



FOR LEASE

Beach & Warner

Huntington Beach, CA

Exclusive Advisors:

IAN BROWN

Managing Director
CA RE License #00775650
949.608.2050
ibrown@ngkf.com

VANESSA BROWN-POPE

Associate Director
CA RE License #01311341
949.608.2074
vbrown@ngkf.com



Newmark Grubb
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Highlights:

17041 Beach Boulevard - 8,000 SF Freestanding Restaurant/Pad (No Drive-Thru)

- Part of Ocean Plaza, a 300,000 SF Office, Beauty, Dining and Health Complex - **Currently undergoing major renovations!**
- Premier N/S, E/W Orange County Arterials - 100,000 Cars/Day (Beach Blvd. & Warner Ave.)
- Over 1,000 Parking Spaces On-Site

17071 Beach Boulevard - 7,200 SF (Chili's) Freestanding Restaurant or Drive-Thru

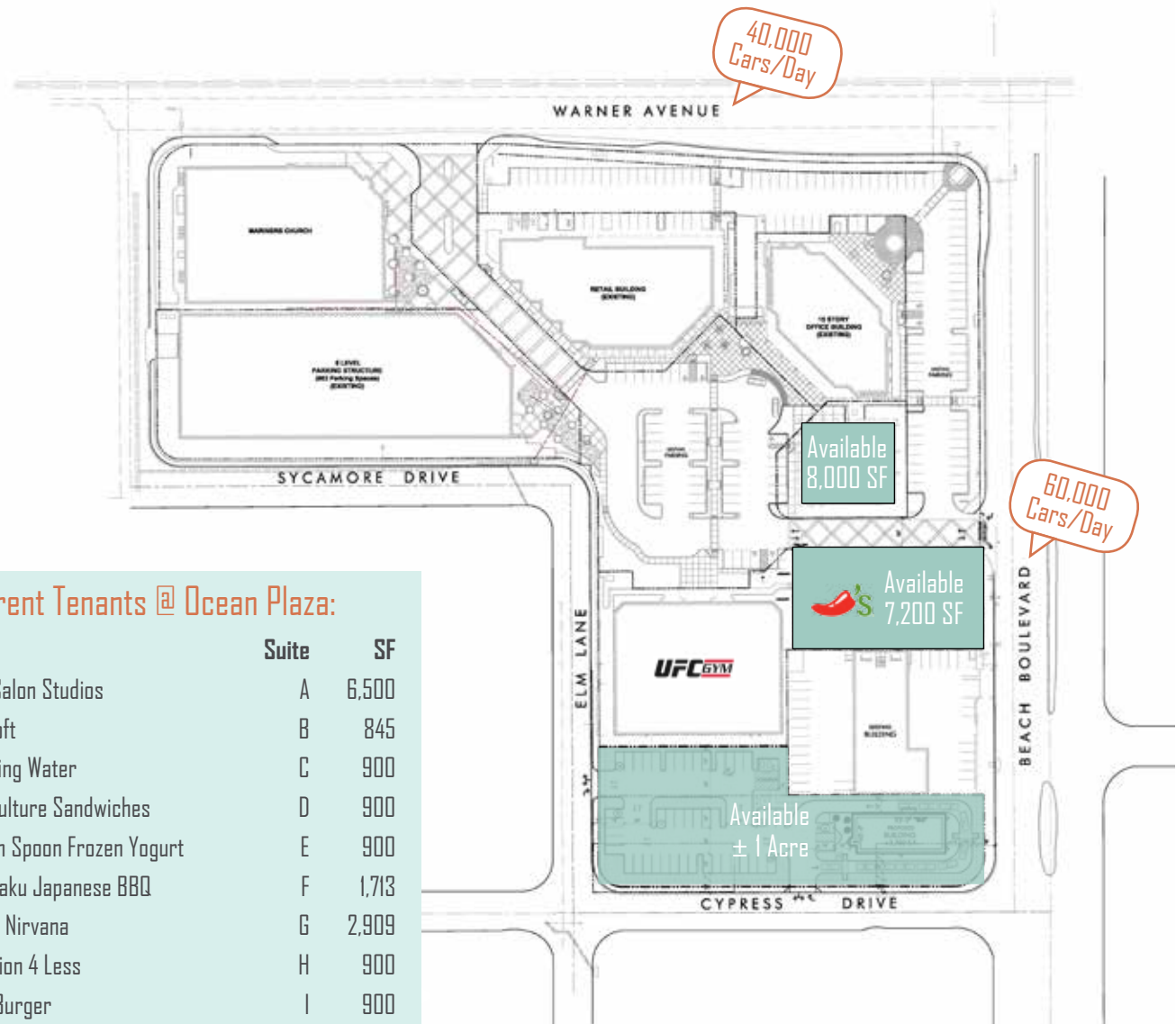
- Part of Ocean Plaza
- Excellent Visibility and Access
- Takeover of Existing Restaurant Is Possible

17131 Beach Boulevard - ± 1 Acre Retail, Office/Professional, Restaurant/Drive-Thru

- Ground Lease / Build-To-Suit
- Corner Parcel, Access from Both Directions on Beach Blvd.
- Excellent Street Visibility

Current Tenants @ Ocean Plaza:

	Suite	SF
Sola Salon Studios	A	6,500
The Loft	B	845
Roasting Water	C	900
Sub Culture Sandwiches	D	900
Golden Spoon Frozen Yogurt	E	900
Gyu-Kaku Japanese BBQ	F	1,713
Vegan Nirvana	G	2,909
Nutrition 4 Less	H	900
Toro Burger	I	900



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Demographics:

	1 Mile	2 Miles	3 Miles	5 Miles
Population:	29,441	100,297	207,600	515,648
Avg. Household Income:	\$77,407	\$93,518	\$98,653	\$94,701
Daytime Employment:	17,438	37,822	91,277	216,586

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