

MATTHEWS™



END CAP RETAIL SPACE **FOR LEASE**

21572 Brookhurst St | Huntington Beach, CA 92646

DEMISABLE POTENTIAL

AVAILABLE SF
±1,000 SF

ASKING RENT
\$2.50 PSF + NNN

High-Exposure Location on Brookhurst Street (±40,500 VPD)

Last space available- End Cap

Adjacent to Tacos Miranda and Neighborhood Liquor Store

Surrounded by Daily Needs Retail Including Trader Joe's, Starbucks & Chase Bank

Blocks away from PCH and the 405 Freeway

Near Edison High School with 2,530 students

Terrific signage and excellent visibility



SITE PLAN



BROOKHURST ST





Huntington Beach Central Park West
±7 Miles Away

COSTCO
WHOLESALE



South Coast Plaza

NORDSTROM ★ **MACY'S**
bloomingdale's **SEPHORA**
Bath & Body Works
FENDI **ZARA** **PRADA**
Madewell **BURBERRY**
GUCCI Abercrombie & Fitch

Seacliff Village



Huntington Beach Hospital
±131 Beds

±312,400 VPD

Newland Center



John Wayne Airport
±7 Miles Away



Orange Coast College
±24,000 Students | ±1,036 Employees



Huntington Beach
±4 Miles Away



Estancia High School
±954 Students



Edison High School
±2,098 Students



Santa Ana Country Club
Golf Course

Pacific Coast Hwy

±38,850 VPD

Huntington Beach Pier



Subject Property



Pacific City



Huntington State Beach
±2 Miles Away





 **Edison High School**
±2,098 Students



± 41,334 VPD

 **Sea Spray**
±140 Units

 **Estancia High School**
±954 Students

Hamilton Ave ± 30,736 VPD



 **John H Eader Elementary School**
±439 Students

 **Casa Del Sol**
±448 Units

Subject Property

 **Newport Palms**
±138 Units

Pacific Coast Hwy ± 38,850 VPD

 **Brookhurst Marsh**
Pak

 **Talbert Regional Park**
±3 Miles Away

Brookhurst St

1

 **Whittier Elementary School**
±434 Students

Orange County Sanitation
±600 Employees

 **Huntington State Beach**
±2 Miles Away

HUNTINGTON BEACH, CA

Huntington Beach, a seaside city in Orange County, CA, is the most populous beach city in Orange County and the seventh most populous in the Los Angeles-Long Beach-Anaheim, CA MSA. The city of Huntington Beach has a total land area of 31.9 square miles with 5.1 sq mi of it being adjacent to water. Huntington is bordered by many notable cities, some being Seal Beach, Fountain Valley, Costa Mesa, Newport Beach, and the expansive Pacific Ocean. Huntington is the number one tourist attraction in Southern California and is known for its long stretch of sandy beach, maintaining a mild climate year-round, and being the homeland of surfing and traditional beach culture. Those who surf along the Huntington Beach coast are in for a treat as the ocean waves are often enhanced by natural effects from the edge-diffraction of open ocean swells from Santa Catalina Island, giving Huntington Beach the nickname “Surf City”. Huntington Beach is often recognized by its historic pier that was built in 1904 by the original developer Huntington Beach Company, a real-estate development firm owned by Henry Huntington.

NAMED BEST ORANGE COUNTY BEACH

- OC REGISTER

TOP 10 BEST BEACH TOWNS IN SOUTHERN CA

- PUREWOW

TOP 20 BEST BEACHES ON THE WEST COAST

- MSN

BEST STOPS FOR A ROAD TRIP ON PACIFIC COAST HWY

- AFAR

VOTED BEST CALIFORNIA BEACH

- USA TODAY

DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2025 Estimate	27,046	224,716	529,250
2030 Projection	27,242	220,739	516,522
Growth 2025-2030	1.3%	0.2%	0.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Projection	10,280	73,070	169,261
2025 Estimate	10,198	72,131	166,912
2020 Census	10,253	74,701	173,933
Growth 2025-2030	1.9%	0.6%	0.5%
Growth 2025-2030	0.3%	-0.1%	-0.2%
INCOME	1-MILE	3-MILE	5-MILE
2025 Avg. Household Income	\$118,124	\$116,069	\$119,887



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EXCLUSIVELY LISTED BY



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