAN INDIAN OR ALASKA NATIVE	0.6%	0.5%	0.6%
ASIAN	16.1%	16.3%	19.0%
HAWAIIAN & PACIFIC ISLAND	0.2%	0.3%	0.3%
HISPANIC OR LATINO POPULATION	31.3%	32.0%	35.4%

HOUSEHOLD

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED HOUSEHOLDS	2,949	22,099	83,854
2030 PROJECTED HOUSEHOLDS	2,916	21,855	82,381
2010 CENSUS HOUSEHOLDS	2,861	20,837	80,640

Data Source: Regis Online, ©2025, Sites USA





# THE EDGE IN YOUR MARKET

*For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.*

## COMMERCIAL BROKERAGE

**\$10B**

3-YEAR AVERAGE  
TRANSACTION  
VOLUME

**500+**

NUMBER OF  
BROKERS

**42.4M+**

ANNUAL SF  
OF LEASES

**31.7M+**

ANNUAL SF  
OF SALES

## OUR SERVICES

Commercial Brokerage

Asset Services

## ASSET SERVICES

**57M+ SF**

MANAGEMENT  
PORTFOLIO SIZE

**850+**

ASSETS UNDER  
MANAGEMENT

## VALUATION ADVISORY

**2,600**

3-YEAR AVERAGE  
ASSIGNMENTS

**39/24**

TOTAL NO. OF  
APPRAISERS/MAI'S





*Exclusively listed by*

**RYAN SHARPE**

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