

832 - 3,014 SF

NEIGHBORHOOD CENTER; MEDICAL; EXECUTIVE SUITES



FOR LEASE



Mix Use Retail and Office Center For Lease

Town & Country Shopping Center

18582 Beach Boulevard
Huntington Beach, California 92648

Property Highlights

- 925 SF to 3,014 SF Retail
- 2nd Floor Office Spaces
- Ample Parking & Street Exposure
- Mixed Use Retail and Office
- Within Beach and Edinger Corridors Specific Plan Area
- High Traffic - Over 60,000 CPD
- Retail, Restaurant, Medical Uses OK

OFFERING SUMMARY

Lease Rate:	\$2.50 - 12.00 SF/month (MG; NNN)
Available SF:	832 - 3,014 SF
Building Size:	62,805 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,389	73,101	143,679
Total Population	24,145	191,459	402,645
Average HH Income	\$86,672	\$98,163	\$92,636

VIEW PROPERTY VIDEO



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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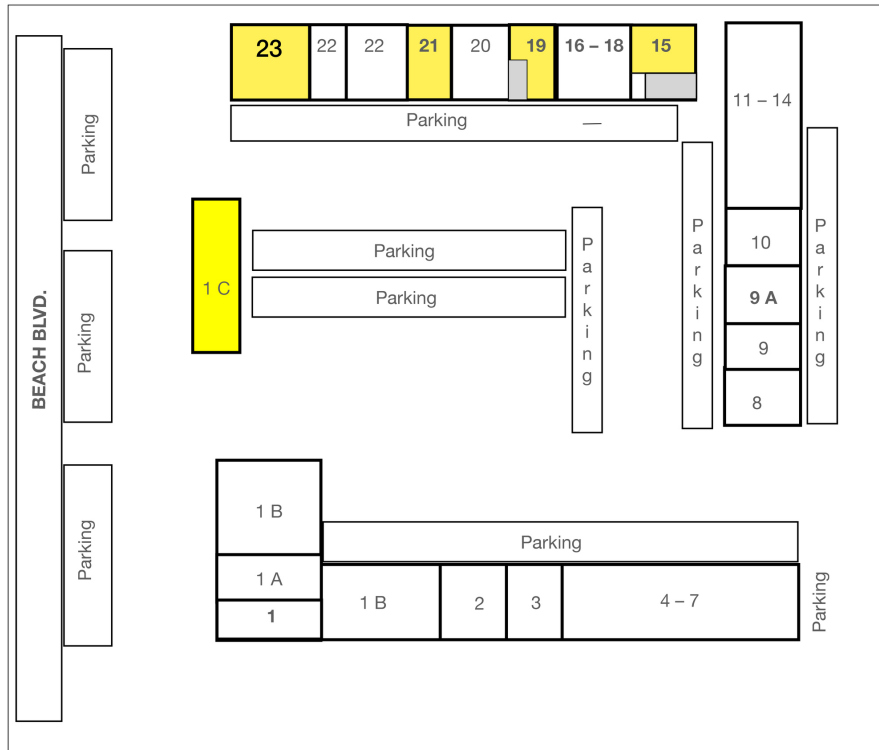
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LEASE INFORMATION

Lease Type:	MG; NNN	Lease Term:	Negotiable
Total Space:	250 - 3,014 SF	Lease Rate:	\$2.50 - \$12.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Kiosk 1-C	Available	250 SF	Modified Gross	\$3,000 per month	-
Unit 15	Available	925 SF	NNN	\$2.75 SF/month	-
Unit 19	Available	1,360 SF	NNN	\$2.75 SF/month	-
Unit 21	Available	1,239 SF	NNN	\$2.75 SF/month	-
Unit 23	Available	3,014 SF	NNN	\$3.25 SF/month	-
Suites 200- 206	Available	2,816 SF	Modified Gross	\$2.50 SF/month	Suite 200 - 206 is divisible and contiguous
Suite 207	Available	992 SF	Modified Gross	\$2.50 SF/month	-
Suite 208	Available	275 SF	Modified Gross	\$2.50 SF/month	-
Suite 209	Available	275 SF	Modified Gross	\$2.50 SF/month	-
Suite 210	Available	776 SF	Modified Gross	\$2.50 SF/month	-



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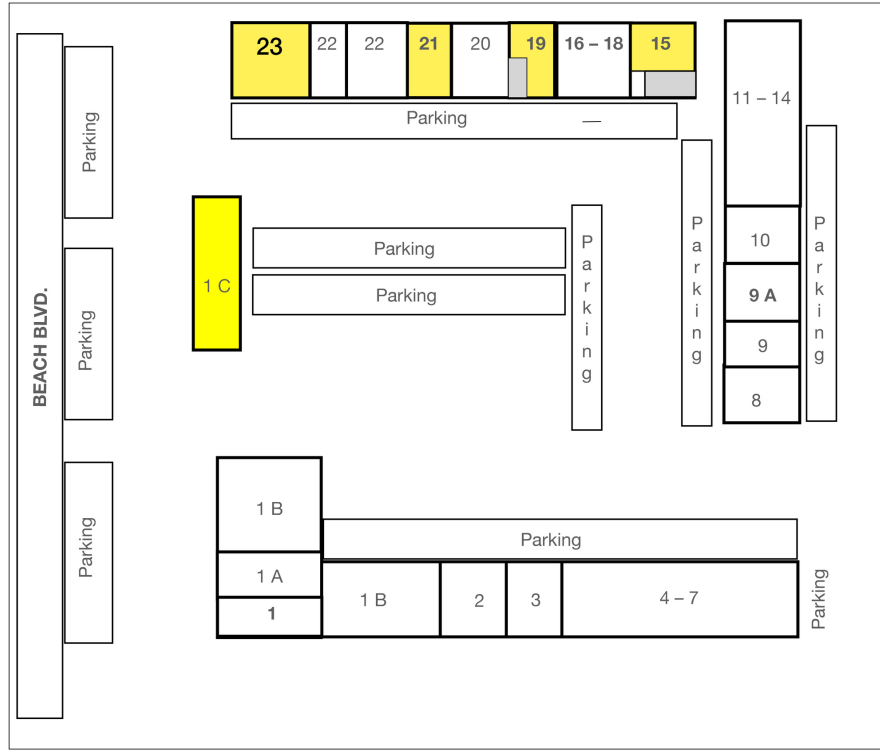
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 211	Available	386 SF	Modified Gross	\$2.50 SF/month	-
Suite 212	Available	376 SF	Modified Gross	\$2.50 SF/month	-
Suite 213	Available	284 SF	Modified Gross	\$2.50 SF/month	-
Suite 218	Available	541 SF	Modified Gross	\$2.50 SF/month	-
Suite 223	Available	736 SF	Modified Gross	\$2.50 SF/month	-
Suite 224	Available	1,098 SF	Modified Gross	\$2.50 SF/month	-
Suite 240 - 241	Available	253 SF	Modified Gross	Contact agent	-



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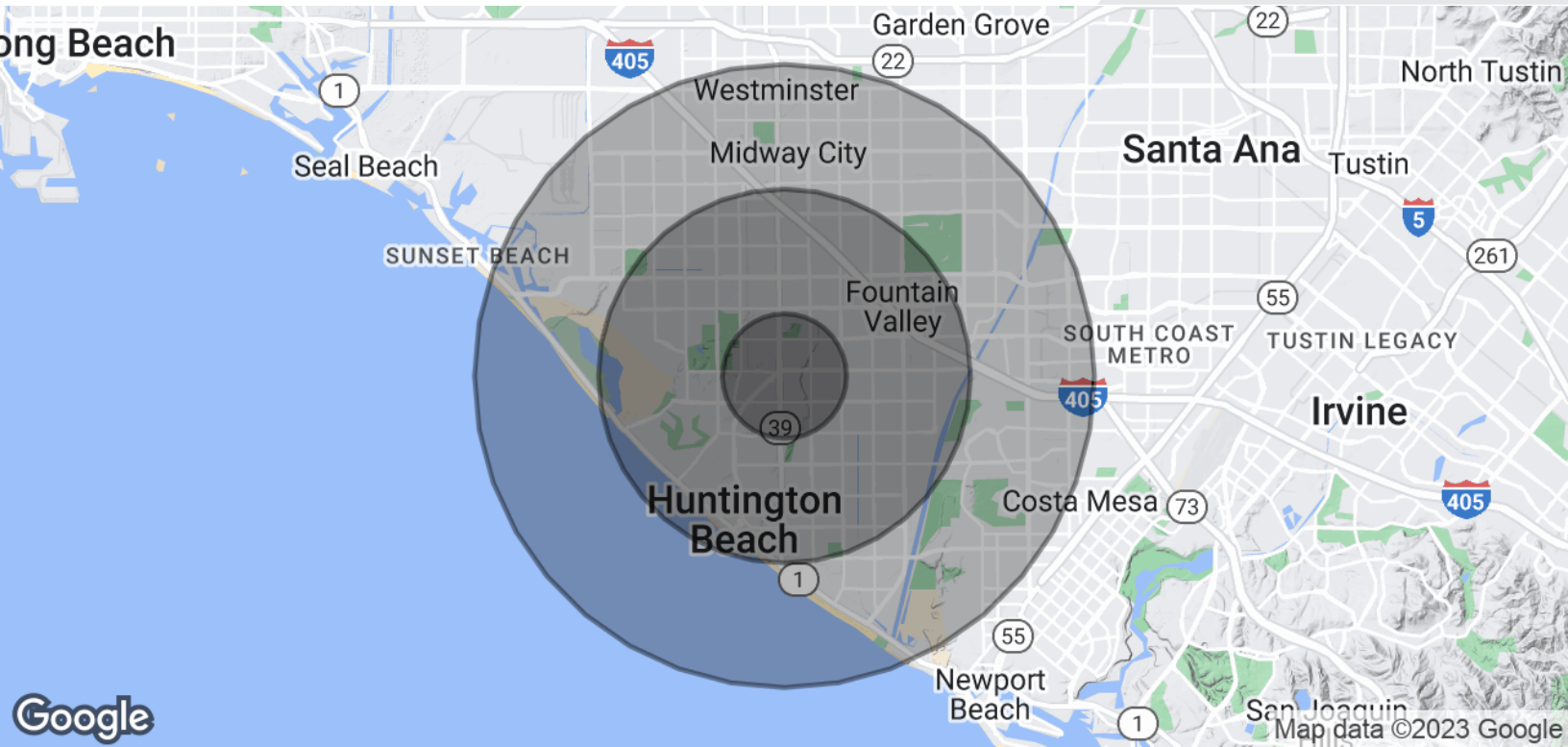
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,145	191,459	402,645
Average age	39.9	40.1	39.3
Average age (Male)	38.8	39.1	38.5
Average age (Female)	41.1	41.2	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,389	73,101	143,679
# of persons per HH	2.6	2.6	2.8
Average HH income	\$86,672	\$98,163	\$92,636
Average house value	\$696,019	\$660,071	\$639,618

* Demographic data derived from 2020 ACS - US Census



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