



**PROMENADE  
SHOPPING CENTER**

HUNTINGTON BEACH | CA

**FOR LEASE**

**16490 BOLSA CHICA STREET | HUNTINGTON BEACH, CA 92649**

# EXECUTIVE SUMMARY

## PROMENADE SHOPPING CENTER HUNTINGTON BEACH | CA

### PROPERTY OVERVIEW

The Promenade Shopping Center is an A+ location situated at the signalized hard corner of Bolsa Chica Street ( $\pm 42,647$  ATC) and Heil Avenue ( $\pm 16,955$  ATC). Its proximity to residential and commercial density keeps the property busy throughout the day and into the evening. Orange County's strong economy, master planned communities, and high quality of life make it one of the most desirable locations for retailers in the country. Huntington Beach boasts an affluent and growing residential community as well. The city has more than 77,500 households with average incomes exceeding \$131,000 and has seen more than a 25% growth in home values over the past five years.



POPULATION OF  
HUNTINGTON BEACH



198,039

Source: [www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

TOTAL NUMBER  
OF EMPLOYEES



85,280

MEDIAN HOUSEHOLD  
YEARLY EXPENDITURE



\$85,497

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### DANNY ARROYO

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# SITE PLAN & AVAILABILITY

**PROMENADE  
SHOPPING CENTER**  
HUNTINGTON BEACH | CA

SUITE	TENANT	SF
16446	Caliente Mexican Kitchen & Bar	1,296
16452	Pacific Eye Care	2,162
16454	AVAILABLE	925
16456	Skin So Sweet	929
16458	Pack & Ship	929
16462	Return Engagement	1,238
16466	AVAILABLE	1,213
16470	AVAILABLE	3,200
16474	Pearly White Dental	1,352
16478	Allure Nail Salon	1,352
16482	Sea Salt Japanese Eatery	1,344
16486	Domino's Pizza	1,323
16490	The Hangout Restaurant & Beach Bar	4,124

 SUBJECT PROPERTY  
 AVAILABLE



**BOLSA CHICA STREET**

**HEIL AVENUE**



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# PROPERTY AERIAL

**PROMENADE  
SHOPPING CENTER**  
HUNTINGTON BEACH | CA

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**BOLSA CHICA STREET**  
(±42,647 ATC)

**HEIL AVENUE**  
(±16,995 ATC)



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# RETAIL & RESIDENTIAL AREA

## PROMENADE SHOPPING CENTER HUNTINGTON BEACH | CA

HUNTINGTON BEACH

BOLSA CHICA STATE BEACH

MARINE VIEW PARK

MEADOWLARK GOLF CLUB

GRIBBS PARK

HARBORSCAPE APARTMENTS

HEIL AVENUE (±16,995 ATC)

**PROMENADE SHOPPING CENTER**  
HUNTINGTON BEACH | CA

BOLSA CHICA STREET (±42,647 ATC)

MEADOWLARK SHOPPING CENTER



Walgreens



Bank of America



HUNTINGTON GARDENS

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# PROPERTY PHOTOS

## PROMENADE SHOPPING CENTER HUNTINGTON BEACH | CA



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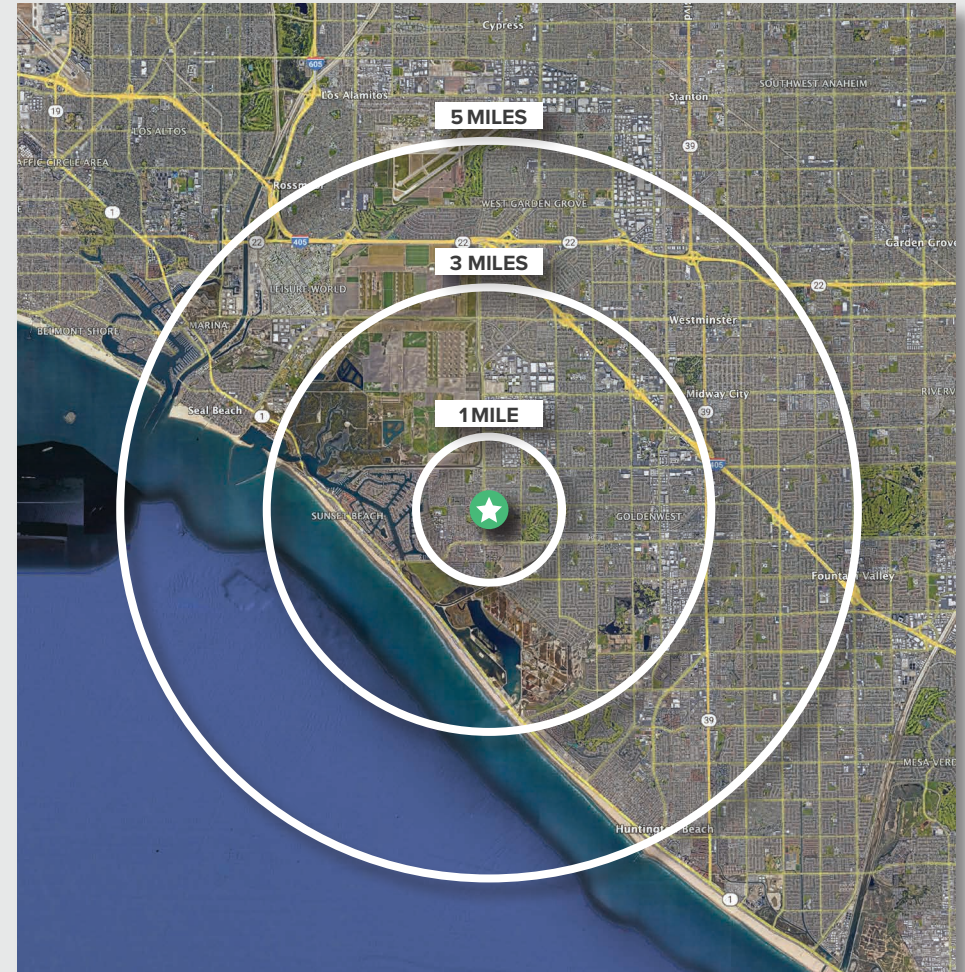


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# REGIONAL DEMOGRAPHICS

## PROMENADE SHOPPING CENTER HUNTINGTON BEACH | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 Estimated Population	23,349	99,680	334,196
2027 Projected Population	23,992	101,270	336,752
2020 Census Population	23,336	100,475	336,577
2010 Census Population	22,595	94,692	326,021
2021 Median Age	42.0	41.1	41.3
<b>HOUSEHOLDS</b>			
2022 Estimated Households	10,217	38,123	122,663
2027 Projected Households	10,536	38,862	123,961
2020 Census Households	10,224	38,399	123,512
2010 Census Households	9,695	35,673	118,048
<b>INCOME</b>			
2022 Estimated Average Household Income	\$131,473	\$135,129	\$121,634
2022 Estimated Median Household Income	\$104,418	\$106,520	\$94,921
2022 Estimated Per Capita Income	\$57,569	\$51,765	\$44,732
<b>BUSINESS</b>			
2022 Estimated Total Businesses	1,180	5,846	16,282
2022 Estimated Total Employees	7,827	59,053	143,842



Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1

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