

# HUNTINGTON BEACH



±1,680 SF RESTAURANT SPACE AVAILABLE FOR LEASE

**20383 BEACH BLVD**  
HUNTINGTON BEACH, CA



**COASTAL COMMERCIAL**

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# 20383 BEACH BLVD HUNTINGTON BEACH



## SECTIONS

**1. PROPERTY DETAILS**

**2. AERIAL MAPS**

**3. FEATURES**

**4. PROPERTY PHOTOS**

**5. DEMOGRAPHICS**

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## 1. PROPERTY DETAILS

**20838 Beach Blvd,  
Huntington Beach, CA 92648**

Base Rent:	\$3.50/sf
NNNs:	\$0.40/sf
SF:	1,680 sf
Available:	Immediately
Term:	Negotiable
Parking:	Parking Lot included on Premises



## 2. AERIAL MAPS







HB PROFESSIONAL PLAZA

Triple Crown Tavern  
Carter's Sports Cards  
DOC  
FITNESS ADDICTION

PACIFIC WESTERN BANK  
BANC OF CALIFORNIA  
us bank  
WELLS FARGO  
YOU LOVE LAW GROUP  
MOTHERS MARKET  
Round Table  
HOAG  
FedEx  
HB Bagel & Cafe  
Alibonans

Stop N Go Liquor Market  
State Farm  
GRACE CLEANERS

20383 Beach Blvd

True at Heart Tattoo

Hilltop Market & Liquor  
Normita's Surf City Taco

SEAVIEW PLAZA

Still Waters Recovery Center  
BODYMIND BY NICOLE  
ROTO-ROOTER  
DIVITA HOME FINANCE, INC.

SMOG CHECK  
Mobil

McDonald's

### 3. FEATURES



**AVAILABLE FOR THE FIRST TIME IN 36 YEARS**

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**TURN-KEY 2ND GENERATION RESTAURANT SPACE**

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**HOOD, WALK-IN REFRIGERATION AND GREASE TRAP**

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**DEDICATED PRIVATE PARKING LOT & PATIO**

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**CONVENIENTLY LOCATED IN THE HEART OF HUNTINGTON BEACH**

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**LOCATED ON MAJOR THOROUGHFARE AND CLOSE PROXIMITY TO THE PACIFIC OCEAN**

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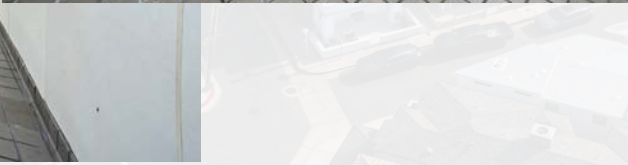
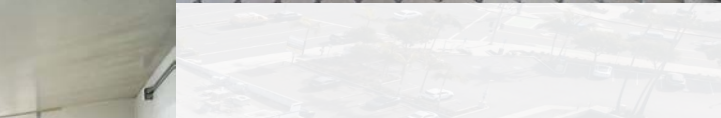
**EXCELLENT TRAFFIC COUNTS & GREAT VISIBILITY**

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#### 4. PROPERTY PHOTOS











## 5. HUNTINGTON BEACH DEMOGRAPHICS

2025 Population - Current Year Estimate	126,875
2020 Population - Census	130,356
2010 Population - Census	127,419
2025 Average Household Income	\$169,975
2030 Average Household Income	\$186,049
2025 Median Household Income	\$128,784
2030 Median Household Income	\$144,728
2025 Per Capita Income	\$69,130
2030 Per Capita Income	\$77,137
2025 Average Value of Owner Occ. Housing Units	\$1,224,356
2025 Households - Current Year Estimate	51,640
2030 Households - Five Year Projection	52,297
2020 Households - Census	51,589
2010 Households - Census	50,065
2020-2025 Annual Household Growth Rate	0.02%
2025-2030 Annual Household Growth Rate	0.25%
2024 Average Household Size	2.44

\*Based off a 3-mile radius

## 5. HUNTINGTON BEACH DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

#### PLACE OF WORK

2025 Businesses	1,258	5,242	17,793
2025 Employees	10,926	38,883	146,280

#### POPULATION

2025 Population - Current Year Estimate	29,620	126,875	316,292
2025 Population - Five Year projection	29,317	126,032	315,031

#### DAYTIME POPULATION

2025 Daytime Population	24,601	110,548	317,134
Daytime Workers	11,262 (45.8%)	48,738 (44.1%)	167,932 (53.0%)
Daytime Residents	13,339 (54.2%)	61,810 (55.9%)	149,202 (47.0%)

#### GENERATIONS

2025 Population	29,620	126,875	316,292
Generation Alpha (Born 2017 or Later)	2,052 (6.9%)	9,373 (7.4%)	25,004 (7.9%)
Generation Z (Born 1999-2016)	5,478 (18.5%)	24,259 (19.1%)	64,703 (20.5%)
Millennials (1981-1998)	7,579 (25.6%)	28,347 (22.3%)	81,093 (25.6%)
Generation X (Born 1965-1980)	6,563 (22.2%)	28,032 (22.1%)	66,377 (21.0%)
Baby Boomers (Born 1946-1964)	6,430 (21.7%)	28,847 (22.7%)	62,167 (19.7%)
Greatest Generations (Born 1945 or Earlier)	1,517 (5.1%)	8,017 (6.3%)	16,948 (5.4%)

## 5. HUNTINGTON BEACH DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

#### HOUSEHOLD INCOME

2025 Households	13,134	51,640	123,726
2025 Average Household Income	\$159,826	\$169,975	\$157,535
2025 Median Household Income	\$118,972	\$128,784	\$117,075
2025 Average Value of Owner Occ. Housing Units	\$1,228,764	\$1,224,356	\$1,194,673

#### RACE & ETHNICITY

White	60,626 (69.9%)	79,901 (63.0%)	172,985 (54.7%)
Black or African American	298 (1.0%)	1,196 (0.9%)	3,889 (1.2%)
Asian	2,822 (9.5%)	20,516 (16.2%)	55,090 (17.4%)
Two or More Races	4,027 (13.6%)	16,950 (13.4%)	43,416 (13.7%)
American Indian or Alaska Native	175 (0.6%)	699 (0.6%)	2,636 (0.8%)
Other Race	1,597 (5.4%)	7,258 (5.7%)	37,266 (11.8%)

#### HOUSING VALUE

\$500,000-\$749,999	512 (7.5%)	2,339 (7.2%)	4,764 (7.4%)
\$750,000-\$999,999	1,144 (16.7%)	5,846 (18.0%)	14,499 (22.4%)
\$1,000,000-\$1,499,999	2,828 (41.3%)	14,285 (44.0%)	27,200 (42.1%)
\$1,500,000-\$1,999,999	1,108 (16.2%)	4,875 (15.0%)	8,477 (13.1%)
\$2,000,000 and Over	670 (9.8%)	2,814 (8.7%)	5,237 (8.1%)



# INVEST IN WHAT YOU LOVE

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