



For Lease Brookhurst & Adams

**10136 Adams Ave
Huntington Beach, CA 92646**

MANAGED AND OWNED BY: Perform Properties

Property Specifications

IMPROVED RESTAURANT + EXCLUSIVE PATIO

±5,606 SF

RETAIL AVAILABLE

1,173 SF - 3,282 SF

2025 Est Demographics

| | 1 MILE |
|----------------------|-----------|
| Population | 20,683 |
| Avg Household Income | \$173,850 |
| Daytime Population | 5,326 |
| | 3 MILE |
| Population | 189,568 |
| Avg Household Income | \$153,715 |
| Daytime Population | 94,283 |
| | 5 MILE |
| Population | 426,348 |
| Avg Household Income | \$156,515 |
| Daytime Population | 248,963 |

SOURCE esri



±5,606 SF FREESTANDING PAD BUILDING



About the Property

- Located at one of the major intersections for the trade area along Brookhurst St and Adams Ave (combined over 70K cpd)
- Positioned within a retail heavy hub appealing to national and regional credit tenants
- Dynamic co-tenancy within center & at adjacent/ competing properties
- Recent remodel conveying pride of ownership & aim towards top tier tenancy
- Co-tenancy includes: Stater Bros., Petsmart, Raising Cane's, Shake Shack, CAVA and more
- Close proximity to the 405 freeway, Fairview Park, and Costa Mesa Golf Course
- Dense population within the 3 mile radius (over 189K) with high income (over \$150K)

Traffic Counts

| | |
|-----------------------------|-------------|
| Adam Avenue | ±37,500 CPD |
| Brookhurst Street | ±35,900 CPD |
| Year: 2025 Source: Costar | |

Contact

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| NO. | TENANT | SF |
|-----|-----------------------------|--------|
| 1 | Alka Living Water | 1,590 |
| 2 | Butter Paws | 1,060 |
| 3 | Anna's Nails | 954 |
| 4 | Deal Pending | 2,074 |
| 5 | CAVA | 2,977 |
| 7 | First Team | 7,000 |
| 8 | Shima Restaurant | 2,358 |
| 9 | Eggroll King | 1,035 |
| 10 | Milano Nails | 3,452 |
| 11 | Available | 1,173 |
| 12 | Beachside Optometry | 2,010 |
| 13 | Beauty Bungalows | 5,708 |
| 14 | Available | 1,750 |
| 15 | A/B Dental Center | 3,500 |
| 16 | OC Urology | 5,500 |
| 18 | Stater Bros | 41,975 |
| 19 | Premier Martial Arts | 1,400 |
| 20 | Available | 1,400 |
| 21 | Liberty Coin | 3,640 |
| 23 | Simone & Son | 3,360 |
| 25 | The Tutoring Center | 1,190 |
| 26 | Hope Veterinary Medical Svr | 3,360 |
| 28 | Restaurant Available | 5,606 |
| 29 | Raising Cane's | 3,232 |
| 30A | Available | 1,800 |
| 30B | WeVitalize | 1,450 |
| 31 | Available | 3,282 |
| 33 | Surf City Smiles | 2,243 |
| 34 | Lean Feast | 1,586 |
| 35 | Moonwood Coffee | 1,200 |
| 36 | Available | 1,260 |
| 37 | All-Star Dance Academy | 2,068 |
| 38 | D-1 Sports Training | 4,386 |
| 39 | Shake Shack | 3,500 |



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HUNTINGTON BEACH

SITE

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