

OFFERING MEMORANDUM

Rare Coastal Orange County Value-Add Opportunity

8082 Adams Avenue
Huntington Beach, California 92646

Exclusively Offered By
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DISCLAIMER

This Offering Memorandum has been prepared exclusively for the purpose of providing prospective purchasers with general information regarding the property located at 8082 Adams Avenue, Huntington Beach, California (the “Property”). The sale of the Property is subject to approval by the United States Bankruptcy Court in connection with a Chapter 11 bankruptcy case. This document is for informational purposes only and does not constitute an offer to sell, solicit, or lease the Property.

The information contained herein has been obtained from sources believed to be reliable; however, neither eXp Commercial of California, Inc. (“Broker”) nor its agents, representatives, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. All property descriptions, financial information, projections, pro forma analyses, assumptions, estimates, parcel boundaries, building dimensions, lot sizes, floor plans, and any and all other statements and materials herein are provided for informational purposes only and are subject to change without notice.

Any projections or forward-looking statements, including but not limited to lease-up assumptions, renovation costs, rental rates, operating expenses, stabilization timelines, capitalization rates, and exit valuations, are speculative in nature and should not be relied upon as guarantees of future performance. Actual results may vary materially.

The Property is being offered and will be sold on an “as-is, where-is” basis, with no representations or warranties whatsoever, except as may be expressly set forth in a definitive purchase and sale agreement approved by the Bankruptcy Court. Any sale is subject to approval by the Bankruptcy Court, and may be subject to competitive bidding at an auction. The seller reserves the right to withdraw, modify, or reject any offer at any time, subject to Bankruptcy Court approval.

By opening and reviewing the contents of this Offering Memorandum, the recipient agrees that it will use the information solely for the purpose of evaluating a potential acquisition of the Property and will not reproduce, distribute, or disclose this material, in whole or in part, without the prior written consent of Broker.

Prospective purchasers are solely responsible for conducting their own independent investigation and due diligence concerning the Property, including but not limited to physical condition, environmental matters, zoning and land use compliance, entitlement potential, financial performance, lease terms, market conditions, and all other matters deemed relevant. All due diligence shall be conducted within the timeframes established by the Bankruptcy Court and/or any court-approved sale procedures.

No agreement or obligation shall arise by reason of this Offering Memorandum. A binding agreement shall exist only upon execution of a definitive purchase and sale agreement by all parties thereto and approval of such agreement by the United States Bankruptcy Court.

EXECUTIVE SUMMARY

eXp Commercial of California, Inc. is pleased to present 8082 Adams Avenue in Huntington Beach, California. Offered for sale through a Chapter 11 bankruptcy proceeding and subject to court approval, the Property represents a compelling value-add or redevelopment opportunity in a highly desirable coastal Orange County location.

Asking Price:	\$4,000,000
Property Type:	Retail
Year Built:	1987
Lot Size:	0.60 AC
Building Size:	5,500 SF
Parcel Number:	151-282-28
Zoning:	SP 14





PROPERTY SUMMARY

This value-add property is situated on Adams Avenue in Huntington Beach, one of Orange County's most desirable coastal submarkets. The property benefits from strong street visibility, convenient access, and proximity to dense residential neighborhoods.

Constructed in 1987 and zoned SP 14, the site offers flexibility for a variety of uses. The oversized lot provides ample parking and potential for repositioning or future development, making it well-suited for investors or owner-users seeking long-term upside.

The asset is being offered for sale through a Chapter 11 bankruptcy case, subject to court approval, presenting a unique opportunity to acquire a well-located coastal property.



HIGHLIGHTS

- Prime Coastal Location
- Value-Add / Redevelopment Opportunity
- Flexible Zoning (SP-14)
- Strong Visibility & Access
- Infill Location
- Bankruptcy Sale (Chapter 11)
- Owner-User or Investor Appeal
- Proximity to Coastal Amenities

PROPERTY PHOTOS

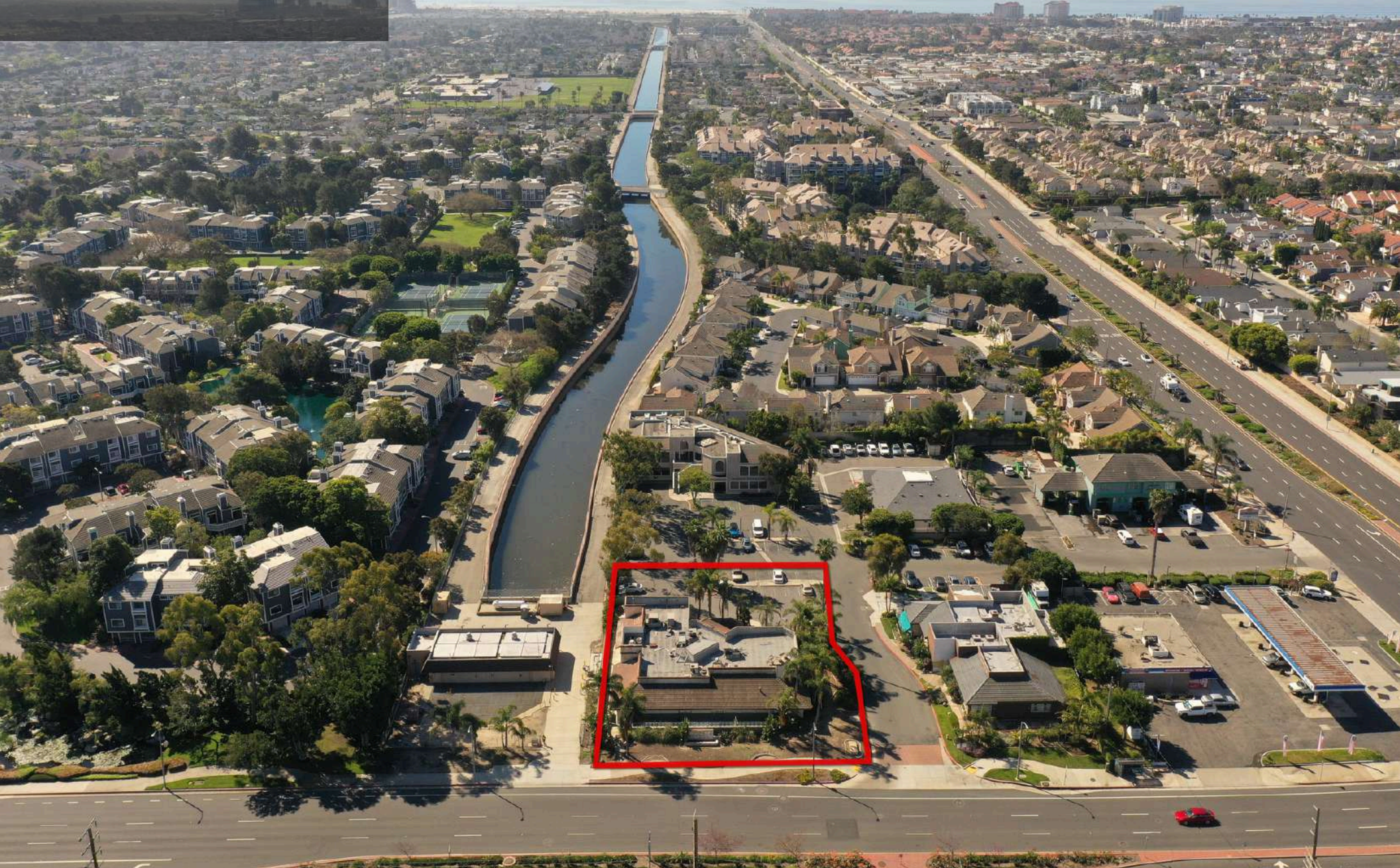




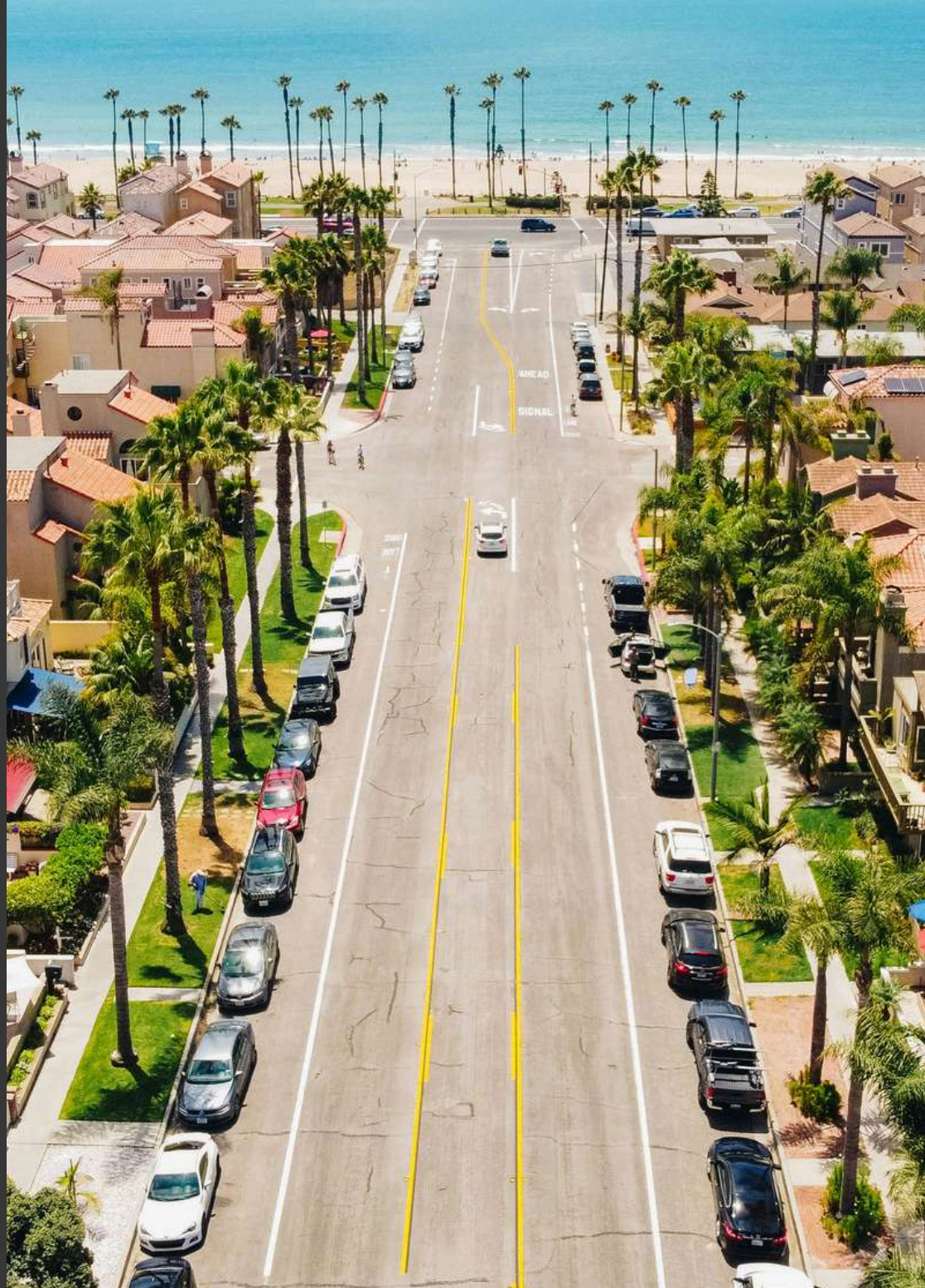




AERIAL



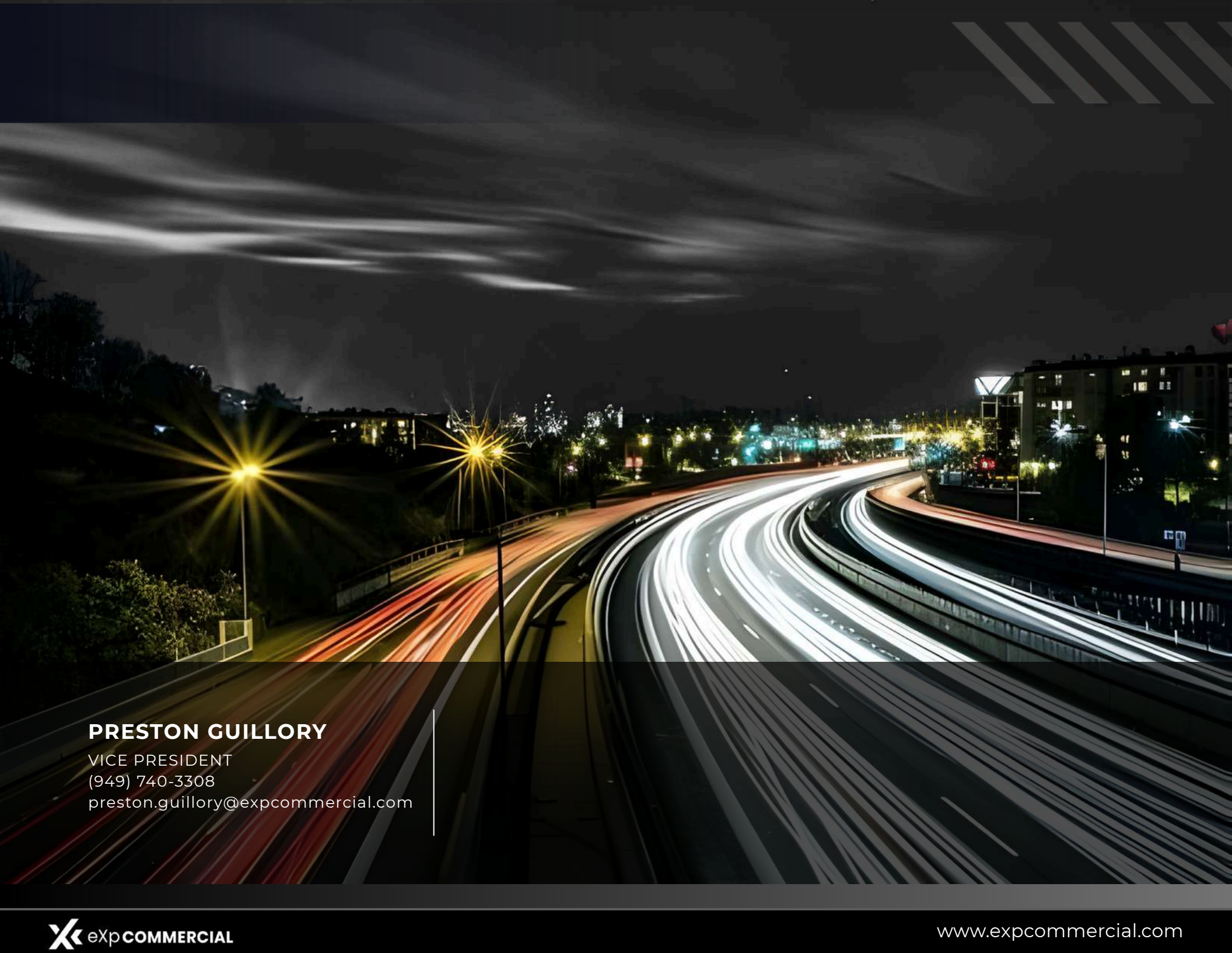
LOCATION OVERVIEW



HUNTINGTON BEACH, CALIFORNIA

Huntington Beach, also known as “Surf City USA” is one of Southern California’s most sought-after coastal markets, offering a dynamic blend of affluent demographics, year-round tourism, and a vibrant beachside lifestyle anchored by over eight miles of pristine coastline, a thriving downtown, and close proximity to major employment centers throughout Orange County and the greater Los Angeles metro area.





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