

# FOR SALE

# ±1.042 Acres

## Commercial Land Site



## 17262 Beach Boulevard, Huntington Beach, CA

### Features

- ◆ Zoned: CG-Commercial General
- ◆ Excellent Retail/Office Development Potential
- ◆ Located Near the Signalized Intersection of Beach Boulevard and Warner Avenue
- ◆ ±264' of Frontage on Beach Boulevard
- ◆ Approximate Dimensions: 264' x 174'
- ◆ High Traffic Count: Over 60,000 Cars Per Day
- ◆ Less than Five Miles From the Ocean
- ◆ APN# 167-311-02
- ◆ Excellent Access to the San Diego (405) Freeway
- ◆ **DO NOT DISTURB OCCUPANT – SHOW BY APPOINTMENT ONLY**

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	28,929	204,592	503,683
Average H.H. Income:	\$65,552	\$82,387	\$76,724
Median H.H. Income:	\$57,011	\$68,086	\$62,600

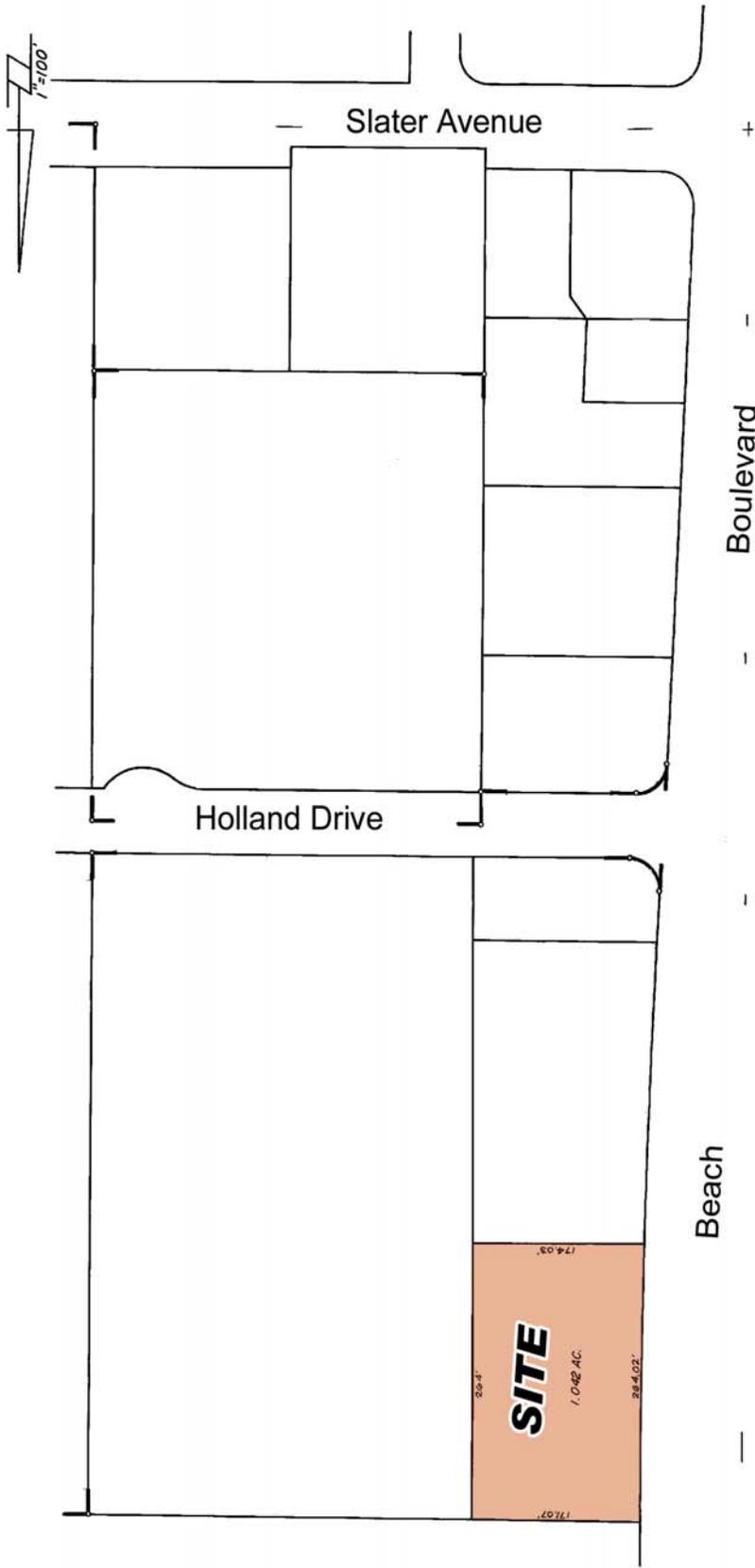
For further information, please contact:

**MIKE BOUMA**  
**(714) 978-7880**

3500 W. Orangewood Avenue  
Orange, CA 92868 (714) 978-9431 Fax



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