

FOR LEASE

Ocean Plaza

17071 Beach Blvd | Huntington Beach, CA 92647



Pad Restaurant Opportunity

±6,100 SF
Available

oceanplazaoc.com

DESCRIPTION

- Freestanding restaurant fronting Beach Blvd, one of the most highly trafficked arterials in Orange County!
- Located off SWC of Beach Blvd & Warner Ave (over 140K CPD!)
- Highly visible location with exceptional façade & dedicated monument signage
- Close proximity to I-405 Fwy access only minutes away to on/off ramps both North on Beach & East on Warner
- Positioned along one of the most desirable retail corridors in the surrounding trade area

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	28,524	201,670	495,828
Avg Household Income	\$117,609	\$147,927	\$142,062
Daytime Population	14,443	79,070	181,605

Source: Esri

TRAFFIC COUNTS

Warner Ave	approx. 72,900 cpd
Beach Blvd	approx. 71,800 cpd
405 Freeway	approx. 280,700 cpd

Source: Costar

CONTACT

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680 Newport Center Drive, Suite 300, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



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ROL HAND BALL BAR

SOLA SALON STUDIOS

SOLID COFFEE ROASTERS

acaí REPUBLIC BRAZILIAN JUICE BAR

subculture Extraordinary Sandwiches

4A CHAN CHAN CHICKEN & MORE

Gyu-Kaku Japanese BBQ

WARNER AVE -
APPROX. 72,900 CPD

SHOE CITY

OCEAN PLAZA

14 STORY OFFICE
207,645 SF

BEACH BLVD -
APPROX. 71,800 CPD

±6,100 SF AVAILABLE PAD RESTAURANT

Comerica

MAGIC FOX ORTHODONTICS

DXG

UFC GYM

Hertz

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Site

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HUNTINGTON BEACH

2mi

405

405

WHOLE FOODS MARKET
COSTCO WHOLESALE
KOHLS
CENTURY THEATRES
ULTA
BARNES & NOBLE BOOKS & MORE
KREI
WORLD MARKET
Jan's
Curlington
Flecha
FOGO DE CHAO BRAZILIAN STEAKHOUSE

GOLDEN WEST COLLEGE
GWC
HUNTINGTON BEACH, CA

SHERWIN-WILLIAMS
TACO BELL

LIVING SPACES
FarmerBros

Ashley FURNITURE
HOBBY LOBBY

NORDSTROM rack
PETS MART
HomeGoods
CHASE
MICHAEL'S
DICK'S SPORTS & OUTDOORS
M & W

TARGET
DAISO JAPAN
HAPPY LAND
GEN
HOWARD'S APPLIANCE CENTERS
Circuit City
I MART
Starbucks

amazon
BANK OF AMERICA
7-ELEVEN

GROCERY OUTLET
Marshall's

FLOOR DECOR

7 LEAVES

sam's club

SPROUTS FARMERS MARKET
Auto Zone
Carls Jr.
SUBWAY

THE FLEET STORE

STATER BROS. RESTAURANT
CVS pharmacy
Bank of America
ROSS DRESS FOR LESS
Cafe Rio
FIRST BAN

Lowe's
Carls Jr.
AMERICA'S TIRE

CVS pharmacy

DOLLAR TREE
Dutch Bros

Habit RESTAURANT
KAGER PERMANENT

SONIC Drive-Through

Walmart
IN-N-OUT

Baskin-Robbins

TRADER JOE'S
Bank of America
BIG B
CHASE
HASHIGO
DICK'S DONUTS

CC BOUTIQUE
FIVE GUYS
ROLLRITTO
Zankou Chicken