



body lab

AT THE STRAND

CURATED APPROACH TO WELLNESS
INTEGRATED INTO DAILY LIFE

120-180 5TH STREET, HUNTINGTON BEACH, CA 92648



BOARDWALK
INVESTMENTS GROUP





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AT THE STRAND

body lab is a modern, wellness collective bringing together independently operated, best-in-class health and lifestyle concepts. Designed for performance, recovery, and wellness, guests can seamlessly explore one business, then another. From Pilates to cold plunge to hydration therapy, operators benefit from longer guest visits, shared customers across the collective, built-in tenant synergy, and reduced upfront costs. Individual suites are available for pre-lease for **early summer 2026**.


- Premier PCH location in Huntington Beach near the Huntington Beach Pier
- Tenant spaces are specially designed for the most in-demand health, performance, recovery, and prevention concepts
- Reduced upfront costs with ready-to-operate spaces
- Integrated tenant mix driving longer visits, shared customers, and repeat traffic
- Strong coastal demographics including traffic counts exceeding 43,000 CPD



Just steps away from the most iconic pier & ocean views in California



 Pre-lease for early summer 2026

 PCH ±43,000 CPD

VOTED

NO. 2

Best city to live in

*2023 source: THE ORANGE COUNTY REGISTER

TOP 10

Happiest city in America

*2023 source: W WalletHub



DRIVE DISTANCE

JOHN WAYNE AIRPORT (SNA)

CA-55 Fwy / 27 min / ±12 mi

LONG BEACH AIRPORT (LGB)

I-405 Fwy / 33 min / ±16 mi

LOS ANGELES AIRPORT (LAX)

I-405 Fwy / 1 hr 10 min / ±36 mi



10K+

Businesses



≈200K

Residents

Demographics

ONE MILE

Population / 32,669

Avg HH Income / \$118,642

Daytime Population / 12,737

Median Age / 34.7

THREE MILES

Population / 234,618

Avg HH Income / \$121,460

Daytime Population / 92,107

Median Age / 37.4

FIVE MILES

Population / 491,447

Avg HH Income / \$124,672

Daytime Population / 214,915

Median Age / 38.9



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AT THE STRAND

Eight Individual Suites Offering Flexible Planning Opportunities

- Layouts remain adaptable at this stage of development, offering early tenants greater ability to tailor space planning to support operational needs
- Early commitments benefit from priority suite selection
- Baseline assumptions are reflected in the current site plan. Final specifications may vary by suite

Market Opportunity

- Coastal Orange County continues to experience strong growth in consumer spending on wellness, recovery, fitness, and prevention
- **body lab** at The Strand is positioned to capture this demand through:
 - A curated tenant mix aligned with core wellness and performance pillars
 - Highly functional, right-sized suites supporting efficient operations and scalable concepts
 - A shared brand identity that enhances tenant visibility and alignment
- Opportunity to operate in a purpose-built environment designed to attract and retain like-minded, wellness-driven customers

*sample tenant



WALNUT AVENUE

STOP

ENTRANCE

TENANT #6

1,328 SF

TENANT #5

746 SF

TENANT #4

1,155 SF

287 SF

BEVERAGE
TENANT #1

5TH STREET

OPEN AREA
2,968 SF

TENANT #3

1,223 SF

287 SF

BEVERAGE/RETAIL
TENANT #2

*sample tenant



ENTRANCE

TENANT #2

1,379 SF

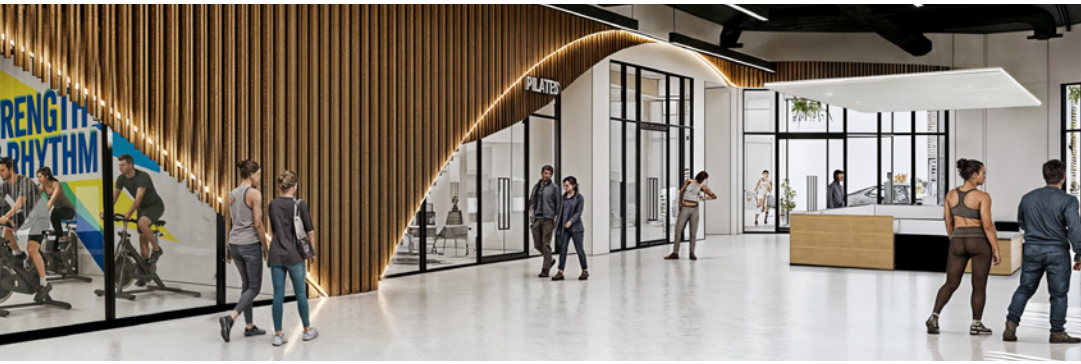
TENANT #1

861 SF

5TH STREET

*conceptual site plan & renderings

PCH



Wellness, Every Day.



MORE INFORMATION CONTACT

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