

# AVAILABLE 11,057 SF



NWC Brookhurst St. & Hamilton Ave., Huntington Beach, CA 92646



**Annika Riphagen**  
(562) 431-8734 x-114  
ariphagen@pacret.com

**Brendan Cavanaugh**  
(562) 431-8734 x-123  
bcavanaugh@pacret.com

911 Studebaker Road  
Suite 205  
Long Beach, CA 90815

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

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## Demographics

(2008 Est.)	0.5 Mile	1 Mile	2 Mile	3 Mile
Population	5,073	18,509	78,912	166,349
Households	2,026	6,660	26,648	61,807
Avg. HH Income	\$99,306	\$109,044	\$91,766	\$90,533
Med. HH Income	\$80,730	\$94,353	\$72,918	\$72,854
Daytime Population	834	2,508	20,659	69,754

## Traffic Counts

	0.5 Mile
Brookhurst St.	24,000
Hamilton Ave.	27,000

Source: City of  
Huntington Beach



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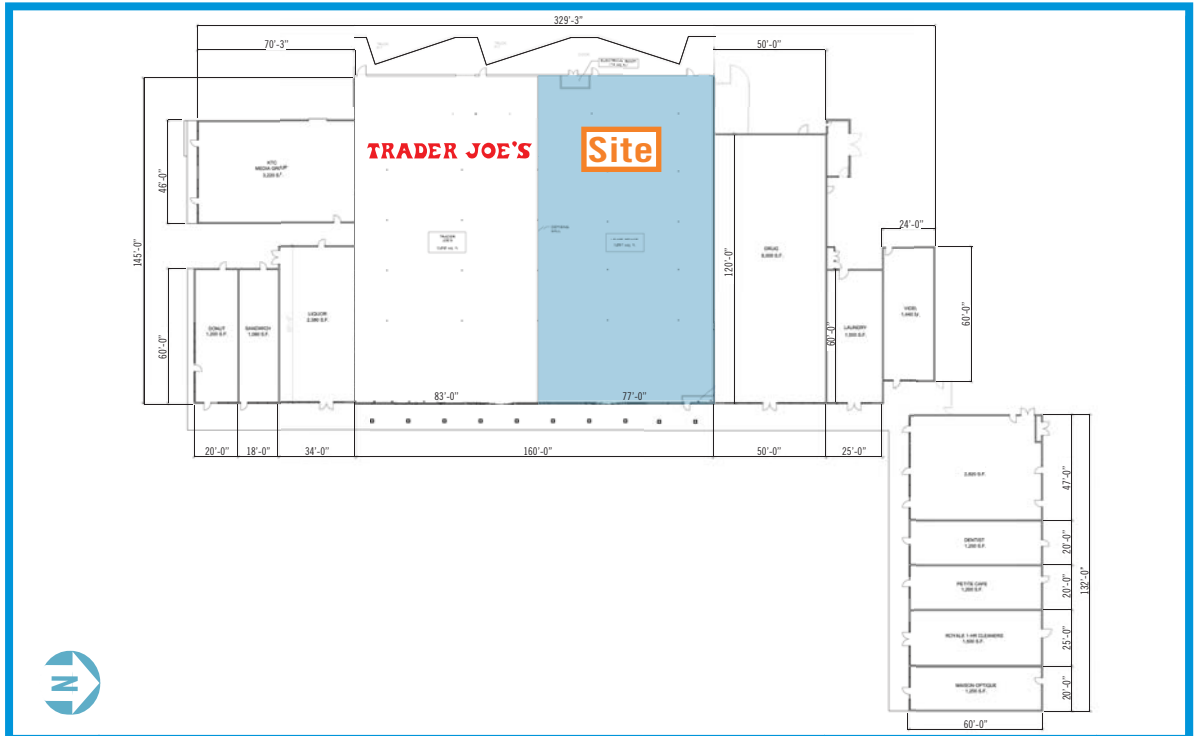
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## Property Highlights

- Trader Joe's open as of November 2008
- Shopping center remodel completed

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy and completeness.