



# FIVE POINTS CENTER

HUNTINGTON BEACH, CA



## PROPERTY SUMMARY

BUILDING SIZE:

**46,307 SF**

LOT SIZE:

**±3.71 AC**

PARKING SPACES:

**228 spaces**

LOCATION:

**18541-645 Beach Blvd, Huntington Beach, CA**

## PROPERTY HIGHLIGHTS

- Huntington Beach aka "Surf City USA" greets over 11 million visitors every year, with its 10 miles of uninterrupted beaches
- Center includes Panda Express, Dollar Tree, Five Guys, Boudin Bakery, and Zankou Chicken
- Attractive demographics densely populated by 8 distinct, desirable neighborhoods
- Strategically located at the major intersection of Beach Blvd. and Main Street with easy access to both streets
- Major neighboring retailers include Trader Joe's, Vans, Loft, Tillys, Chico's, and Gap
- Adjacent to the property is Elan Huntington Beach, a 272-unit luxury apartment community, completed in 2015



## DEMOGRAPHICS

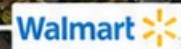
|             |                         |                          |                          |
|-------------|-------------------------|--------------------------|--------------------------|
| POPULATION: | 1-MILE RADIUS<br>27,425 | 3-MILE RADIUS<br>193,016 | 5-MILE RADIUS<br>424,157 |
| AVG HHI:    | \$93,115                | \$114,677                | \$102,385                |

**FIVE**  
POINTS CENTER

Perry  
Elementary School



MAIN STREET 31,857 VPD



BEACH BOULEVARD 38,685 VPD



ELLIS AVENUE 13,763 VPD

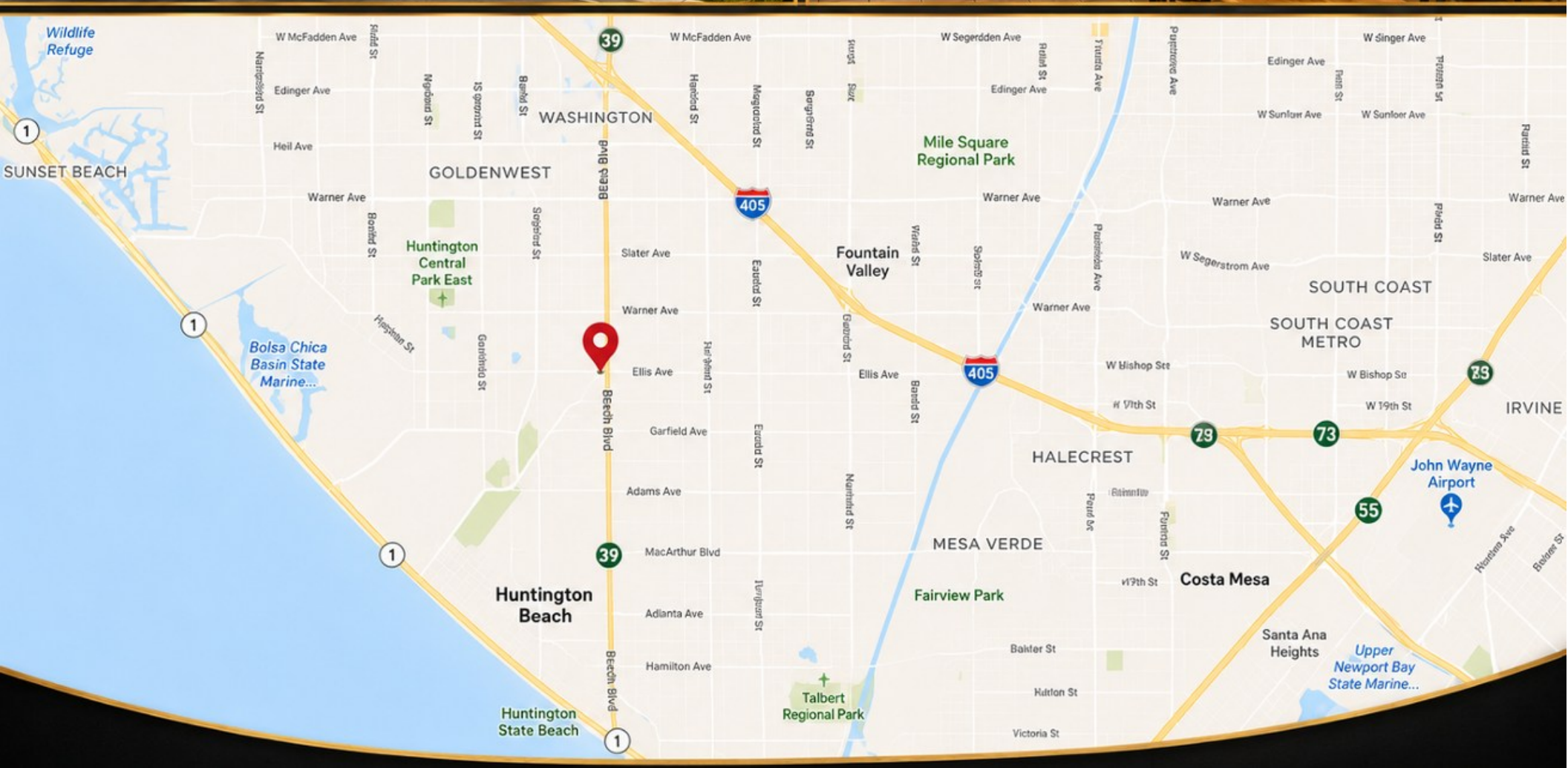


**AMBER ROCK**  
PROPERTIES

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|             | Tenant                       | SF     |
|-------------|------------------------------|--------|
| 18635       | Available                    | 900    |
| 18637-18639 | Available                    | 1,800  |
| 18641       | Available                    | 1,500  |
| 18645       | Legend Coffee - Opening 2026 | 2,700  |
| 18581       | Poke Rollrritto              | 800    |
| 18583       | Ramain39                     | 1,600  |
| 18585       | Artisan Nail Salon           | 2,640  |
| 18593-A     | Dollar Tree                  | 8,920  |
| 18593-B     | Levi and Miele DDS           | 2,040  |
| 18631       | OC Boutique Goodwill         | 10,468 |
| 18561 - 101 | Pho Saigon                   | 2,280  |
| 18561 - 102 | Hotworx                      | 1,920  |
| 18541A      | Zankou Chicken               | 3,007  |
| 18541B      | Boudin                       | 3,000  |
| 18575       | Panda Express                | 2,732  |







EXCLUSIVE LEASE ADVISOR:

**FREDERICK KUO**



949 307 3018



fred@amber-rock.com



Lic No 01783211



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PROPERTIES



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