

5383

Bolsa Avenue

HUNTINGTON BEACH, CA



CBRE EPSON®



**5383 BOLSA AVE
BUILDING 3**



RANCHO ROAD

ASTRONAUTICS DRIVE

BOLSA CHICA

SKYLAB ROAD

BOLSA AVENUE

GRAHAM STREET

SPRINGDALE STREET

Location Map

Property Features

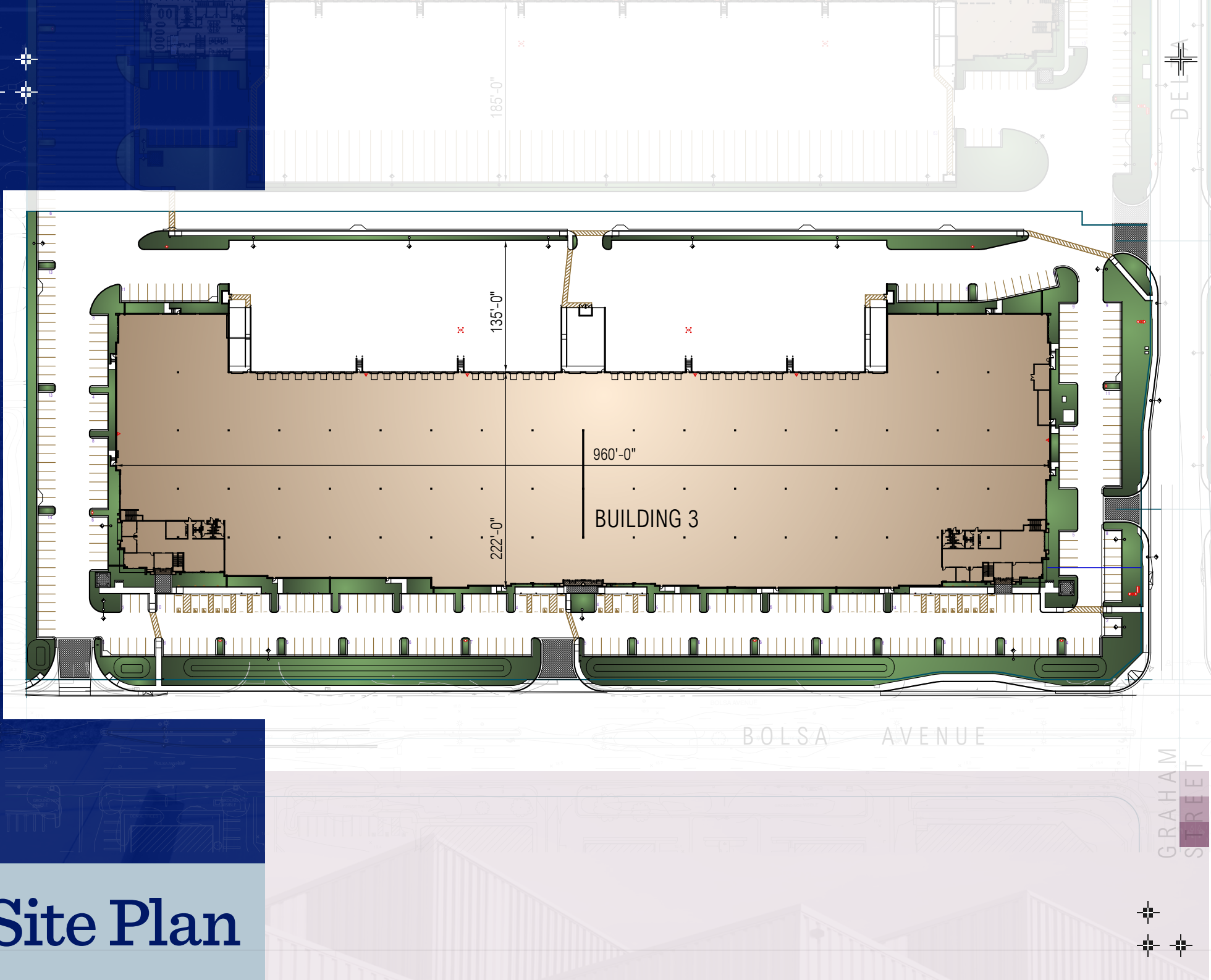


HIGHLIGHTS

- + Freestanding Building
- + 233,705 SF Class A Building
- + 4 Grade Level Doors
- + 40 Dock High Doors
- + ESFR Sprinklered
- + 326 Parking Stalls
- + ±12.66 AC Land Size
- + 20,539 2-Story Office SF
- + 32' Minimum Clear
- + 2,000 Amps Power Supply
- + Large Fenced Yard
- + LED Lighting
- + New Construction (2023)



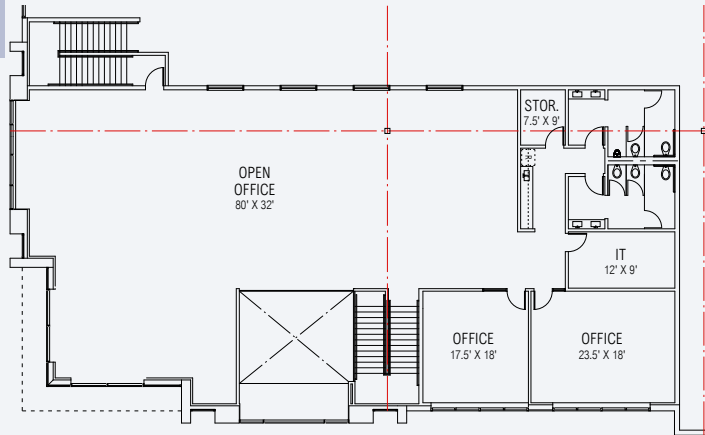
Site Plan



Floor Plans

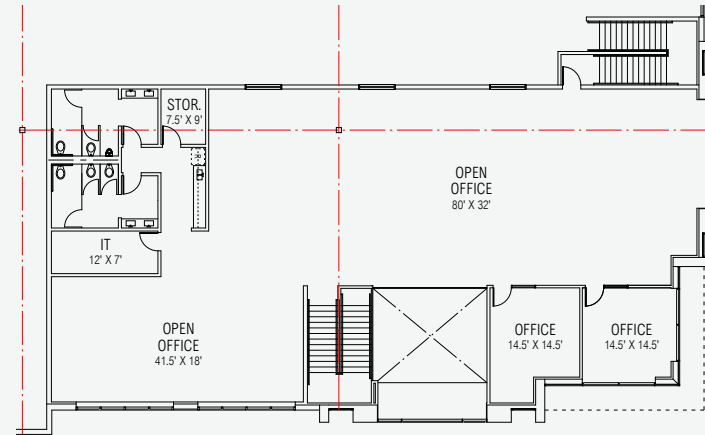


Southwest
Corner

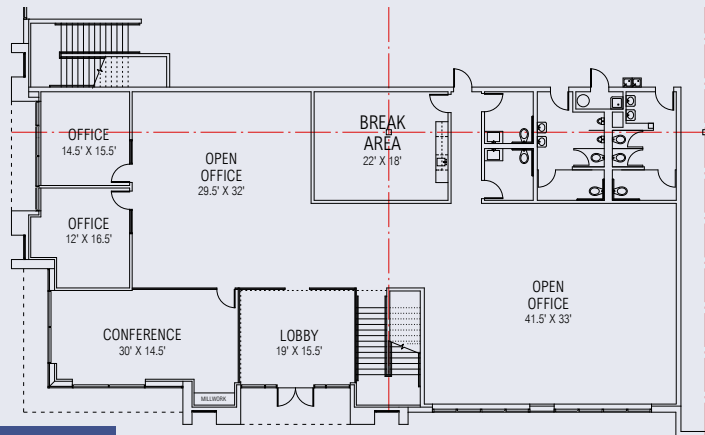


2ND FLOOR

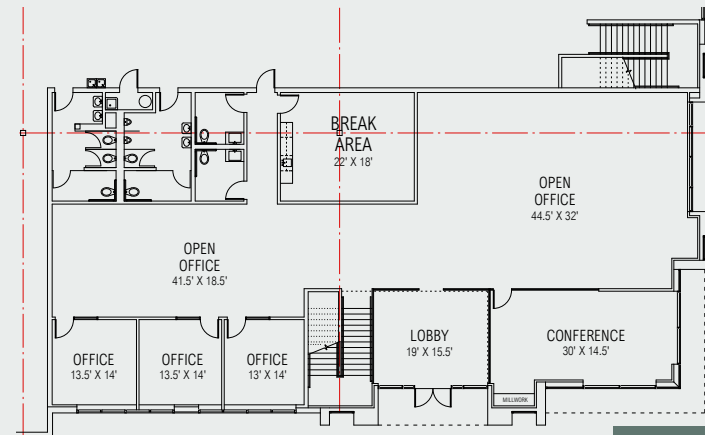
Southeast
Corner



2ND FLOOR



1ST FLOOR










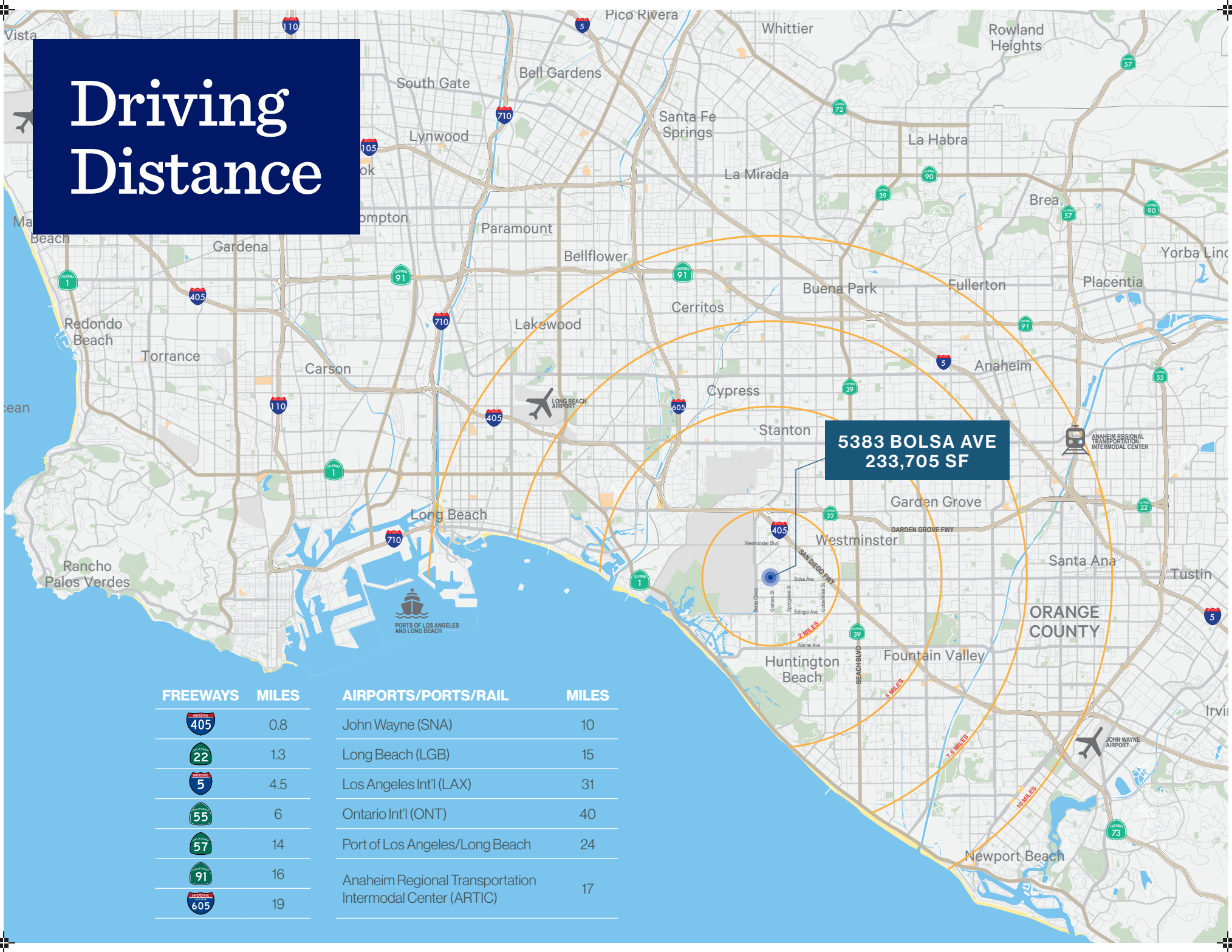
1ST FLOOR



Driving Distance

**5383 BOLSA AVE
233,705 SF**

FREEWAYS	MILES	AIRPORTS/PORTS/RAIL	MILES
 405	0.8	John Wayne (SNA)	10
 22	1.3	Long Beach (LGB)	15
 5	4.5	Los Angeles Int'l (LAX)	31
 55	6	Ontario Int'l (ONT)	40
 57	14	Port of Los Angeles/Long Beach	24
 91	16	Anaheim Regional Transportation Intermodal Center (ARTIC)	17
 605	19		



BELLA TERRA (Dining | Shops | Services)

- AT&T
- Athleta
- Avenue Shabu Shabu
- Bacio Di Latte
- California Pizza Kitchen
- Century 20 Theatres
- Chronic Tacos Mexican Grill
- Come Buy Tea
- CorePower Yoga
- Corner Bakery Cafe
- Cost Plus World Market
- Costco Wholesale
- Cotton Blow Dry Bar
- Crumb!
- Custom Comfort Mattress
- Dental Oasis
- Dog Haus
- European Wax Center
- Flecha
- Fogo De Chao
- Ghost Sando Shop
- Golf Bar
- Islands
- Ivy Nails
- J Crew Factory
- Jans Health Bar
- Joanna the Nurse
- Kabuki Japanese
- Kinecta
- King's Fish House
- Kohl's
- LaserAway
- Lenscrafters
- Luna Grill
- Madison Reed Color Bar
- Nekter Juice Bar
- Nightingale
- No Rest for Bridget
- Old Navy
- One Medical
- Orangetheory
- Philz Coffee
- Pinot's Palette
- Princess Bride Diamonds
- REI
- Rocky Mountain Chocolate
- See's Candies
- Silverlake Ramen
- Skin Laundry
- Sky Zone
- Snooze AM Eatery
- Solita
- Somisomi Soft Serve
- Sourdough and Co.
- Sunrise Dental
- T-Mobile
- The Cheesecake Factory
- The Now
- Tutu School
- Ultra Beauty
- Wells Fargo Bank
- Whole Foods Market

Corp Neighbors & Amenities



Westminster Mall

BELLA TERRA

SAN DIEGO FWY

405

EDINGER AVE

MCFADDEN AVE

SPRINGDALE STREET

California Closets

Cambro Manufacturing

Hybrid Apparel Distribution Center

ASTRONAUTICS DR

Cleveland Golf Srixon

Boeing Encore Interiors

Icera USA

Elevate Aircraft Seating

DELTA LANE

Newlight Technologies

RANCHO ROAD

GBI Tile & Stone

Home & Body

Airtech Adv Material Grp

Scale 3PL

Harbor Distributing

Gearment DIX Metals Jann Art

Boeing Encore Interiors

Cosmodyne

Mach Industries

Harbor Distributing

FormDecor

Tyr Sport

Travis Mathews

Boeing

GRAHAM STREET

5383 BOLSALAN AVE
233,705 SF
Available

Boeing

Boeing

Amazon

BOLSALAN AVENUE

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