



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



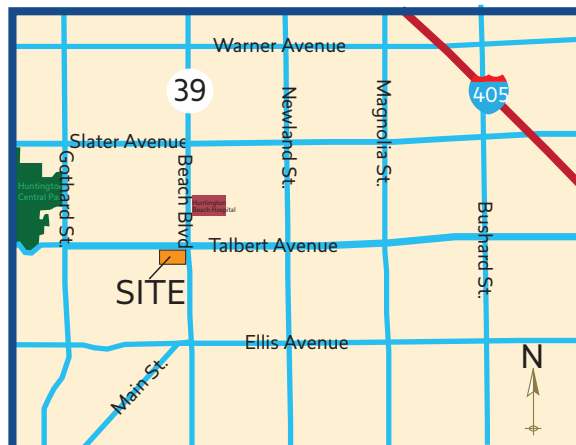
Average Household Income

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
(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

* 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.



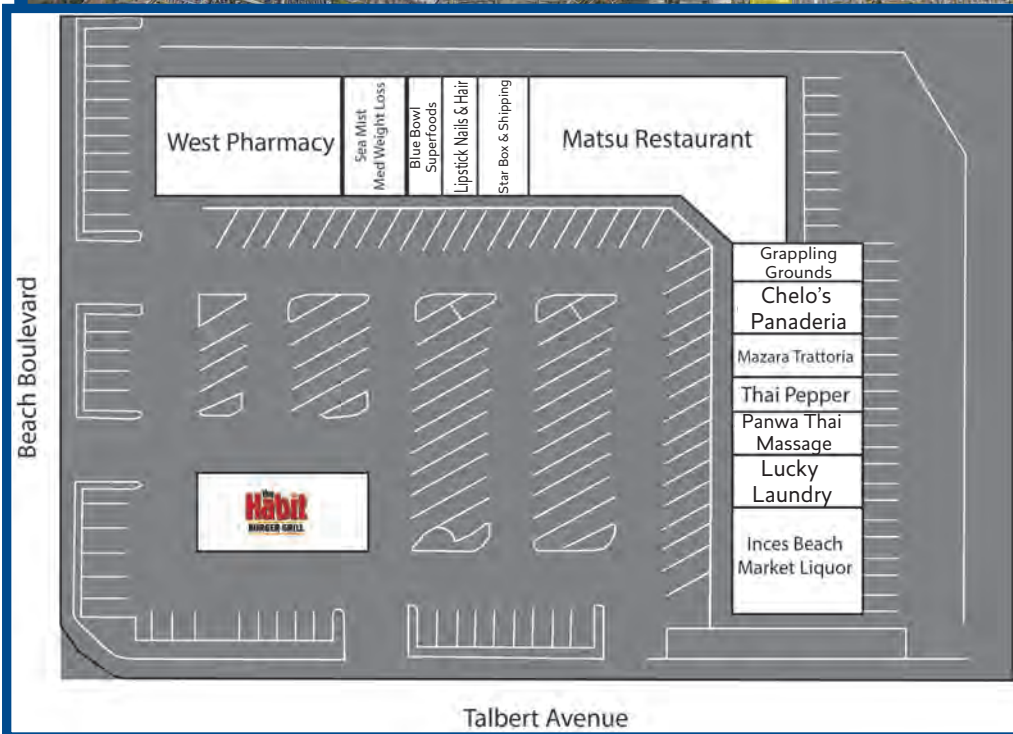
NewMark Merrill COMPANIES

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



Beach Boulevard



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