

7652 Slater Ave, Huntington Beach 92647

17 - Northwest Huntington Beach

STATUS: Coming Soon

LISTING ID: PW26040174

PARCEL #: 93933034

LIST PRICE: \$900,000

LIST CONTRACT: 02/23/26

PROP TYPE: Commercial Sale

PROP SUB TYPE: Office

LIST \$ ORIGINAL: \$900,000

SELLER WILL CONSIDER

CONCESSIONS IN OFFER: Yes



SQFT(SRC): 3,462

SQFT LOT: 2,213

ACRES: 0.051

BUSINESS NAME:

BUSINESS TYPE:

YEAR ESTABLISHED:

YEAR BUILT:

SLC: Standard

LEVELS: 2

CURRENT USE:

MONTHLY RENT:

RENT MIN - MAX \$/SF/YR:

NUMBER OF UNITS: 4

ENTRY LEVEL: 1

BUILDING STATUS: Existing

OCCUPANCY:

BUILDING \$/PER SQFT: \$259.97

LAND \$/PER SQFT:

DAYS ACTIVE IN MLS: 0

COUNTY: Orange

PARCEL MASTER:

INVEST?: Yes A/C:

FENCE: HEAT:

DESCRIPTION

Prime Industrial-Zoned Office/Showroom Condominiums – Flexible Investment Opportunity in Huntington Beach

Discover this versatile $\pm 3,462$ SF multi-unit property at 7652 Slater Avenue A-D, ideally positioned in the heart of Huntington Beach's thriving industrial and commercial corridor. Currently configured as four (4) separately parceled office condominiums with a prominent ± 550 SF showroom space, this 2-story building offers immediate income potential from office or professional users while unlocking significant future value through its underlying industrial zoning. Key highlights include: - Four (4) separate parcels — perfect for owner-user occupancy, multi-tenant leasing, or individual sales for maximum flexibility and exit strategy. - Six (6) reserved parking spaces for convenient tenant and client access. - New roof installed in 2024 — recent capital improvement for peace of mind and reduced maintenance. - Three (3) 400-amp HVAC systems with separate controls — efficient, zoned climate control tailored to individual units. - Fully sprinklered building for enhanced safety and insurability. - Strong location in a high-demand area near major thoroughfares, supporting a wide range of professional, service, or light industrial applications. Zoned for industrial uses (with current office/showroom configuration), this property presents exceptional upside for a savvy buyer. Potential to reimagine the space for light manufacturing, warehouse/distribution, R&D, custom industry, or expanded commercial services—options not typically available under standard office zoning. This rare flexibility in a coastal Orange County market can drive higher long-term returns and broader tenant appeal. Additional incentive: The seller is offering the first right of refusal to purchase the adjacent attached garages when they become available—ideal for adding storage, vehicle bays, or expanded operational space. Priced aggressively at \$900,000, this asset combines stable cash flow today with substantial redevelopment or repositioning potential tomorrow. Don't miss this opportunity to secure a strategically located, well-maintained property in one of Southern California's most desirable coastal markets. Contact for private showings, financials, or to discuss how this fits your investment or owner-user goals.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING:
LAUNDRY: None
CLEARANCE:
INDUSTRIAL TYPE:

OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: 0-1 Unit/Acre

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:

INDUSTRIAL SQFT:

OFFICE SQFT:

HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPORT:
PARKING RATIO:

LAND

LAND USE: **Industrial**
LOT SIZE DIM.:
TOPOGRAPHY:

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:

TERMS

LEASE RENEW OPTION?:
LISTING TERMS: **Cash, Cash to New Loan, Conventional**
EXISTING LEASE TYPE:
INCLUSIONS:
EXCLUSIONS:

LEASE ASSIGNABLE?:
FINANCIAL RMKS:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:
BAC:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS / CO-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENTIAL MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

GROSS SCHEDULED RENTS:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:
TAX OTHER ASSESSMENT: • \$0 (Assessor)

TAX ANNUAL \$:

TAX YEAR:

UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1			881		A
2	1			881		B
3	1			760		C
4	1			940		D

PHOTOS



 Click arrow to display photos



