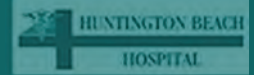




new listing



HI-IDENTITY FREESTANDING BUILDING ON BEACH BLVD. – FOR LEASE

Beach Blvd. + Ronald Dr. – Huntington Beach

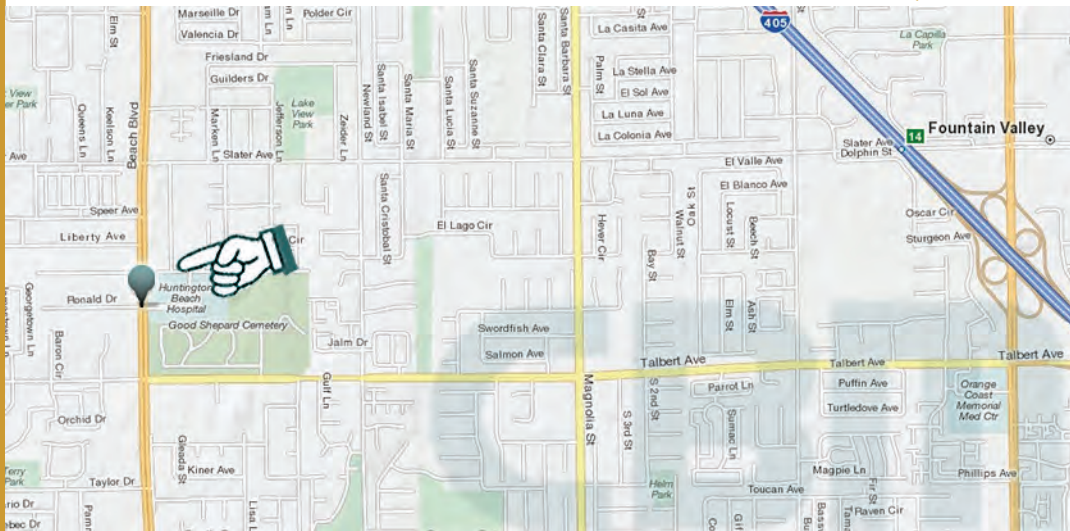
FEATURES...

- ± 7,300 sq ft end-cap space available in freestanding building
- Tall facade fronts Beach Boulevard
- Huge pylong signage available
- Access from both Beach Boulevard and Ronald Drive
- Abundant on-site parking in front and rear of property

AREA AMENITIES...

- Prime Huntington Beach location on busy Beach Boulevard
- High-energy retail corridor surrounded by national retailers and restaurants
- Daytime work population (1 mile): 13,760 people
- Average HH income (1 mile): \$77,760
- Over 70,000 ADT on Beach Boulevard

17827 BEACH BOULEVARD
HUNTINGTON BEACH, CA 92647



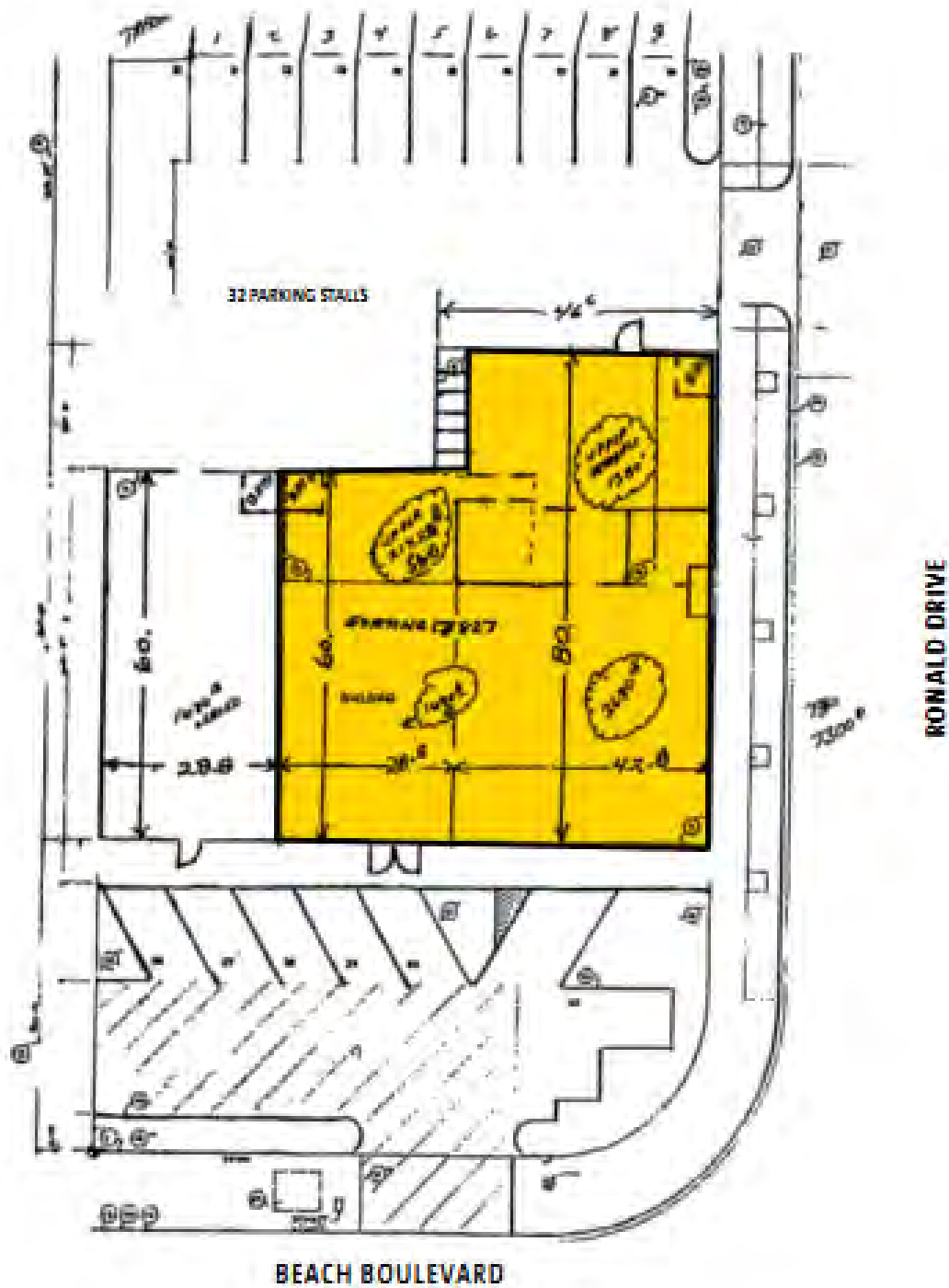
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MORE INFO...

▶ visit cbm1.com

Site Plan



Additional Photos



DEMOGRAPHICS

DemographicsNow

Demographic Snapshot Comparison

Geography: 1 Mile: 17827 BEACH BLVD HUNTINGTON BEACH, CA 92647, 3 Miles: 17827 BEACH BLVD HUNTINGTON BEACH, CA 92647, 5 Miles: 17827 BEACH BLVD HUNTINGTON BEACH, CA 92647

	1 Mile: 17827 BEACH BLVD HUNTINGTON BEACH, CA 92647	3 Miles: 17827 BEACH BLVD HUNTINGTON BEACH, CA 92647	5 Miles: 17827 BEACH BLVD HUNTINGTON BEACH, CA 92647
Population: Fall 2010			
Total Population	26,178	203,493	466,836
Male Population	50.4%	50.2%	50.6%
Female Population	49.7%	49.8%	49.5%
Median Age	34.3	38.7	37.2
Population Density (per sq. mi.)	8,325.6	7,191.0	5,938.9
Employees	13,760	66,832	185,745
Establishments	1,689	8,207	19,859
Income: Fall 2010			
Median HH Income	\$60,197	\$78,289	\$70,415
Per Capita Income	\$26,230	\$35,339	\$29,936
Average HH Income	\$77,760	\$99,293	\$91,045
Households: Fall 2010			
Total Households	8,457	71,079	150,646
Average Household Size	3.0	2.9	3.1
Household Growth 2000 - 2010	-2.2%	-0.5%	-0.8%
Housing: Fall 2010			
Owner Occupied Housing Units	42.1%	60.1%	57.5%
Renter Occupied Housing Units	54.0%	36.2%	38.7%
Vacant Housing Units	3.9%	3.8%	3.9%
Race: Fall 2010			
White	64.6%	72.2%	61.5%
Black	1.5%	1.4%	1.6%
American Indian, Eskimo, Aleut	1.1%	0.7%	0.8%
Asian	11.3%	15.4%	22.0%
Hawaiian or Pacific Islander	0.2%	0.3%	0.4%
Other	16.8%	6.0%	9.7%
Multirace	4.5%	4.1%	4.0%
Ethnicity: Fall 2010			
Hispanic	38.3%	21.1%	27.2%
Non-Hispanic	61.7%	78.9%	72.8%

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