

RESTAURANT & SALON

FOR LEASE AT THE BOARDWALK BY WINDSOR
7441-7461 EDINGER AVE | HUNTINGTON BEACH, CA 92647



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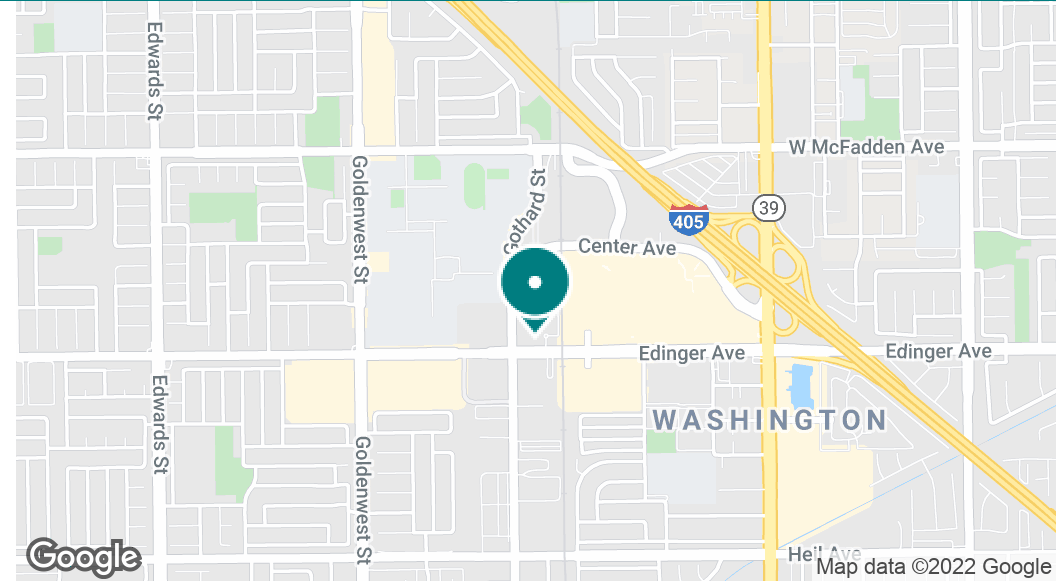
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LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

BOARDWALK WINDSOR | 7441-7461 EDINGER AVE, HUNTINGTON BEACH, CA 92647

BROCHURE - BOARDWALK | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month (MG)
Building Size:	743,256 SF
Available SF:	1,350 - 1,410 SF
Lot Size:	11.7 Acres
Number of Units:	487
Year Built:	2015
Market:	Orange County
Submarket:	Huntington Beach
Traffic Count:	26,000

PROPERTY OVERVIEW

The well-located site is situated on Edinger Avenue, a booming retail corridor. The adjacent 487 apartment units are just the tip of the iceberg amid the extremely dense residential neighborhood surrounding the property. The site is also positioned next to Bella Terra and one block from Goldenwest Community College (with 10,000+ students currently enrolled). Nearby restaurants + retailers include: California Pizza Kitchen, King's Fish House, Starbuck's, and The Cheesecake Factory, Whole Foods, Costco, Century Theatre, Bed Bath & Beyond, REI, Cost Plus, Barnes & Noble, Staples, and more! Freeway close, the development is just seconds from the 405 freeway.

PROPERTY HIGHLIGHTS

- Across from Bella Terra Mall
- Trophy Mixed-use Development
- Next to Goldenwest College (10,000+ students)
- 487 Apartment units Amid extremely Dense Surrounding Residential Neighborhood

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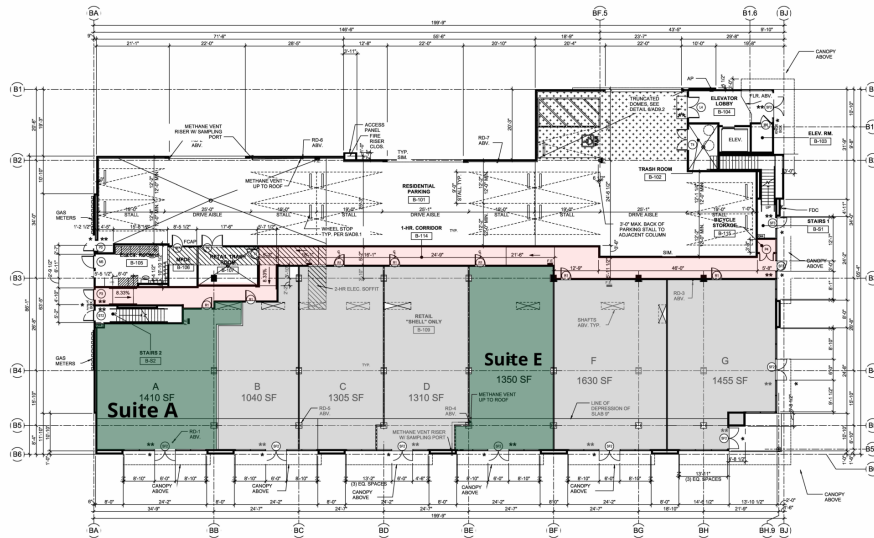
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AVAILABLE SPACE(S)

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Edinger Ave



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,350 - 1,410 SF	Lease Rate:	\$3.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
Suite E	Available	1,350 SF	Modified Gross	\$3.75 SF/month	Private Restrooms, Grease Interceptor, Hood, Kitchen Fixtures	View Here
Suite A	Available	1,410 SF	Modified Gross	\$3.75 SF/month	Former Nail Salon	-

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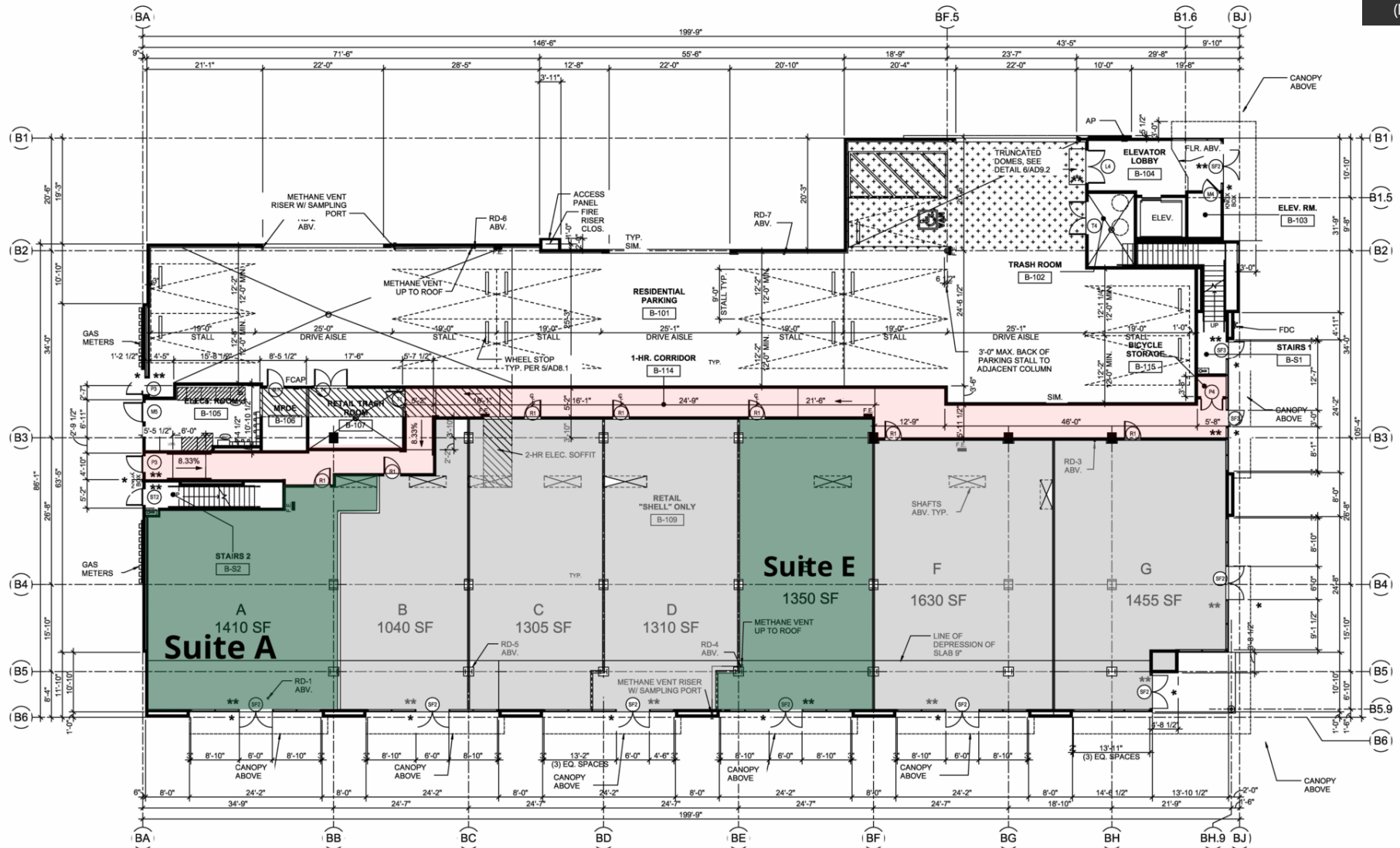
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SITE PLAN

BOARDWALK WINDSOR | 7441-7461 EDINGER AVE, HUNTINGTON BEACH, CA 92647

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(Not to Scale)



Edinger Ave

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ADDITIONAL PHOTOS

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AERIAL PHOTOS

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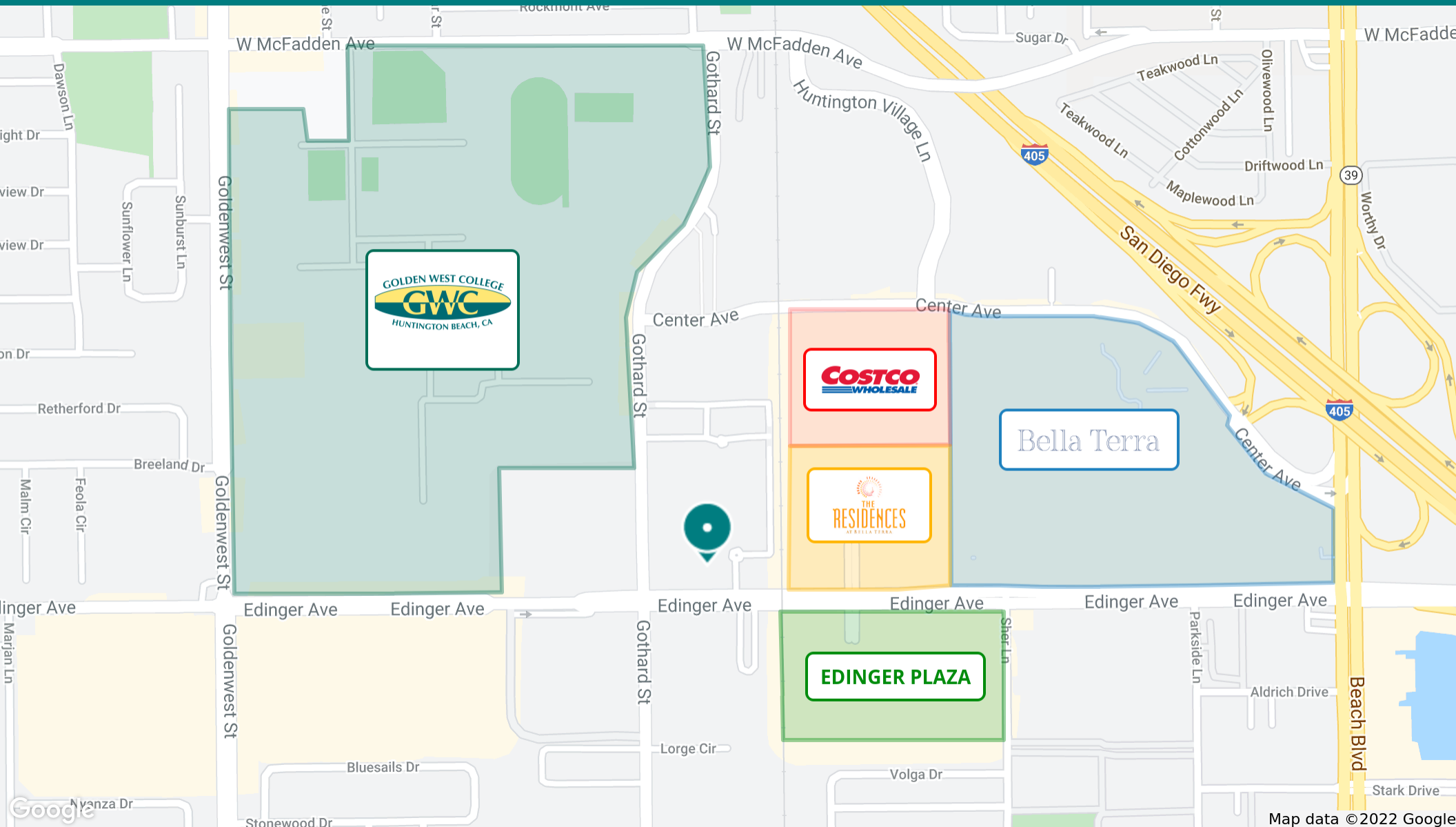
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RETAILER MAP

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Map data ©2022 Google

REGIONAL MAP

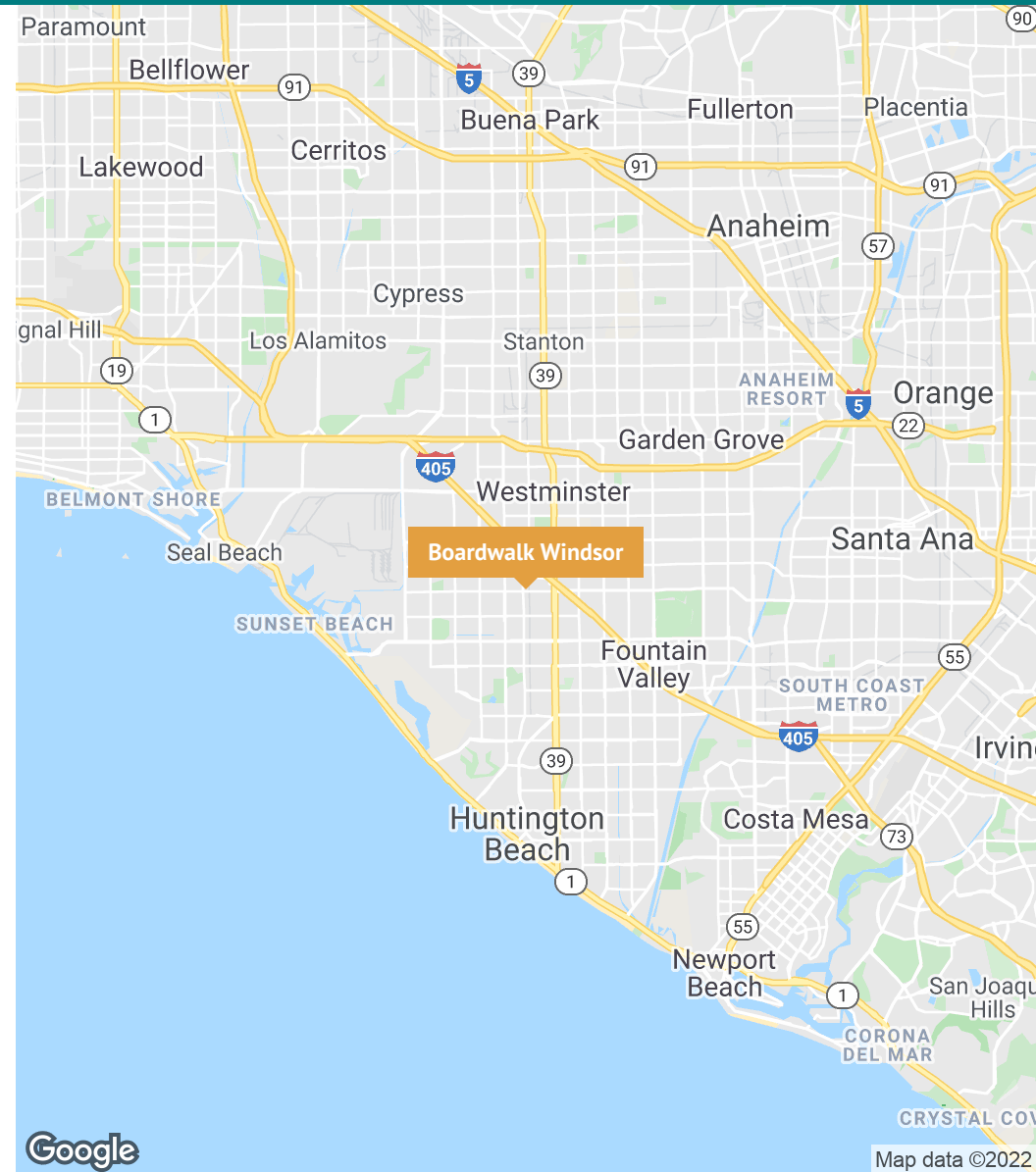
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DEMOGRAPHICS MAP & REPORT

BOARDWALK WINDSOR | 7441-7461 EDINGER AVE, HUNTINGTON BEACH, CA 92647

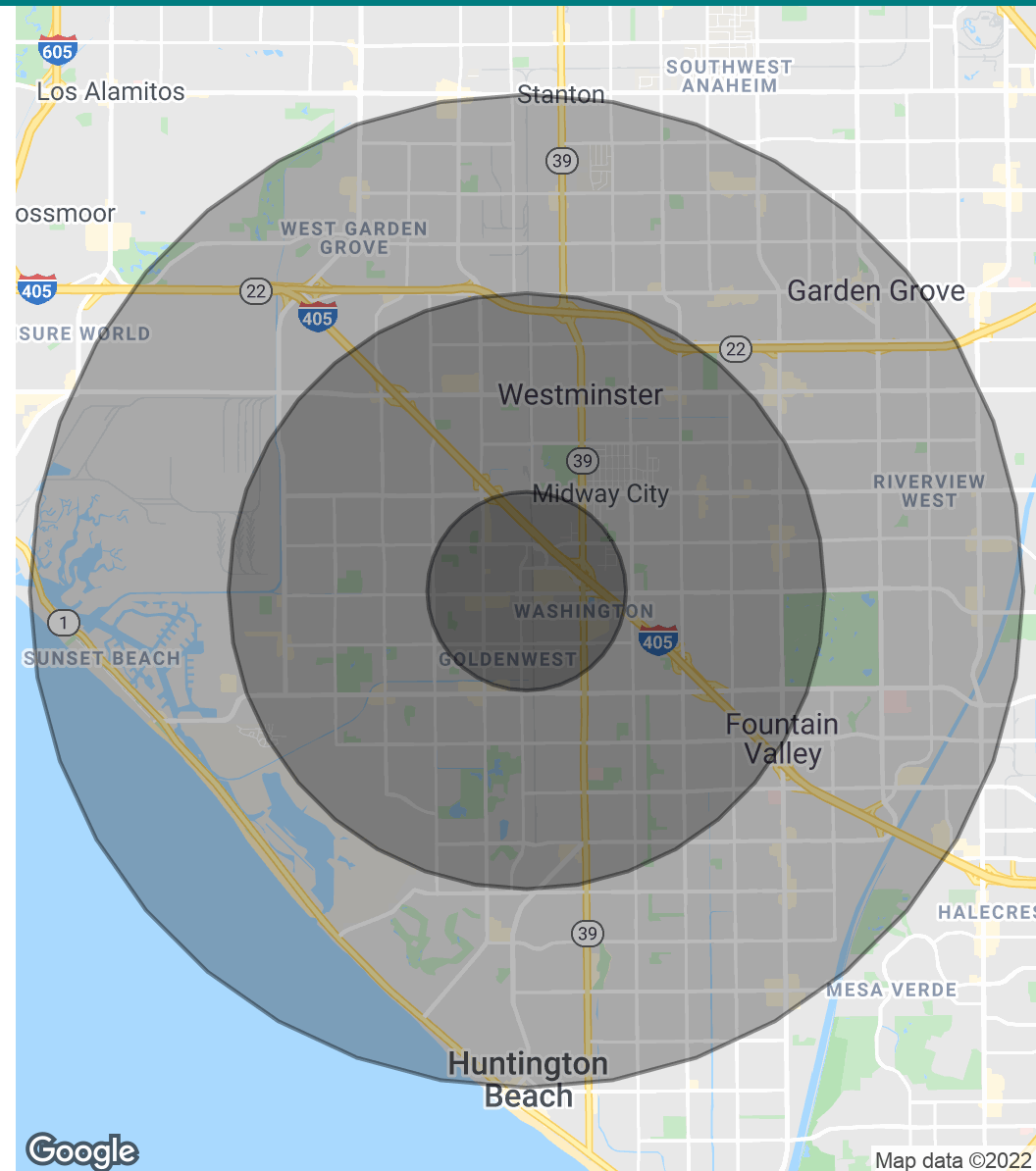
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,390	207,548	520,645
Average age	36.0	37.7	38.7
Average age (Male)	35.0	37.0	38.0
Average age (Female)	37.0	38.3	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,652	69,188	173,789
# of persons per HH	2.8	3.0	3.0
Average HH income	\$79,693	\$82,895	\$87,807
Average house value	\$562,802	\$601,109	\$583,708
RACE	1 MILE	3 MILES	5 MILES
% White	58.6%	55.1%	55.6%
% Black	1.2%	0.8%	0.9%
% Asian	24.0%	30.6%	30.5%
% Hawaiian	0.4%	0.2%	0.4%
% American Indian	0.4%	0.4%	0.4%
% Other	12.2%	10.3%	9.7%
TRAFFIC COUNTS			
Edinger & Gothard	26,000/day		

* Demographic data derived from 2010 US Census

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PROPERTY DETAILS

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Lease Rate	\$3.75 SF/MONTH
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LOCATION INFORMATION

Building Name	Boardwalk Windsor
Street Address	7441-7461 Edinger Ave
City, State, Zip	Huntington Beach, CA 92647
County	Orange
Market	Orange County
Sub-market	Huntington Beach
Cross-Streets	Edinger & Gothard
Side of the Street	North
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	743,256 SF
Year Built	2015
Construction Status	Existing
Condition	Excellent

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Lot Size	11.7 Acres
APN #	142-074-04
Lot Frontage	475 ft
Corner Property	No
Traffic Count	26000
Traffic Count Street	Edinger Ave

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
HVAC	Tenant Controlled
Restrooms	Private
Landscaping	Professionally Serviced

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MEET THE TEAM

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