

FOR LEASE

Goldenwest & Bolsa Shopping Center



SWC Goldenwest St & Bolsa Ave

15011-15101 Goldenwest St | Huntington Beach, CA 92647



**MAJOR REMODEL UNDERWAY
COMPLETION LATE 2024**

Retail / Medical Opportunity

980 SF - 1,492 SF

Available

PLEASE DO NOT DISTURB

DESCRIPTION

- Excellent regional positioning with easy access to I-405 fwy and across the street from major Westminster Mall Redevelopment plans
- Remodel planned to include metal roofs + pain/landscaping/ parking lot upgrades
- Dynamic surrounding mix of national, regional and local tenants across multiple use categories
- Well maintained and ample parking
- I-405 fwy expansion
- Close proximity to Goldenwest College (est. 16k enrolled students)

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,652	218,650	514,167
Avg Household Income	\$139,032	\$119,434	\$125,947
Daytime Population	9,105	75,850	172,728

Source: Esri

TRAFFIC COUNTS

Goldenwest St	approx. 41,000 cpd
Bolsa Ave	approx. 30,900 cpd
I-405 Freeway	approx. 273,000 cpd

Source: Costar

CONTACT

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610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

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Tenant Directory Total GLA: 74,900 SF

Please Do Not Disturb Existing Tenants

No.	Tenant	SF	No.	Tenant	SF
15011	Michael's Donuts	1,481	15057	RC Visions: Storage	825
15013	Miracle Ear	1,421	15059	Baldoleros Mexican	1,580
15015	Available	1,421	15061	No Hawaiki Nui Polynesian Dance Studio	1,492
15021	Cycle Gear	4,062	15063	Oasis Salon	1,947
15031	Chuck E. Cheese	18,000	15071	RC Visions	2,961
15041	Moore's Sewing & Vacuum	4,500	15073	Volta Fit	2,374
15047	Michael Tran D.D.S.	1,210	15077	Bra Garden	1,375
15049	Peggy's Perfect Fit	1,100	15079	Spa	1,375
15051	Mike's Electric Chair)	715	15081	Andy's Babershop	1,100
15053-A	Dog Gone Pretty	945	15083	Music Paige Studio	880
15053-B	Available	980	15087	Lifestyle Fixtures	6,300
15055	Farmer's Insurance	825	6952	Wells Fargo Bank	4,400

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SHOPOFF REALTY INVESTMENTS
Major Mixed-Used / Residential
Redevelopment Planned
—
Thousands of Residential Units Planned

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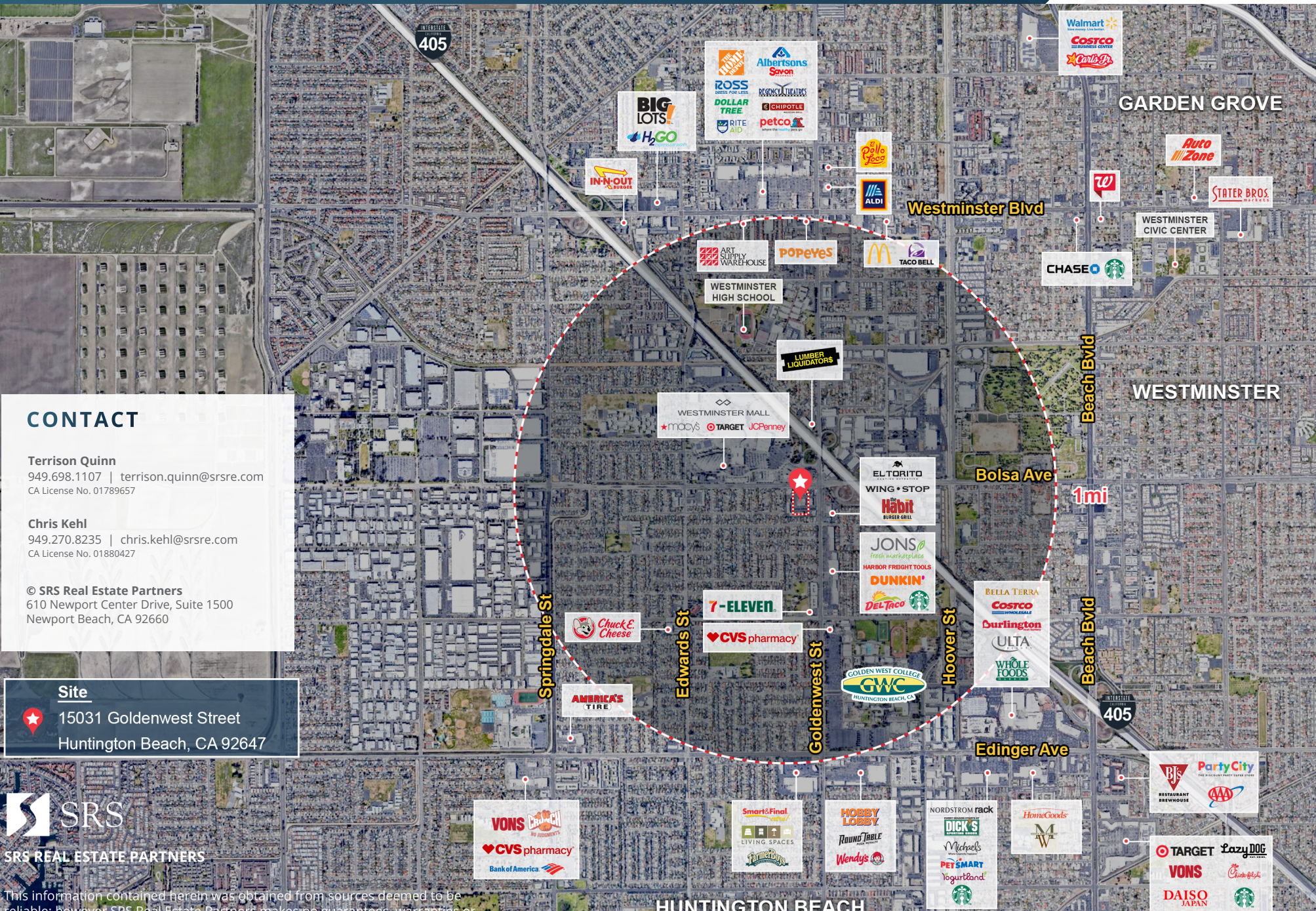
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