

±62,000 RSF FOR LEASE  
> DIVISIBLE



19671 Beach Blvd - Beach Plaza  
HUNTINGTON BEACH, CA | ±4:1,000 PARKING

## PROPERTY SUMMARY

The office/medical building located at 19671 Beach Blvd in Beach Plaza, Huntington Beach, CA, offers an exceptional business location with direct access to major transportation routes and an array of nearby amenities. Positioned within a thriving commercial hub, the property provides excellent visibility, abundant parking, and close proximity to retail and dining establishments, making it an ideal choice for businesses seeking both convenience and a prominent presence.

For more information, please contact:



**TIM WALKER**  
cell: 949.230.7649  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
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DRE #: 02216740

Visit

[www.beachplazahb.com](http://www.beachplazahb.com)



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## PROPERTY FEATURES

- » 62,000 SF Office Medical
- » Ample Parking
- » Prime location off Beach Blvd
- » Excellent visibility and exposure
- » Direct access to John Wayne Airport
- » Convenient access to Newport (55) and San Diego (405) Freeways
- » Office Medical space layout and design

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## AVAILIBILITIES

SUITE	SF	COMMENTS
200/220	5,776	Office/Medical
200	2,195	Office/Medical
202	3,581	Office/Medical
315	2,800 - 7,015	Office/Medical
321	720	Office/Medical
415	560	Office/Medical



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AERIAL & DEMOGRAPHICS

2 MILE  
POPULATION



92,566

2 MILE  
AVH HH INCOME



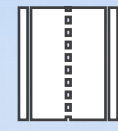
\$138,957

2 MILE  
EMPLOYEES



33,703

BEACH BLVD  
TRAFFIC COUNT



41,743 CPD

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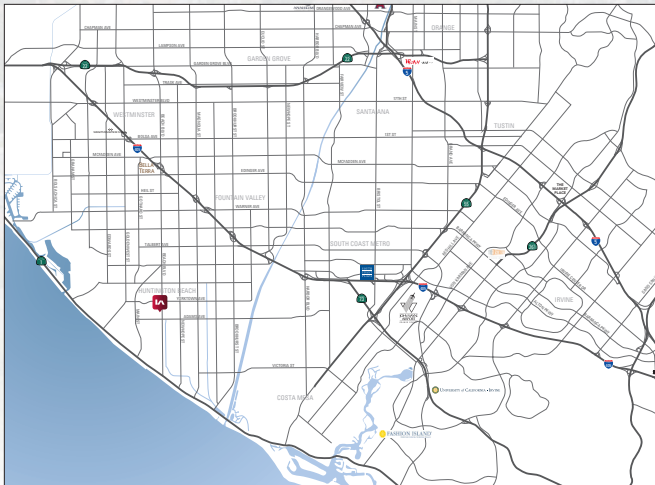
BEACH BOULEVARD

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