

Beach Boulevard Medical Pavilion

✚ MEDICAL SUITE FOR LEASE



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**17762 Beach Blvd
Huntington Beach, CA**



BEACH BOULEVARD MEDICAL PAVILION

Beach Boulevard Medical Pavilion is prominently located at 17762 Beach Blvd in the heart of Huntington Beach's established medical corridor, offering healthcare providers exceptional visibility along one of Orange County's highest-traffic arterials. With approximately 58,000 vehicles passing daily, the property benefits from outstanding exposure and convenient access via Beach Boulevard (SR-39) and the nearby I-405 (San Diego Freeway), providing seamless connectivity for patients traveling from Huntington Beach, Westminster, Fountain Valley, Garden Grove, and the greater coastal communities of Orange County. Situated adjacent to Huntington Beach Hospital — a 131-bed acute-care community hospital — Beach Boulevard Medical Pavilion places providers at the center of an active and well-established medical hub.

The surrounding patient base reflects the strength of this location, drawing from a community of nearly 200,000 residents with long-term demand for a broad range of healthcare services. Whether establishing a new practice or expanding an existing one, Beach Boulevard Medical Pavilion offers healthcare providers a premier opportunity to serve one of Orange County's most dynamic and desirable coastal markets.



PROMINENT LOCATION & ACCESSIBILITY

- Prime Location fronting Beach Boulevard
- Excellent access to the SR-39 and minutes from the I-405
- On-site free surface parking and covered structure parking
- Building Signage Available



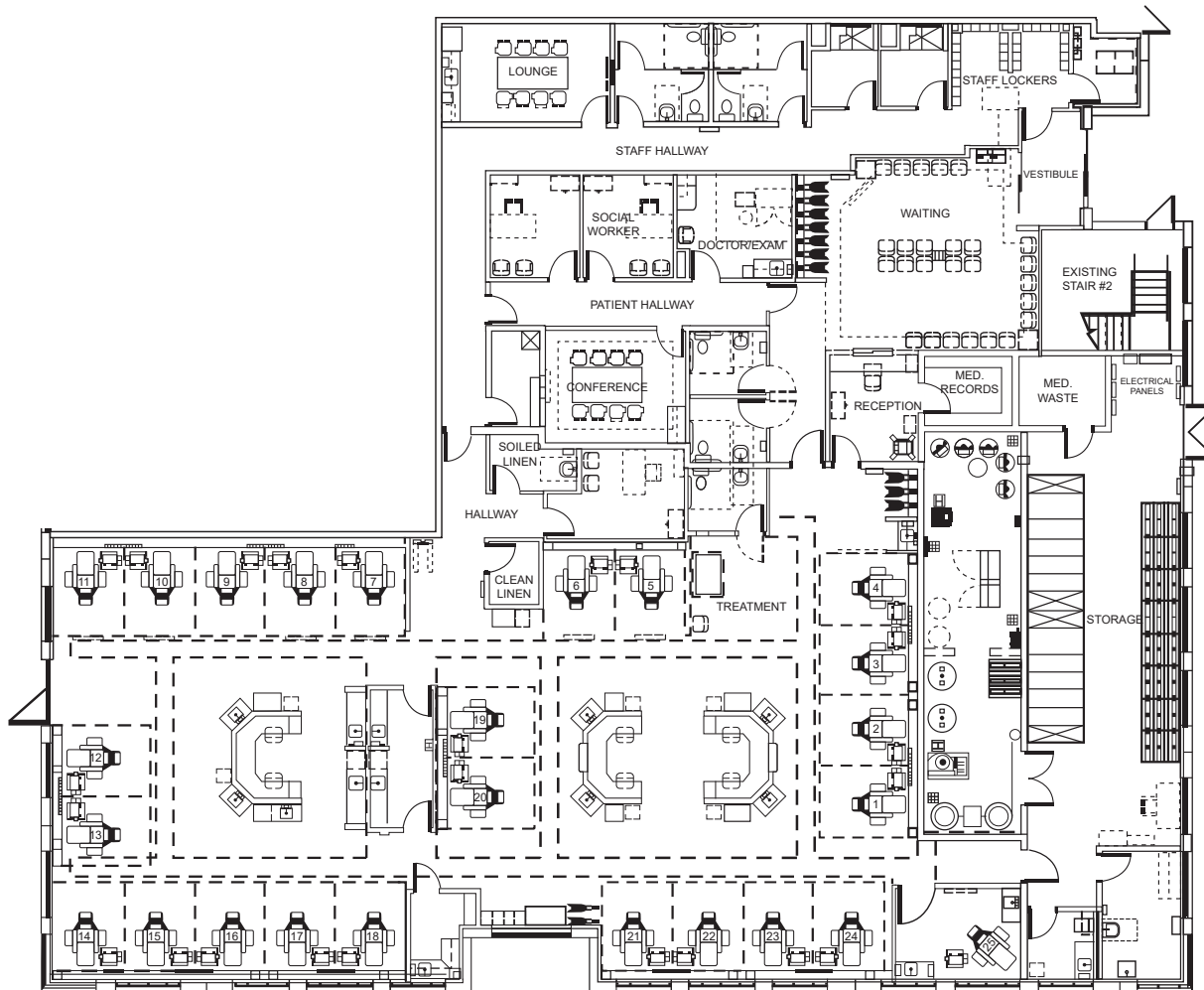
IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 1.5 million patients within a 15 minute drive time
 - 556,000 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- 44,500 SF Class A Medical Office Building
- Strong tenant mix
- On-site multi modality radiology practice
- Free surface parking
- Elevator served
- Professionally managed



AVAILABLE SUITE

Suite 120 - 12,926 RSF

SUITE DESCRIPTION

2nd Gen Dialysis Center
 25 Dialysis Stations
 Private Covered 1st Floor Entry
 Dedicated Entrance
 Building Signage Available

LOCAL HOSPITAL DISTANCE MAP

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① Retail

Walmart
Burger King
In-N-Out Burger

② 5 Points Plaza

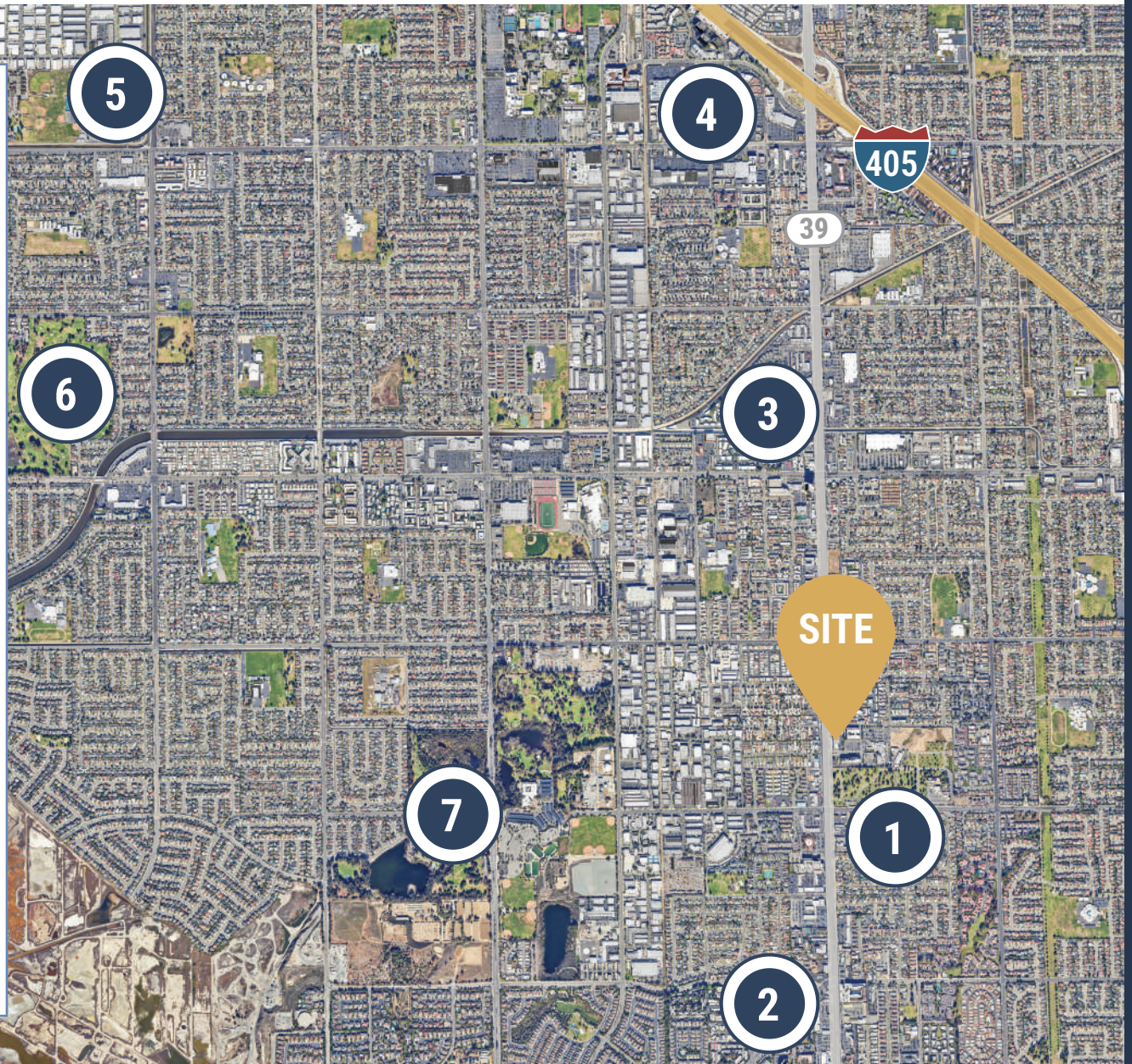
Trader Joe's
Chase Bank
Duck Donuts

③ Retail

Olive Garden
CVS Pharmacy
McDonalds

④ Bella Terra Shopping Mall

Whole Foods Market
Barnes & Noble
Athleta
Cheesecake Factory
Costco

⑤ Marina High School**⑥ Meadowlark Golf Club****⑦ Huntington Beach Central Park**



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