

FOR LEASE

Ocean Plaza

17041 Beach Blvd | Huntington Beach, CA 92647



Suitable for: Retail, Medical, Restaurant

3,852 SF
Endcap Available



oceanplazaoc.com

DESCRIPTION

- Rare high visibility end-cap fronting Beach Blvd, one of the most highly trafficked arterials in Orange County!
- Located off SWC of Beach Blvd & Warner Ave (over 140,000 CPD!)
- Huge visibility with exceptional façade & monument signage opportunities
- Close proximity to I-405 Fwy access only minutes away to on/off ramps both North on Beach & East on Warner
- Positioned along one of the most desirable retail corridors in the surrounding trade area

2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	27,902	205,944	510,480
Avg Household Income	\$104,216	\$135,748	\$131,004
Daytime Population	14,767	78,207	189,707

Source: Esri

TRAFFIC COUNTS

Warner Ave	approx. 72,900 cpd
Beach Blvd	approx. 71,800 cpd
405 Freeway	approx. 280,700 cpd

Source: Costar



CONTACT

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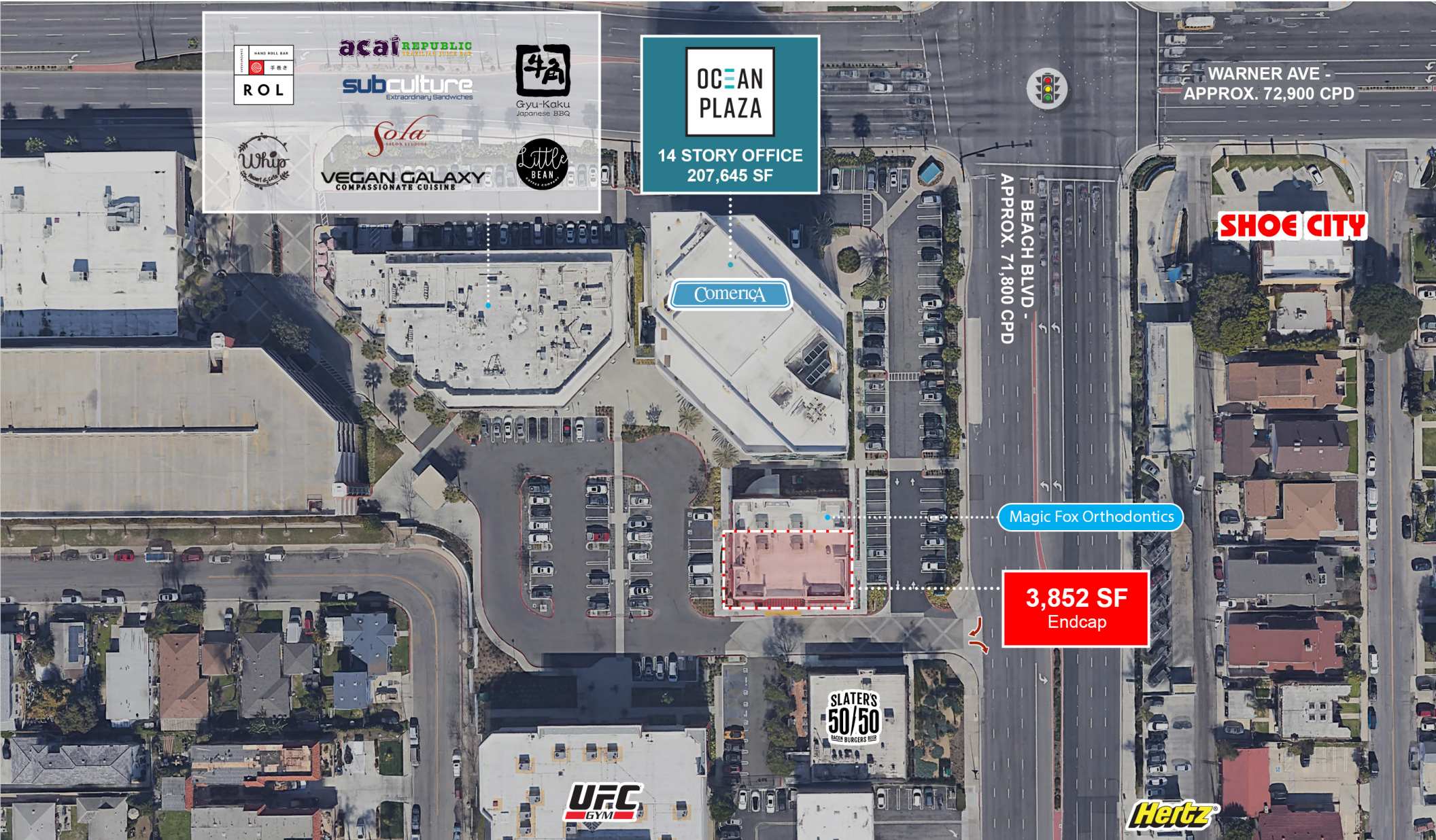
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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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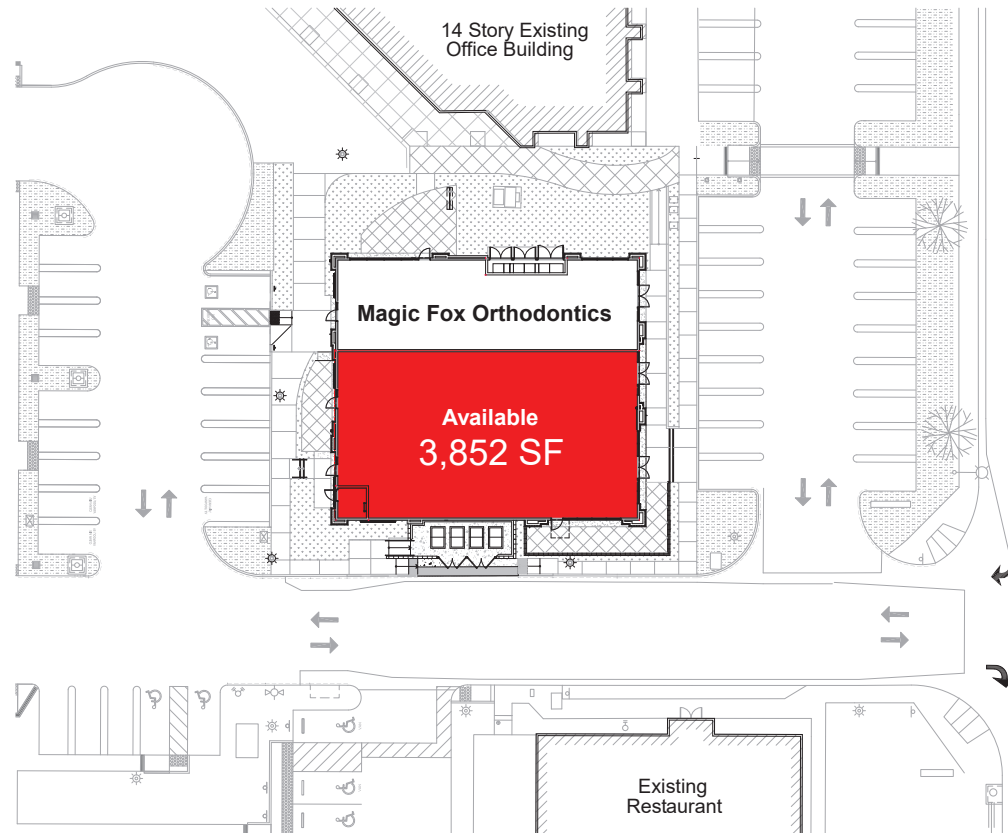


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Beach Blvd. - approx. 71,800 cpd

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