

For **sale**

Owner-User Medical/Office Building

18141 BEACH BOULEVARD
HUNTINGTON BEACH, CA 92648



Contents

01 **Property Overview** **3**

02 **Property Specifications** **5**

03 **Property Photos** **6**

04 **Property Aerials** **7**

05 **Floor Plans** **9**

Property **Overview**



OFFERING SUMMARY

Savills is proud to exclusively offer for sale the fee simple interest in **18141 Beach Blvd**, a three-story, $\pm 40,392$ SF office building located in the sought-after Huntington Beach submarket. Positioned less than three miles from the ocean and minutes from the 405 Freeway, the property provides exceptional connectivity and coastal appeal. The location offers immediate access to Huntington Beach's top lifestyle destinations, including Pacific City, Bella Tera, Main Street, and Westminster Mall.

PROPERTY HIGHLIGHTS

- **\$377,816 Gross Operating Income**
- 40,392 SF, 3 story office
- 21,472 SF vacant for a User to Occupy, with $\pm 13,000$ SF permitted for Medical Use
- Subterranean Parking, Elevator Served
- Prominent signage, convenient access to the 405 freeway
- Largest User building for sale in Huntington Beach

OFFERING SUMMARY

Offering Price: **\$8,750,000**

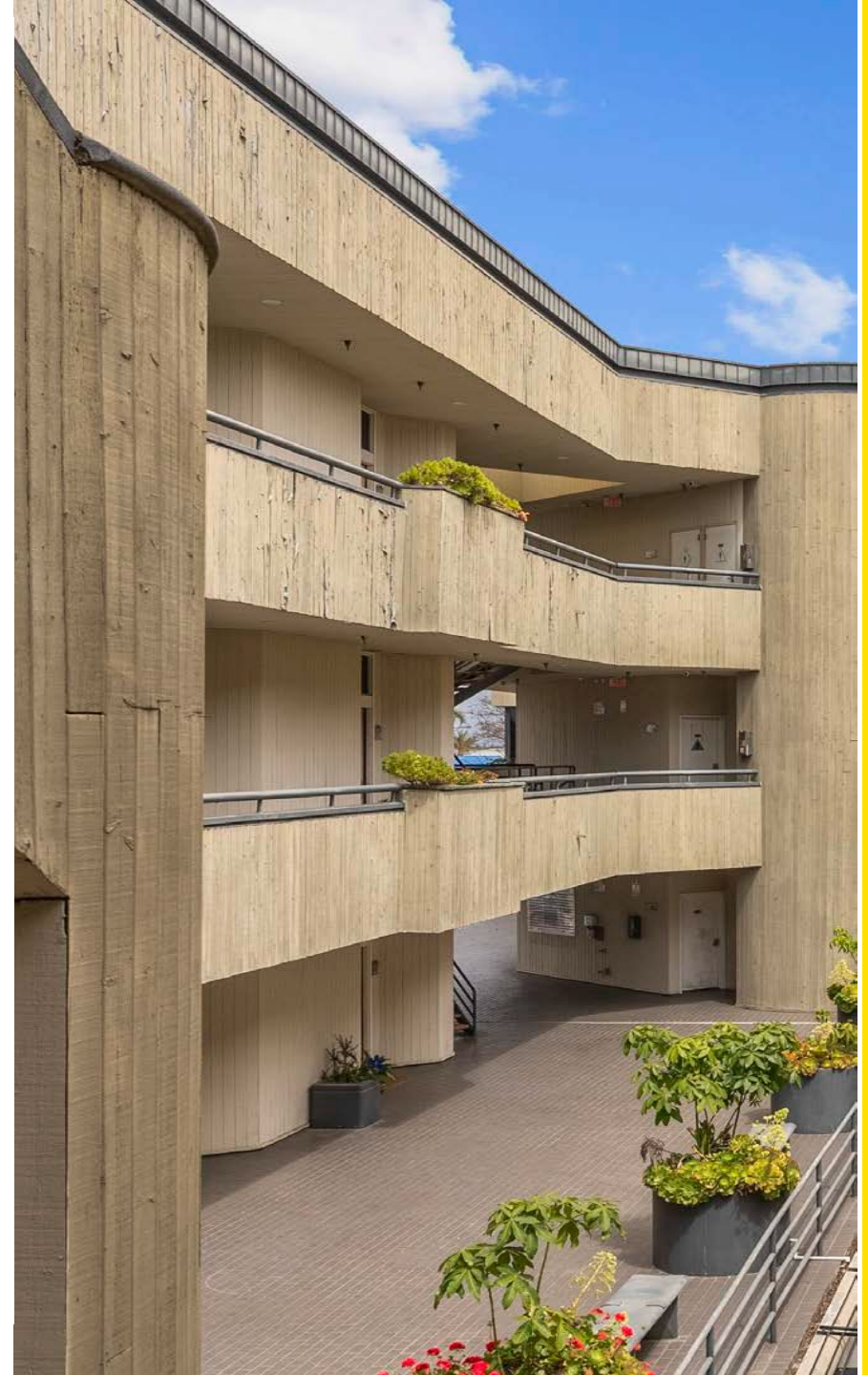
Interest Offered: **Fee Simple**

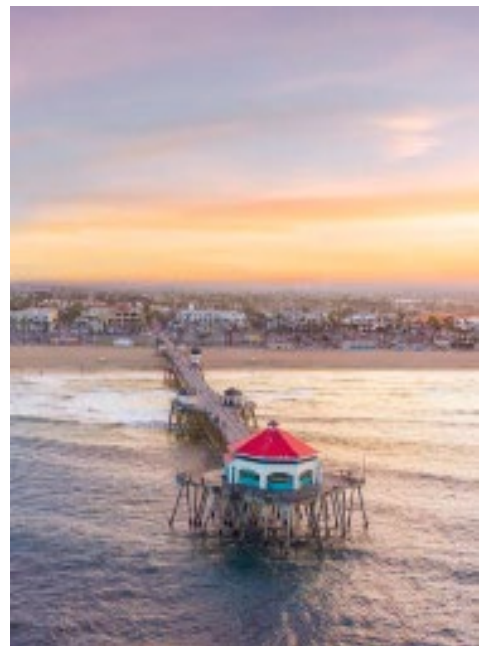
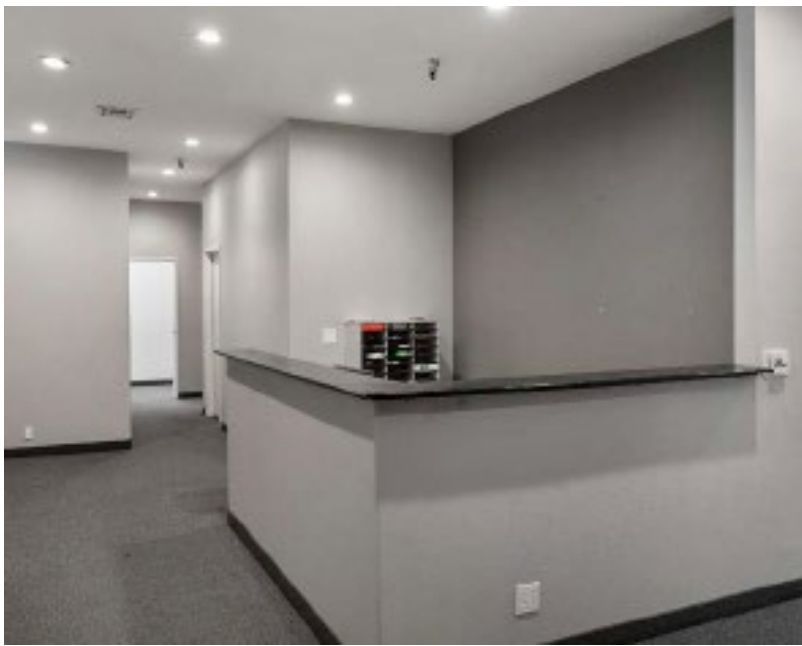


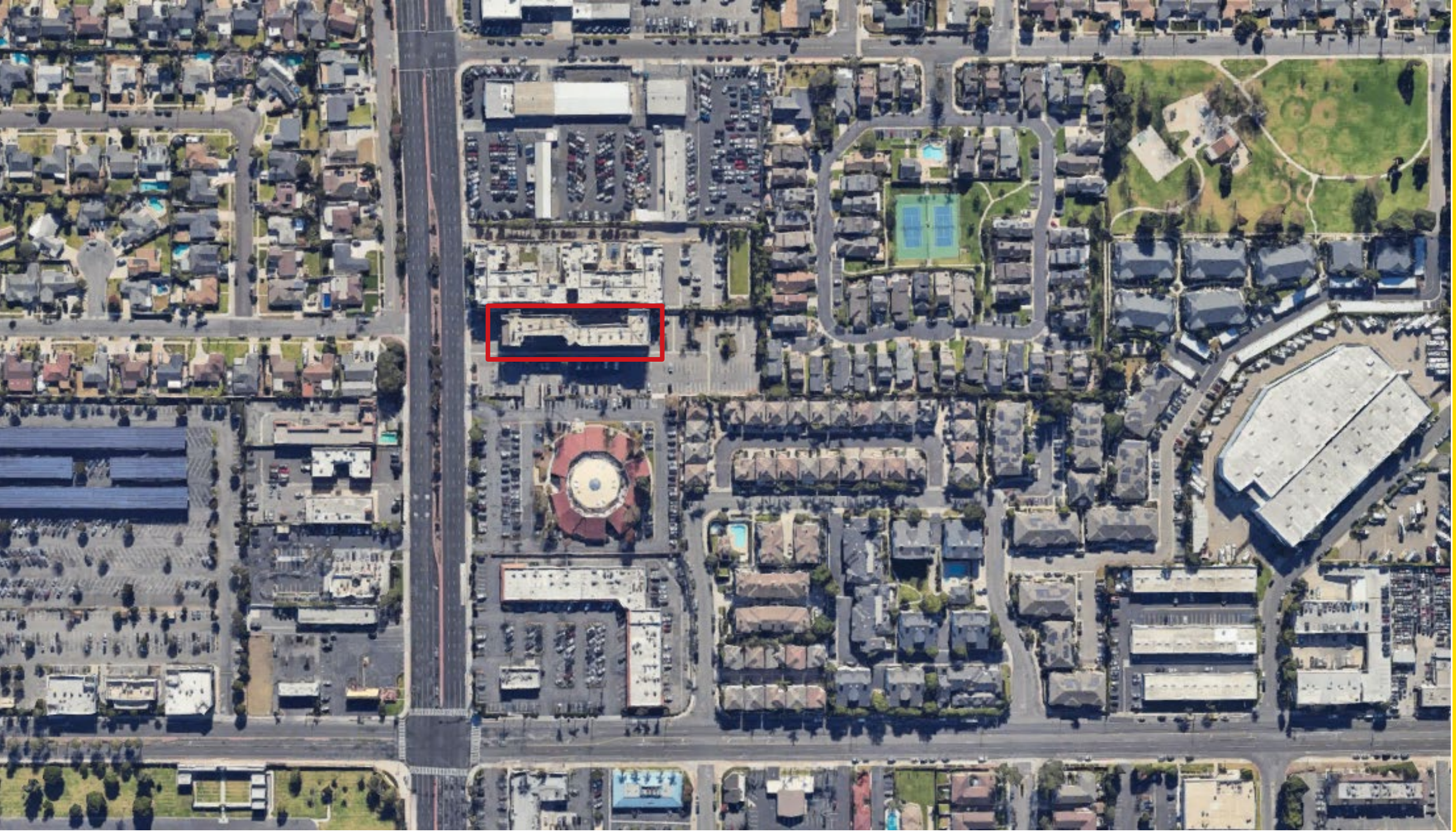
Property **Specifications**

Building Profile

Address:	18141 Beach Blvd, Huntington Beach, CA
APN	159-271-69
Location:	Orange County
Land Size:	±1.06 AC
Year Built:	1984
Building Size:	±40,392 Square Feet
Zoning:	SP-14
Parking:	99 Stalls (49 Covered and 50 Surface)
Construction:	Wood Frame



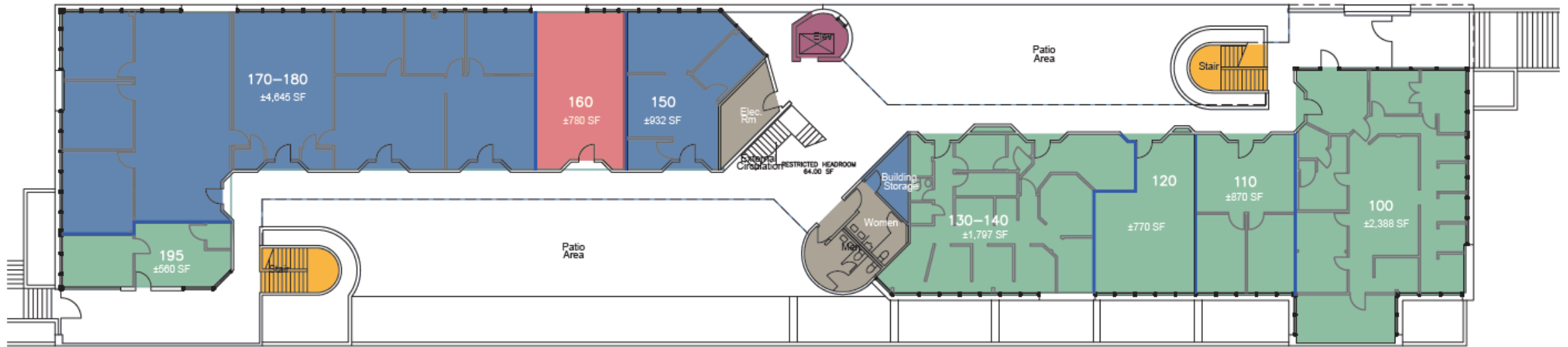






18141
Beach Boulevard

1st Floor



= VACANT/MONTH TO MONTH

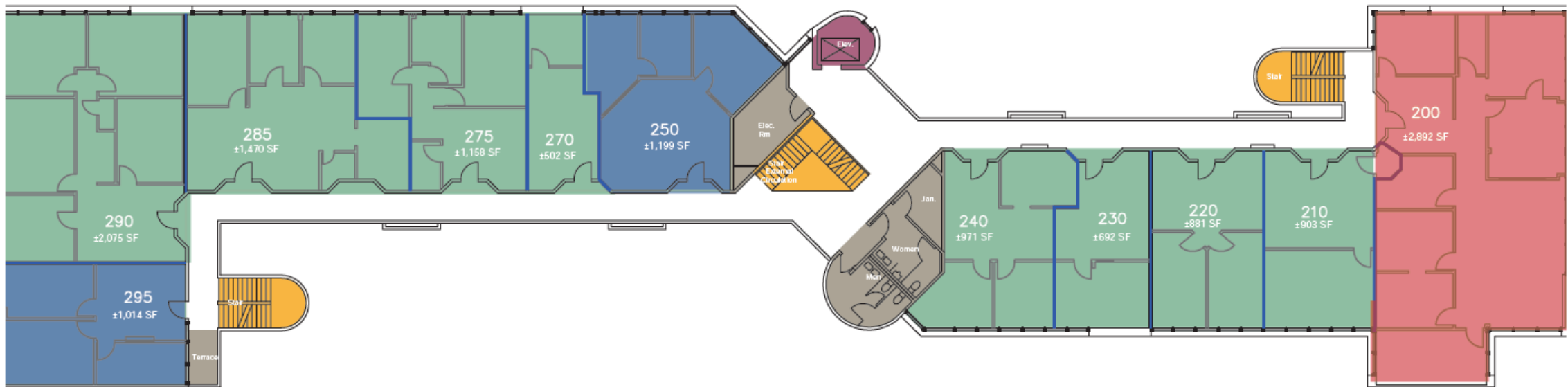


= EXPIRE 2025



= EXPIRE 2026

2nd Floor



= VACANT/MONTH TO MONTH



= EXPIRE 2025



= EXPIRE 2026

3rd Floor



= VACANT/MONTH TO MONTH



= AVAILABLE 2031

Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

© 2024 Savills Inc. All Rights Reserved





Contact

Alejandro Sherratt

+1 562 704 9646
asherratt@savills.us
CA No. 02159392

Avery Doherty

+1 949 706 6605
adoherty@savills.us
CA No. 02348112

520 Newport Center Dr, 8th Floor
Newport Beach, CA 92660
+1 949 706 6600

savills.us

Disclaimer: The material in this presentation has been prepared solely for informational purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Savills' prior written consent. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer or transaction, or act as an inducement to enter into any contract or commitment whatsoever. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAVILLS IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. Savills shall not be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document or any errors therein or omissions therefrom.