

Pavilions Place

16400-16496 BEACH BOULEVARD
WESTMINSTER, CA 92683



JUNIOR ANCHOR & RESTAURANT FOR LEASE

Pavilions Place

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WESTMINSTER, CA 92683

AVAILABLE

±17,962 SF Junior Anchor Space
±2,515 SF Restaurant Space

PROPERTY HIGHLIGHTS

Excellent visibility and exposure to Beach Boulevard, the main retail thoroughfare from Interstate 405 to Pacific Coast Highway within Huntington Beach.

Strategically located within close proximity to Interstate 405, Bella Terra Mall and Huntington Beach Hospital.

Multiple signalized and unobstructed ingress/egress.

Trade area benefits from more than 16 million tourists per year (City of Huntington Beach).

TRAFFIC COUNTS

±72,000 Cars per Day along Beach Boulevard
±9,000 Cars per Day along Heil Avenue
±277,000 Cars per Day along Interstate 405



SITE PLAN AND TENANT ROSTER



STE	TENANT	SF
9	Nothing Bundt Cakes	4,000
10	Lendmark Financial	1,877
11	Financial Partners Credit Union	2,000
12	U.S. Renal Care Beach Analysis	6,000
13	Howard's Appliances (Available)	17,962
14	Starbucks (Drive Thru)	3,789
15	Chick-fil-A	4,617
16	Posh Nail Lounge	2,911
17	Fashion Young	4,689
18	Motto Ramen	1,806
19	Kay Jewelers	1,806
20	Phenix Salon Suites	3,695
21	GameStop	1,207
22	The Perfect Fit Studio	1,207
23	Maui Hawaiian BBQ	1,200
24	Vinita's Beauty & Threading	1,314
25	IVY	3,347
26	Pavilion Dental	1,686
27	One Main Financial	1,918
28	Spectrum	5,007
30	Bath and Body Works	5,598
31	Sally Beauty	1,736
32	Sumi Lash	1,200
33	H Mart	69,445
34	Daiso Japan	5,080
35	Jersey Mike's Subs	1,274
36	Aiyu Cha	1,126
37	Stronger Fitness Studio	1,200
38	Smallcakes Cupcakery	1,200
39	The UPS Store	1,200
40	Edible Arrangements	1,200
41	Baskin-Robbins	1,252
42	Tip Top Nails	1,252
43	Ucatan	2,220
44	Squarena	3,865
45	Dai Sushi	1,500
46	The Joint Chiropractic	1,913
47	AT&T	3,928
48	Pearle Vision	3,000



WESTMINSTER

22

ROSS
DRESS FOR LESS

REGENCY THEATRES

DOLLAR TREE

petco

ALDI

Walmart

COSTCO
WHOLESALE

TARGET

TARGET

JCPenney

BEST BUY

SKY ZONE

DAVE'S

STATER BROS.
MARKETS

COSTCO
WHOLESALE

BARNES & NOBLE

KOHL'S

CENTURY THEATRES

ULTA

WHOLE FOODS
MARKET

OLD NAVY

WORLD MARKET

CVS
pharmacy

SAIGON CITY

JONS

GROCERY OUTLET

DOLLAR TREE

CVS
pharmacy

VONS

CVS
pharmacy

9

PET SUPPLIES PLUS

ASHLEY

HOBBY LOBBY

Smart & Final

LIVING SPACES

Michaels

PET SMART

Rack

DICK'S

HomeGoods

Pavilions PLACE
WESTMINSTER, CA • 69,445 SF

MILE SQUARE
GOLF COURSE
& REGIONAL
PARK

Ralphs

savers

Warner Ave.

3 MILES

petco

24 FITNESS

SPROUTS
FARMERS MARKET

AMAZON FRESH

GROCERY OUTLET

Marshall's

BevMo!

DOLLAR TREE

LOWE'S

sam's club

24 FITNESS

ROSS
DRESS FOR LESS

STATER BROS.
MARKETS

CVS
pharmacy

CVS
pharmacy

Smart & Final

FLOOR DECOR &
TILE • WOOD • STONE

405

FOUNTAIN
VALLEY

SPROUTS
FARMERS MARKET

DOLLAR TREE

LA FITNESS

AMAZON FRESH

Ralphs

TJ-maxx

ROSS
DRESS FOR LESS

FIVE BE*W

TRADER JOE'S

GAP

DIG 5

LOFT

KAHoots

VANS

TILLY'S

Walmart

TARGET

CVS
pharmacy

savers

Auto Zone

NEWMARK PACIFIC

SANTA ANA RIVER

DEMOGRAPHICS

223,420
3-MILE TOTAL POPULATION

203,897
3-MILE DAYTIME POPULATION

\$136,079
3-MILE AVG. HOUSEHOLD INCOME

\$982,600
3-MILE MEDIAN HOME VALUE

		1-MILE	3-MILE	5-MILE
POPULATION	2025 Population	27,909	223,420	552,239
	2030 Population	27,609	222,214	552,376
	Growth 2025-2030	-0.22%	-0.11%	0.00%
	2025 Estimated Median Age	39.5	42.5	41.7
	Total Businesses	1,565	10,948	24,452
	Total Employees	11,929	80,713	193,358
	Total Daytime Population	26,060	203,897	490,035
HOUSEHOLDS	2025 Estimated Households	10,453	75,384	183,665
	2030 Projected Households	10,538	76,484	187,063
	Growth 2025-2030	0.16%	0.29%	0.37%
	2025 Est. Average Household Size	2.64	2.94	2.98
INCOME	2025 Est. Median Household Income	\$100,287	\$102,369	\$104,906
	2030 Prj. Median Household Income	\$110,322	\$115,376	\$118,985
	2023 Est. Average Household Income	\$122,799	\$136,079	\$139,301
	2030 Prj. Average Household Income	\$135,769	\$150,611	\$154,015
	2025 Estimated Per Capita Income	\$44,824	\$46,098	\$46,404
HOUSING	2025 Estimated Housing Units	10,814	77,705	190,195
	2025 Est. Owner Occupied Units	37.6%	51.1%	53.8%
	2025 Est. Renter Occupied Units	59.0%	46.0%	42.8%
	2025 Estimated Vacant Units	3.3%	3.0%	3.4%
	2025 Est. Median Housing Value	\$934,559	\$982,600	\$956,534
	2025 Est. Average Housing Value	\$985,037	\$1,039,112	\$1,039,771

Pavilions Place

For more information contact:

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