



## Sunset Beach Investment Opportunity

Portfolio of 2 Properties for Sale

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# Sunset Beach Investment Opportunity

\$2,880,000

SBT District Rare opportunity to own two adjacent parcels...

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- Rare opportunity to acquire two adjacent parcels within the sought-after Sunset Beach Tourist District, steps from the Pacific Ocean.
- Exceptional visibility along Pacific Coast Highway at the high-traffic Warner Avenue intersection with strong local and tourist foot traffic.
- Dual front and rear access complemented by additional free parking at the back of the property for customer convenience.
- Existing building includes five interior rooms, restroom facilities, and a 1-bedroom living area.
- Additional adjacent land parcel offers expansion or redevelopment possibilities for a variety of commercial uses.
- Surrounded by hotels, retail, dining, and close to freeway access, positioning the site for constant exposure and future growth potential.



Price: \$2,880,000

Price / SF: \$5,760 / SF

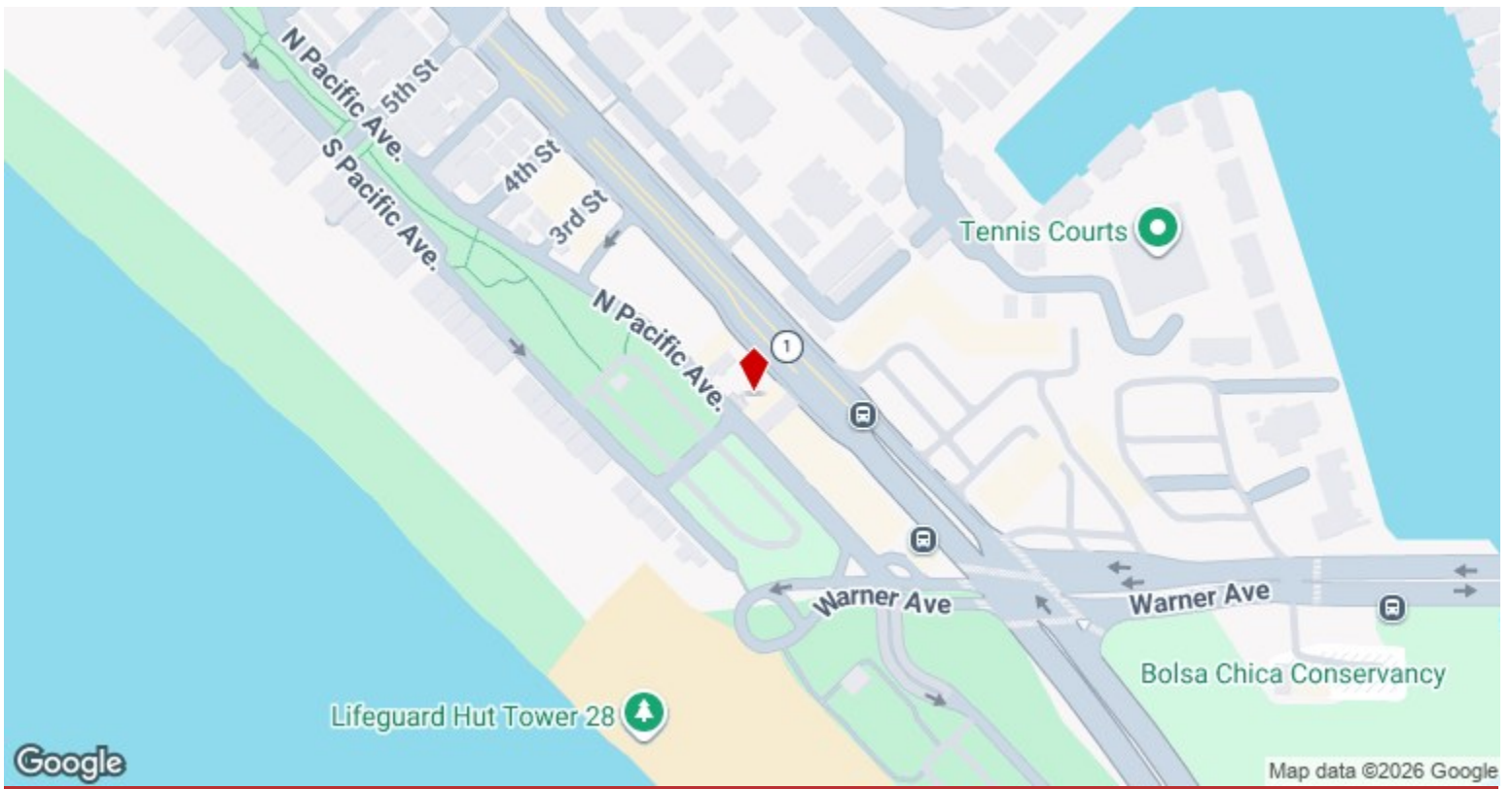
Sale Type: Investment

Status: Active

Number of Properties: 2

Total Building Size: 500 SF

Total Land Area: 0.05 AC



### Sunset Beach Investment Opportunity

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 17181 Pacific Coast Hwy, Huntington Beach, CA	Land	0.05		
 17185 Pacific Coast Hwy, Huntington Beach, CA	Retail	500		

# Property Photos



Lobby



Interior Photo

# Property Photos

