

For Lease: Turnkey Restaurant Opportunity

7631 EDINGER AVE

HUNTINGTON BEACH, CA 92647

OLIVER GHADOUSHI

Vice President

323.302.8282

oliver.ghadoushi@compass.com

DRE 01973061

**COMPASS
COMMERCIAL**

Executive Summary

Compass Commercial is pleased to present 7631 Edinger Ave in Huntington Beach - a ±1,344 SF fully built-out and operating quick service restaurant in Bella Terra. The center is home to strong national and regional tenants, and is located just off the 405 Freeway at Beach Blvd and Edinger Ave featuring 318,000+ vehicles per day (VPD). Located adjacent to Golden West College, Edinger Ave benefits from approximately 52,450 VPD.

This 2nd-generation restaurant space is fully-fixturized with a walk-in refrigeration system, sinks, a Type 41 Liquor License (Beer & Wine), including both indoor and outdoor patio dining areas. The infrastructure makes it well-suited for a variety of quick service restaurant (QSR), cafe concepts and light food uses, from national/regional chains to independent and local operators.

This offering represents a rare opportunity to secure a turnkey restaurant space in one of Orange County's most dynamic submarkets, featuring built-in infrastructure, proximity to major schools, retailers, and excellent positioning within a busy retail center. This opportunity is an asset sale with Fixtures, Furniture, and Equipment (FF&E) and key money is required.



Space Overview

RESTAURANT SPECIFICATIONS

1,344 SF

RESTAURANT SIZE

\$4.77/SF

CURRENT LEASE RATE

2013

YEAR BUILT

TURNKEY

CONDITION

UPON REQUEST

LEASE & SALE TERMS

TYPE 41 (BEER AND WINE)

LIQUOR LICENSE

±52,450 VPD

TRAFFIC COUNT

DEDICATED

PARKING

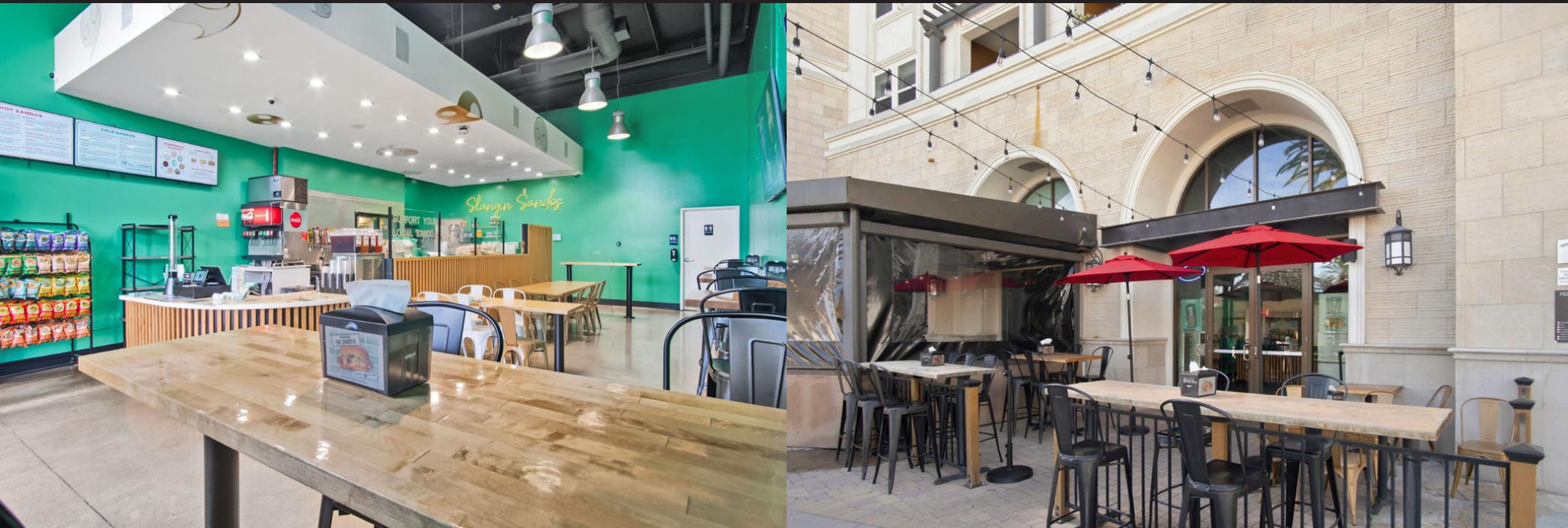
*SPACE IS TENANT-OCCUPIED. PLEASE DO NOT DISTURB OCCUPANTS.

*BUYER/LESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.



Space Highlights

- / Prime, Fully Built-Out 2nd-Generation Restaurant Space in Huntington Beach
- / Directly Below 467 Luxury Apartments (The Residences at Bella Terra) | Built-In Customer Base
- / 1,344 SF Turnkey QSR with FF&E, Ideal for Various Food Uses
- / Free & On-Site Parking Lot
- / High Visibility, Exposure, and Signage Opportunity
- / Indoor and Outdoor Patio Seating, Type 41 Liquor License (Beer and Wine), Easy Access for 3rd-Party Delivery Services
- / Located at Bella Terra (852,000+ SF Lifestyle Center) with National and Regional Tenants



Area & Market Overview

Known as “Surf City USA,” Huntington Beach is Orange County’s most populous beach city, with ~190,000 residents and a median household income exceeding \$120,000. The city’s affluent consumer base, year-round mild climate, and status as Southern California’s premier coastal destination drive strong, consistent demand for dining and retail. Bella Terra draws over 12 million annual visitors and sits at one of the county’s most trafficked intersections — Beach Blvd and Edinger Ave — with 318,000+ vehicles per day. The center is further supported by 467 luxury apartments directly above the retail corridor, Golden West College, and 25,000+ workers and residents within a five-minute walk. Orange County Retail Market Orange County’s retail market is among the tightest in the nation. As of Q4 2025, overall vacancy sits at approximately 3.2% — near a 16-year low — as demolitions have outpaced new construction for five consecutive years. Quality second-generation restaurant spaces with existing infrastructure are rare in particularly high demand, as LA-based and regional dining concepts continue aggressively expanding into Orange County.



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	27,100+	225,100+	530,200+
2030 Population	27,300+	221,200+	517,400+

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	10,200+	72,300+	167,100+
2030 Households	10,300+	73,200+	169,400+
Avg. Household Size	2.9	2.9	2.9
Total Consumer Spending	\$1.3B+	\$1.4B+	\$6.8B
Owner Occupied Households	15,500+	93,500+	283,100+
Renter Occupied Households	18,700+	73,400+	297,100+

HOUSING INCOME	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$118,300+	\$116,200+	\$120,000+
Median Household Income	\$87,100+	\$93,000+	\$92,900+
< \$25,000	5,700+	23,900+	77,500+
\$75,000 - \$100,000	3,950+	20,900+	79,500+
\$125,000 - \$150,000	3,200+	14,700+	48,800+
\$200,000+	5,200+	27,500+	82,700+







SHAG

Blended Specialty

7521 Edinger Avenue

OUR SIZES
SMALL
MEDIUM
LARGE
XL
YOUR OWN
DRINKS
AT LEAST \$2.49

Coca-Cola makes the most

Slangin Sandos

TIPS are appreciated

SHORTIE
L
LARGE
XL

SHORTIE





WARNING



WARNING



Slangin Sandos



Supplies



MONO



12:20 PM 750 7-20

SUPPORT YOUR LOCAL FARMERS

Coca-Cola

MONOGRAM
CLEANING & DISINFECTANT
VASOS PARA PORCIÓN DE SOUFFLÉ
2 LITROS (67.6 FL OZ)
CAN LINERS
MONOGRAM
724871



CHICKEN LIST
New Post Order
Dinner List

FOOD LABELS
- History -
- CHANGE Counts

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MONOGRAM
NITRILE GLOVES
DISINFECTED BY METROL

MONOGRAM
CLEANING DISINFECTANT
FOODSERVICE ROLL

Handwritten notes on a piece of paper taped to the wall.

WARE PREPARATION
1. WASH
2. RINSE
3. SANITIZE

Modelo



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

COMPASS
COMMERCIAL



OLIVER GHADOUSHI

Vice President

323.302.8282

oliver.ghadoushi@compass.com

DRE 01973061

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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.