



# NewMark Merrill COMPANIES

*When you love shopping centers it shows.*



**Project Size: 30,050 Sq. Ft.**

**SWC OF BEACH BOULEVARD & TALBERT AVENUE, HUNTINGTON BEACH, CALIFORNIA**

## Demographics



### Population

1 Mile. . . .27,347  
2 Miles. . . .98,732  
3 Miles. . . .205,867



### Traffic Count

Intersection . . .81,370 ADT



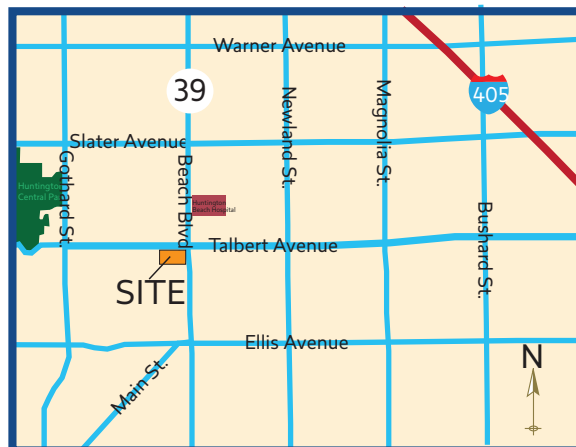
### Average Household Income

1 Mile. . . . \$116,207  
2 Miles. . . . \$136,381  
3 Miles. . . . \$147,219



## FOR LEASE \* SPACE AVAILABLE!

- Major intersection with 80,000 cars per day.
- Located along Beach Blvd major thoroughfare with easy access to the 405 fwy.
- Nestled in the beach community of Huntington Beach.
- High income and population demographics.



For additional information, please contact:

### Darren Bovard

[dbovard@newmarkmerrill.com](mailto:dbovard@newmarkmerrill.com)  
(DRE #01362187)

### or Greg Giacopuzzi

[ggiacopuzzi@newmarkmerrill.com](mailto:ggiacopuzzi@newmarkmerrill.com)  
(DRE #01906640)

Tel: (818) 710-6100

Fax: (818) 710-6116

24025 Park Sorrento  
Suite 300

Calabasas, CA 91302

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

\* Estimates are based on 2022 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.



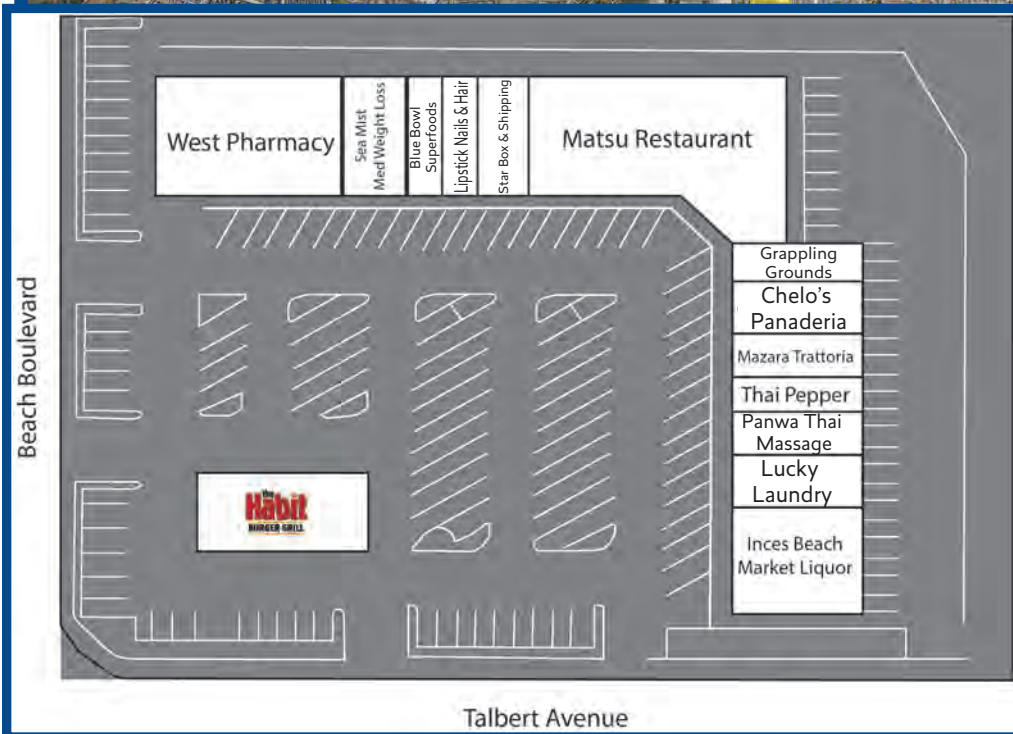
# NewMark Merrill COMPANIES

*When you love shopping centers it shows.*



**Project Size: 30,050 Sq. Ft.**

**SWC OF BEACH BOULEVARD & TALBERT AVENUE, HUNTINGTON BEACH, CALIFORNIA**



For additional information, please contact:

**Darren Bovard**

dbovard@newmarkmerrill.com  
(DRE #01362187)

or **Greg Giacopuzzi**

ggiacopuzzi@newmarkmerrill.com  
(DRE #01906640)

Tel: (818) 710-6100

Fax: (818) 710-6116

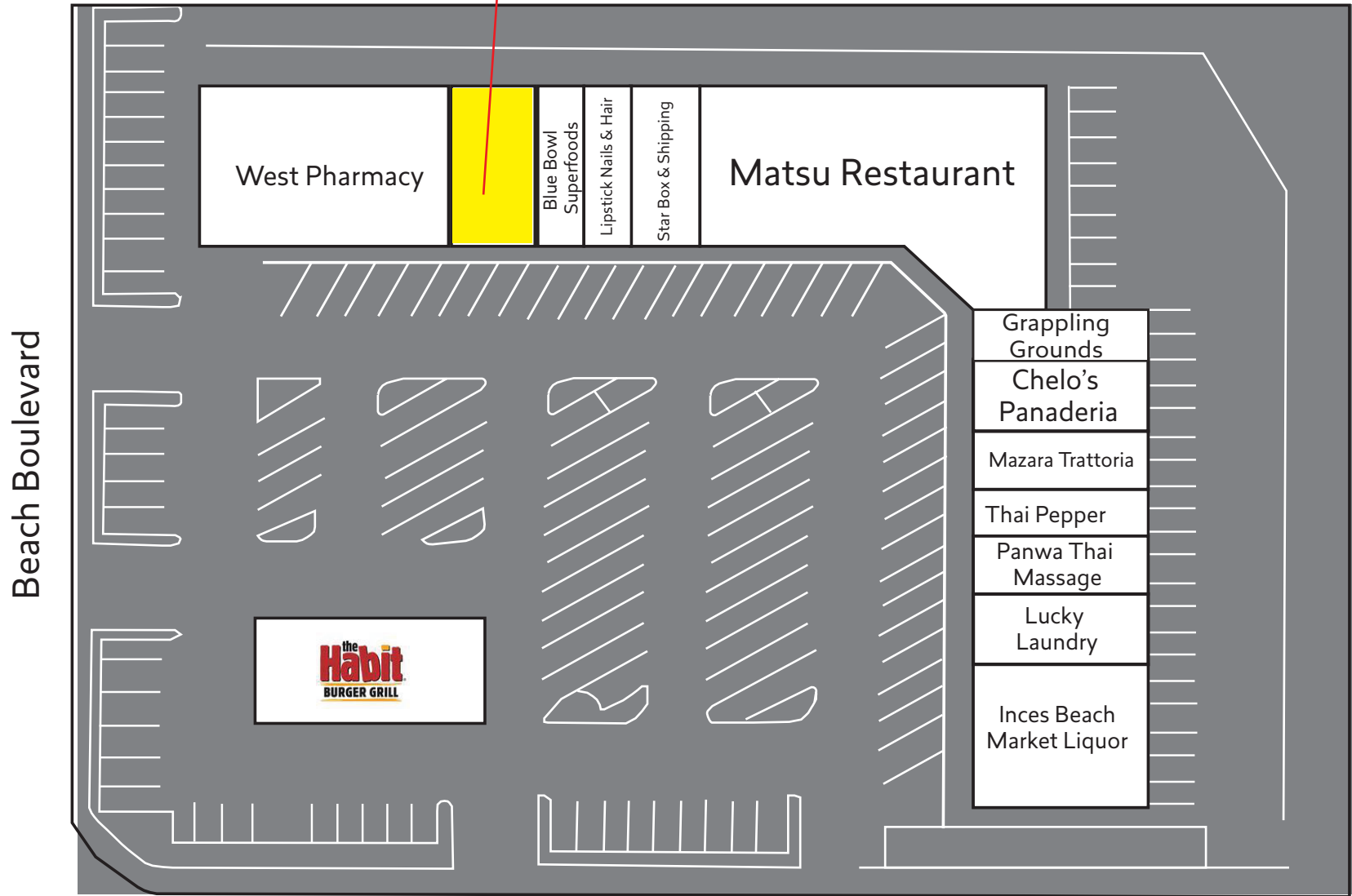
24025 Park Sorrento  
Suite 300

Calabasas, CA 91302

www.newmarkmerrill.com



Coming Soon  
Available 1,800 SF



Talbert Avenue



For Information, Please Contact  
Darren Bovard (DRE#01362187)  
Greg Giacomuzzi (DRE#01906640)  
NewMark Merrill Companies  
Tel: 818.710.6100 Fax: 818.710.6116