

# AVAILABLE | ± 5,200 SF

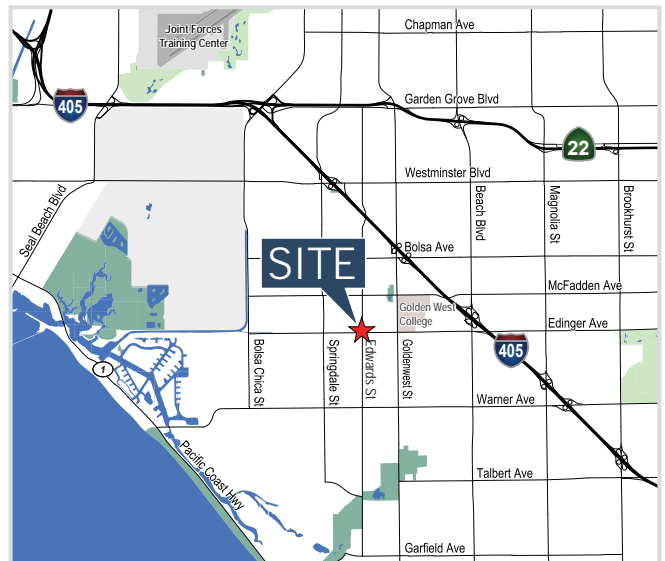
## Freestanding Office / Retail Building - Open Floor Plan

### 6491 Edinger Avenue, Huntington Beach, CA



### PROPERTY FEATURES

- Open Floor Plan, Creative Office Possible
- Freestanding Building
- Highly Desirable Jewel Box Office / Retail Property
- Signalized Intersection in a Neighborhood Center
- Zoned Commercial General (CG) - Multitude of Uses Possible
- Strong Demographics
- 23 Exclusive Parking Spaces (4.4:1,000)
- Great Location Near 405 Fwy and Extensive Retail Amenities, including Bella Terra Center



### DEMOGRAPHICS & TRAFFIC COUNT

Population	Household Income	Approx. Cars Per Day
465,201 within 5 mile radius	\$92,536 within 5 mile radius	36,845

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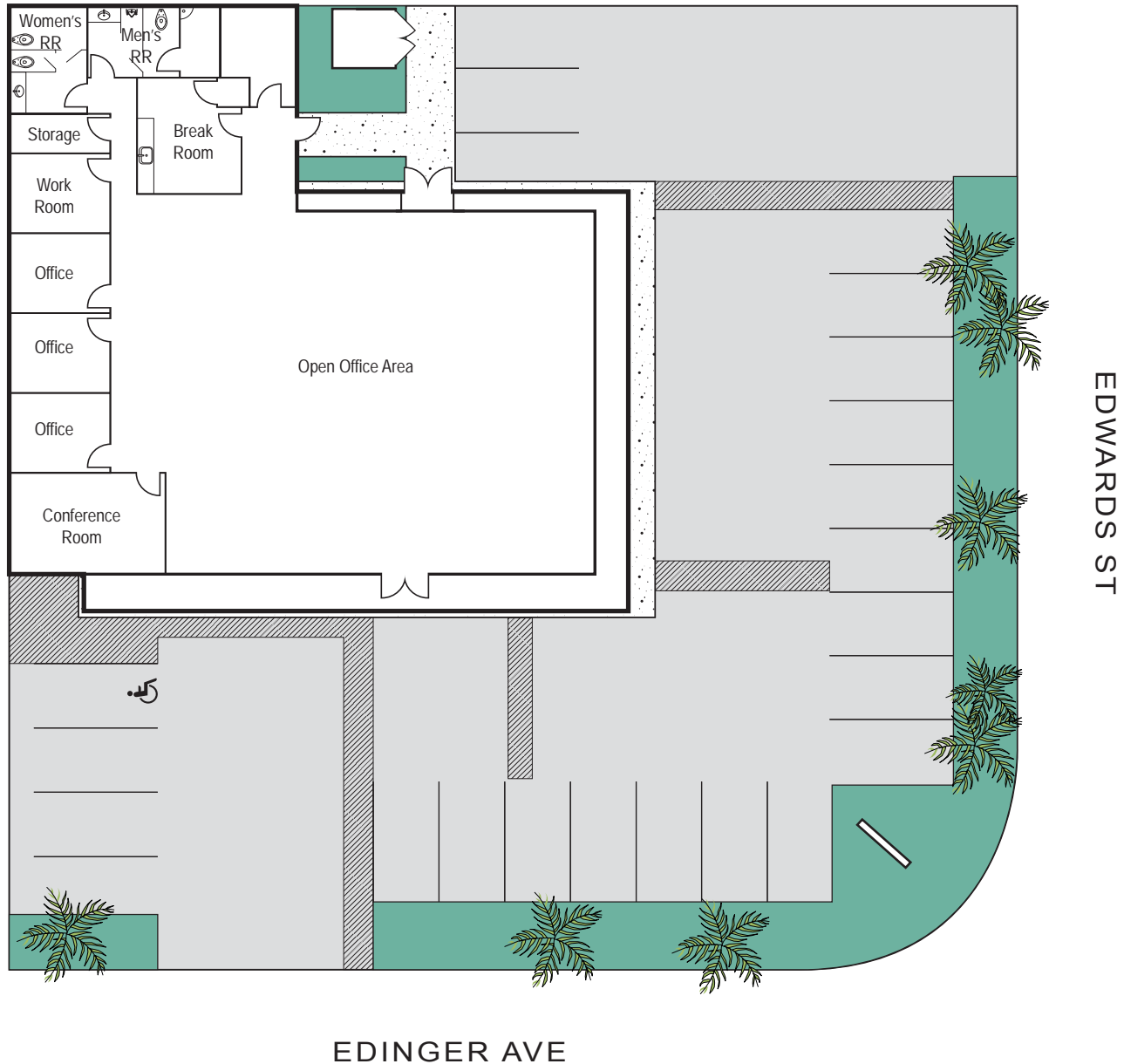
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#### SITE PLAN



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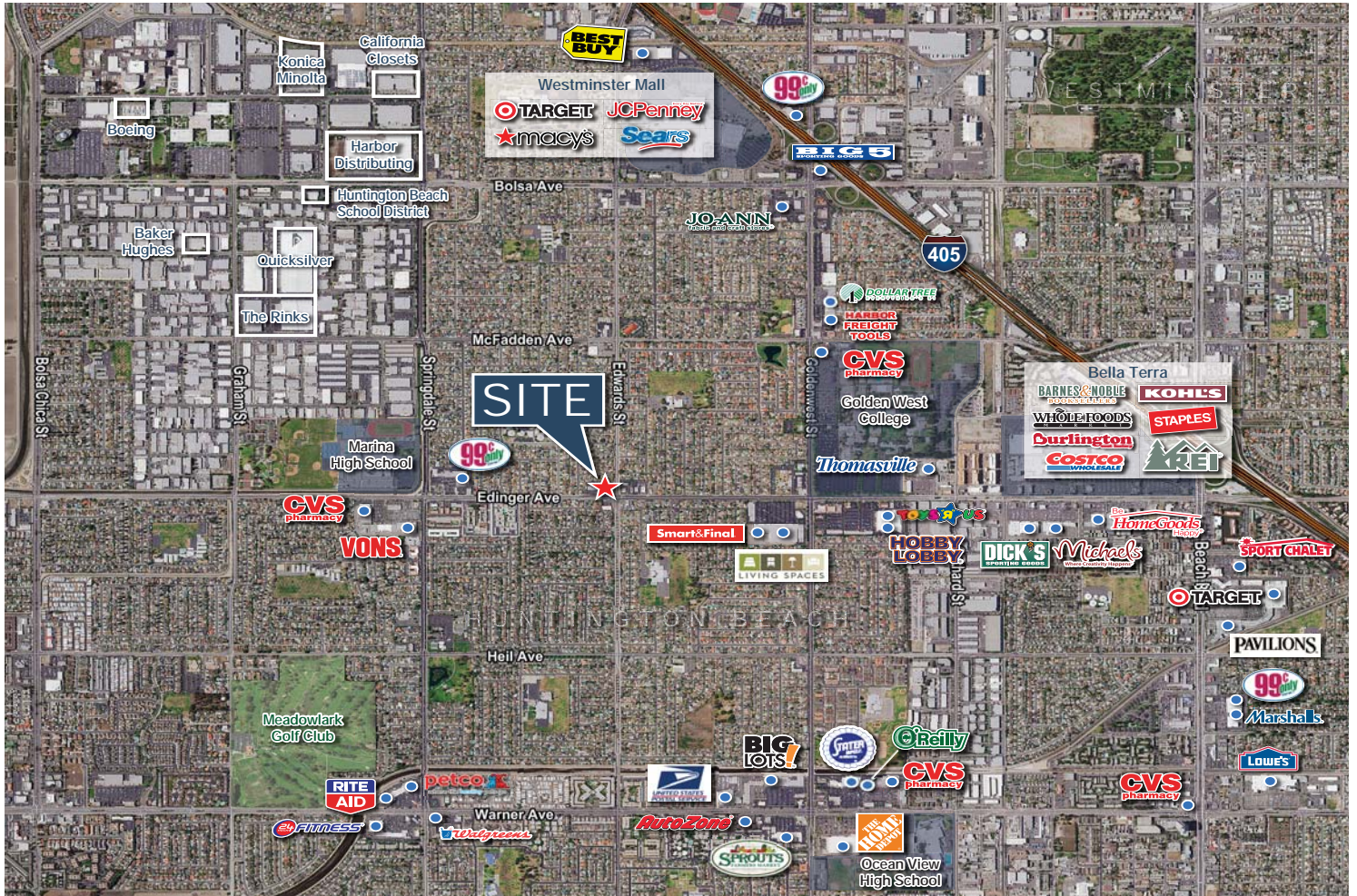
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#### RETAIL MAP



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