

2100 MAIN

➤ GENERAL OFFICE FOR LEASE



Lic#02161402

Casey Immel
(949) 248-5376

**2100-2130-2134 Main St.
Huntington Beach, CA**



2100 MAIN

The 2100 Main office/medical campus is comprised of approximately 100,000 square feet within three buildings ideally located in the Seacliff community. Centrally located in Huntington Beach between the Long Beach and Orange County Airports, it is only minutes away from the Southern California freeway system and adjacent to the Huntington Beach Civic Center, The Huntington Club (old Seacliff Country Club), executive housing and the shores of Huntington Beach. The property has recently undergone a major renovation including common areas, landscaping, new parking lots and some of the major building systems to ensure a Class A environment at the project. The project meets the expectations of the market's affluent consumer groups that travel to Huntington Beach from the broader Orange County area in search of high-quality office and medical space.



PROMINENT LOCATION & ACCESSIBILITY

- 100,000 SF Office/ Medical Campus in Coastal Huntington Beach
- Building and Monument Signage Opportunities
- Flexible Suite Sizes
- Professionally Managed
- Major Renovation Recently Completed



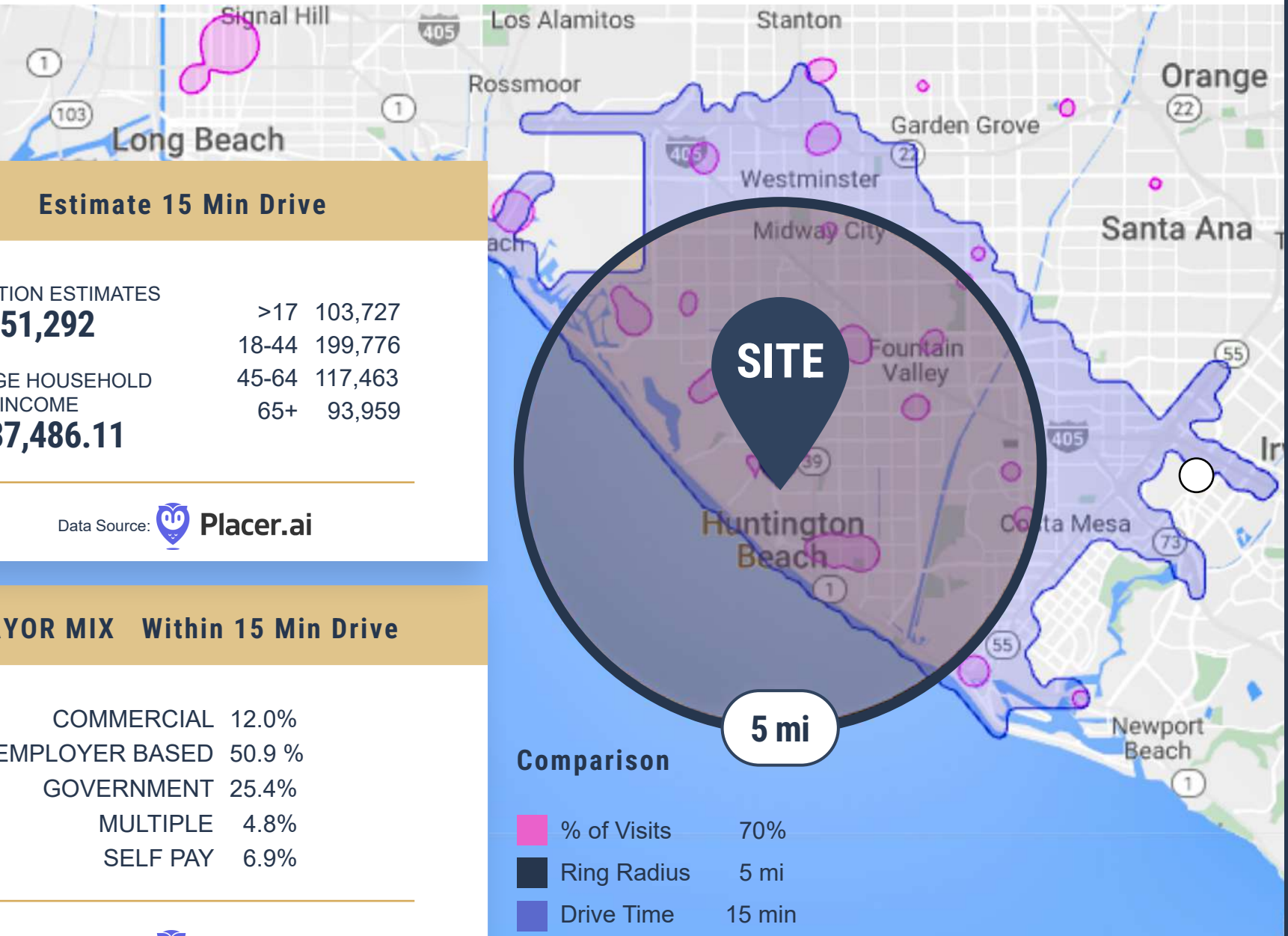
IDEAL MARKET & SITE LOCATION

- Close Proximity to Retail Amenities
 - Seacliff Shopping Center
 - Pacific City
 - Downtown Huntington Beach



BUILDING HIGHLIGHTS

- Free Surface Parking



Estimate 15 Min Drive

| | |
|--------------------------|---------------|
| POPULATION ESTIMATES | |
| 551,292 | >17 103,727 |
| | 18-44 199,776 |
| AVERAGE HOUSEHOLD INCOME | 45-64 117,463 |
| \$137,486.11 | 65+ 93,959 |

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

| | |
|----------------|--------|
| COMMERCIAL | 12.0% |
| EMPLOYER BASED | 50.9 % |
| GOVERNMENT | 25.4% |
| MULTIPLE | 4.8% |
| SELF PAY | 6.9% |

Data Source:  **Placer.ai**

Comparison

| | | |
|---|-------------|--------|
|  | % of Visits | 70% |
|  | Ring Radius | 5 mi |
|  | Drive Time | 15 min |



2134

2100

2130

18,100
cars/day

19,000
cars/day

YORKTOWN AVE.

MAIN ST.





AVAILABLE SUITES

BLDG 2130

| SUITE | RSF |
|-------|-------|
| 240 | 896 |
| 245 | 2,564 |



AVAILABLE SUITES

BLDG 2134

| SUITE | RSF |
|-------|-------|
| 200 | 2,409 |
| 230 | 1,158 |
| 275* | 586 |
| 278* | 689 |

*Contiguous up to 1,275 RSF

Key:
 Click for Virtual Tour



1 Retail - Seacliff Village Shopping Center

- Chase Bank
- Panera Bread
- Del Taco
- Chevron
- Shell Recharge Charging Station
- Staples
- Starbucks
- Chipotle
- Petsmart

2 Huntington Beach High School

3 Ethel Dwyer Middle School

4 Seacliff Country Club

5 Retail

- Albertsons
- FedEx
- Que Vida Tacos
- HB Bagels & Café
- L&L Hawaiian BBQ
- Round Table Pizza

6 Peterson Elementary



**MED
WEST**
REALTY

Lic#02161402

Casey Immel

Casey@MedWestRealty.com

(949) 278-5376

LIC#01312850