

LANDMARK PLAZA

Retail For Lease

8871-8865 Atlanta Ave. &

20920-20981 Magnolia St., Huntington Beach, CA 92646



± 4,115 SF PAD OPPORTUNITY

Description:

- ±75,000 square foot grocery anchored neighborhood shopping center with a diverse mix of retail services and restaurants.
- Services a dense residential community with above average household incomes in one of Coastal Orange County's most established trade areas.
- Located at two major thoroughfares of the trade area, Magnolia Street and Atlanta Avenue, with close proximity to Edison High School, Pacific Coast Highway and the beaches of Huntington.

Traffic Count:

- ± 13,400 Average Daily Traffic on Magnolia Street
- ± 12,500 Average Daily Traffic on Atlanta Avenue

Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	22,459	149,125	333,786
Average H.H. Income	\$114,800	\$108,173	\$106,772
Daytime Population	3,831	40,752	170,904

Source: ESRI



Newmark
Knight Frank

For further information, please contact our exclusive agents:

KEVIN HANSEN	Associate	949.608.2194	khansen@ngkf.com	CA RE License #01937047
CHRIS WALTON	Senior Managing Director	949.608.2096	cwalton@ngkf.com	CA RE License #01839264

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 www.ngkf.com

LANDMARK PLAZA

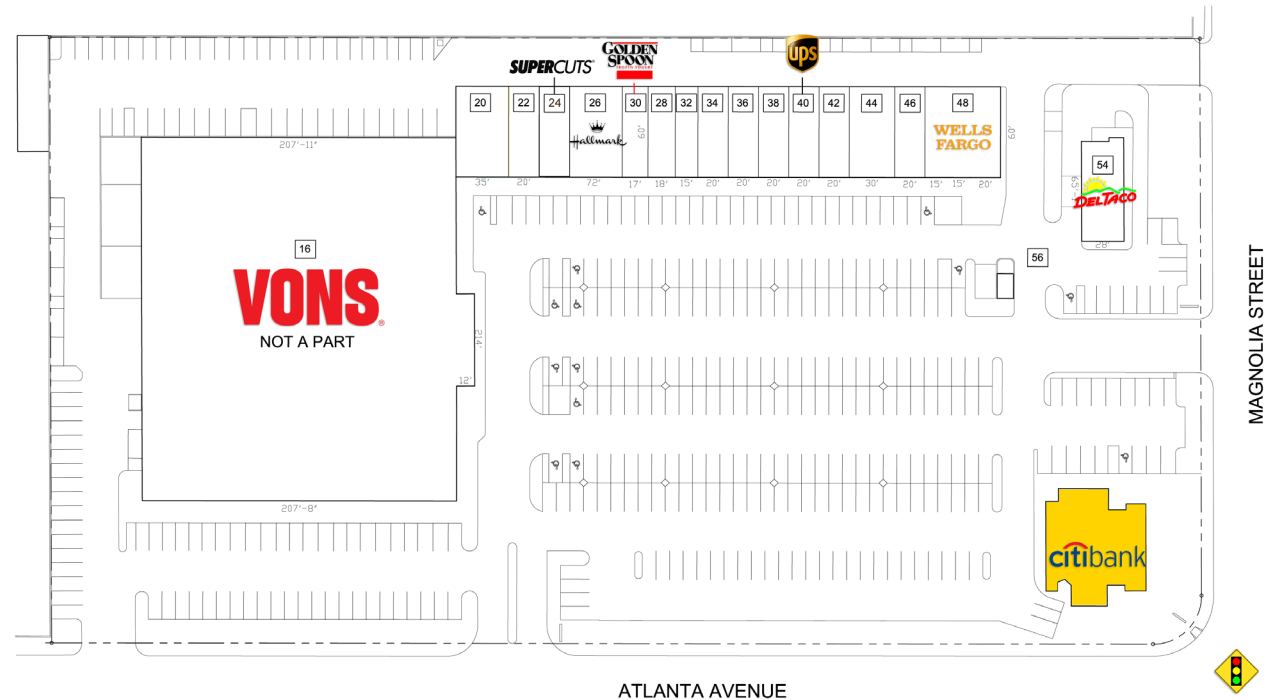
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Tenant Roster		
SUITE	TENANT	SF
16	Vons (NAP)	52,416
20	Earthwise Pet Supply	2,100
22	Happiness Nails	1,200
24	Supercuts	830
26	Cindy's Hallmark	2,470
28	Empire Tobacco	1,080
30	Golden Spoon Yogurt	1,020
32	Trends II	900
34	Lido Cleaners	1,200
36	Optometry	1,200
38	Mike Thai Bistro	1,200
40	The UPS Store	1,200
42	Rockin' Crepes	1,200
44	One Stop Beauty Supply	1,800
46	R. Baldwin D.D.S.	1,200
48	Wells Fargo Bank	3,000
54	Del Taco	1,848
56	Wells Fargo ATM	N/A
58	Citibank (Available - 10/1/17)	4,115



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Executive Summary

Landmark Plaza
8871 Atlanta Ave, Huntington Beach, California, 92646
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.65776
Longitude: -117.97302

	1 mile	3 miles	5 miles
Population			
2000 Population	21,829	147,037	327,471
2010 Population	21,603	146,529	326,866
2015 Population	22,459	149,125	333,786
2020 Population	23,389	153,157	343,263
2000-2010 Annual Rate	-0.10%	-0.03%	-0.02%
2010-2015 Annual Rate	0.74%	0.34%	0.40%
2015-2020 Annual Rate	0.81%	0.53%	0.56%
2015 Male Population	48.4%	50.2%	50.0%
2015 Female Population	51.6%	49.8%	50.0%
2015 Median Age	46.6	40.4	39.0
Households			
2000 Households	8,758	54,775	122,313
2010 Households	8,681	55,233	122,781
2015 Total Households	9,072	56,209	125,052
2020 Total Households	9,499	57,875	128,794
2000-2010 Annual Rate	-0.09%	0.08%	0.04%
2010-2015 Annual Rate	0.84%	0.33%	0.35%
2015-2020 Annual Rate	0.92%	0.59%	0.59%
2015 Average Household Size	2.47	2.62	2.63
Median Household Income			
2015 Median Household Income	\$84,007	\$80,343	\$78,530
2020 Median Household Income	\$93,737	\$90,667	\$87,813
2015-2020 Annual Rate	2.22%	2.45%	2.26%
Average Household Income			
2015 Average Household Income	\$114,800	\$108,173	\$106,772
2020 Average Household Income	\$129,578	\$122,619	\$121,651
2015-2020 Annual Rate	2.45%	2.54%	2.64%
Per Capita Income			
2015 Per Capita Income	\$46,917	\$41,261	\$40,335
2020 Per Capita Income	\$53,205	\$46,856	\$45,975
2015-2020 Annual Rate	2.55%	2.58%	2.65%

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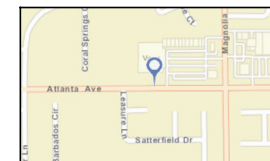
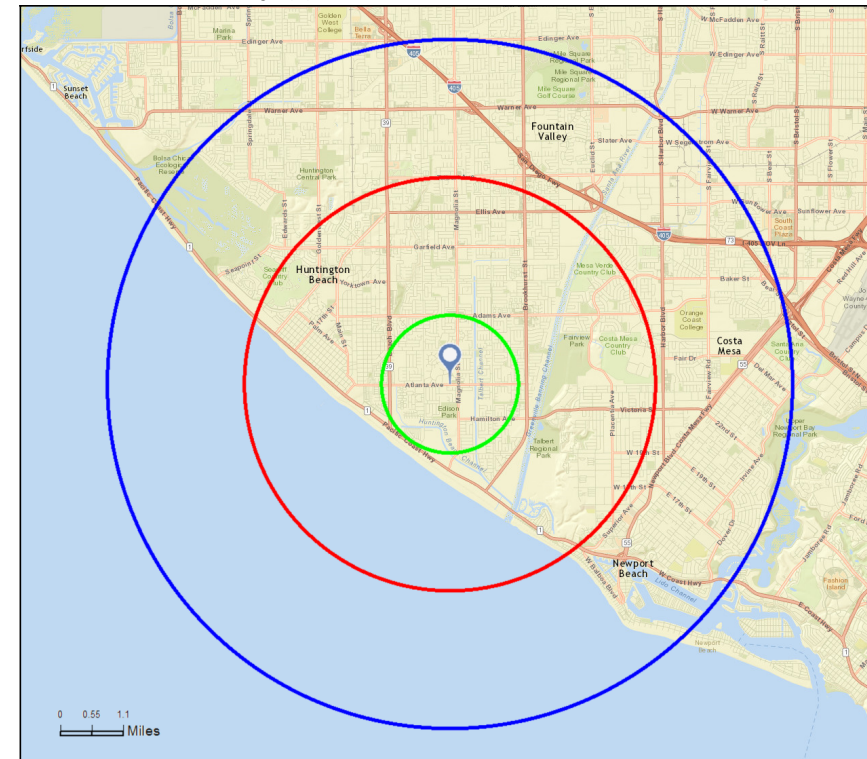
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Site Map

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Rings: 1, 3, 5 mile radii

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