

SHOPS AT BELLA TERRA

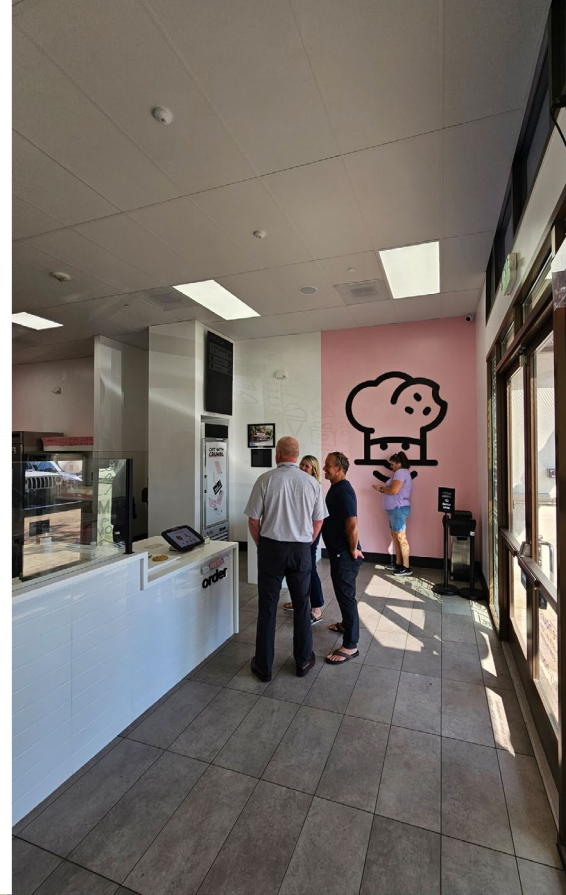
HUNTINGTON BEACH, CA 92647



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

**OVER 12M VISITORS PER YEAR
AT BELLA TERRA**





HIGHLIGHTS

- Restaurant space available at Bella Terra, one of Orange County's premier lifestyle centers
- Bella Terra is home to over 70 national and local tenants with 852,000+ total SF
- Located just off the 405 Freeway at Beach Blvd and Edinger Ave (280,000+ VPD)
- Directly below The Residences at Bella Terra, 467 luxury lifestyle apartments
- Strong demographics with over 25,000 people working/residing within a 5 min walk
- Adjacent to Golden West College
- Crumbl Cookies, Skin Laundry and Ghost Sando Now Open!



N

THE RESIDENCES AT BELLA TERRA

Cotton Blow Dry Bar
7631-1532

néktar
7631-1525

AVAILABLE
4,255 SF



TUTU School



LOBBY

Ghost Sando Shop



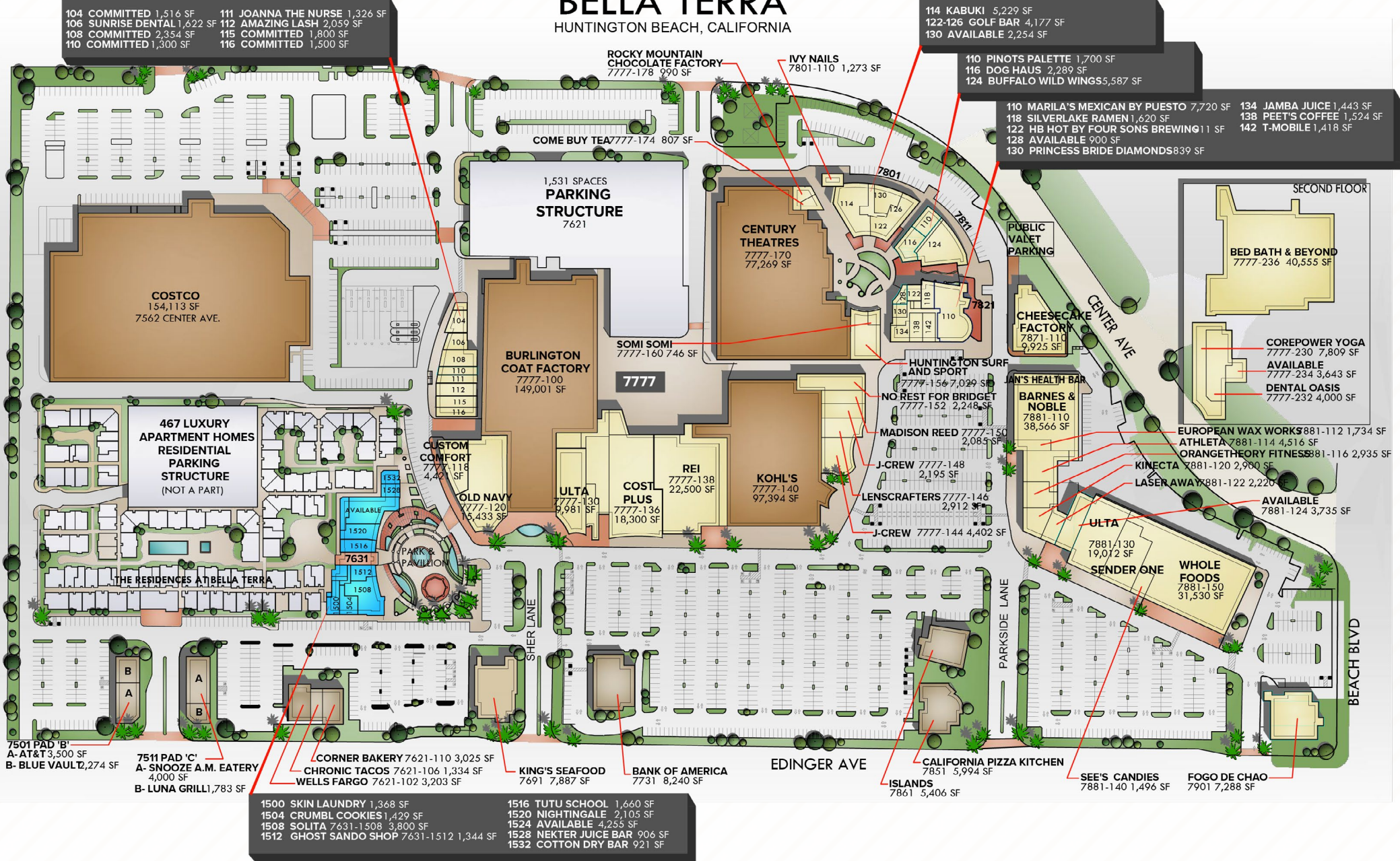
HANDCRAFTED
CUSTOM X COMFORT
MATTRESS

SUITE	TENANT	ASKING RENT	SF
7631-1500	-	-	1,368
7631-1504	Crumbl Cookies	-	1,429
7631-1508	Solita	-	3,800
7631-1512	Ghost Sando Shop	-	1,344
7631-1516	Tutu School	-	1,660
7631-1520	Nightingale	-	2,105
7631-1524	AVAILABLE	\$77.00 SF/YR*	4,255
7631-1528	Nektar	-	906
7631-1532	Cotton Blow Dry	-	921

*Gross

BELLA TERRA

HUNTINGTON BEACH, CALIFORNIA



104 COMMITTED 1,516 SF
 106 SUNRISE DENTAL 1,622 SF
 108 COMMITTED 2,354 SF
 110 COMMITTED 1,300 SF

111 JOANNA THE NURSE 1,326 SF
 112 AMAZING LASH 2,059 SF
 115 COMMITTED 1,800 SF
 116 COMMITTED 1,500 SF

114 KABUKI 5,229 SF
 122-126 GOLF BAR 4,177 SF
 130 AVAILABLE 2,254 SF

110 MARILA'S MEXICAN BY PUESTO 7,720 SF
 118 SILVERLAKE RAMEN 1,620 SF
 122 HB HOT BY FOUR SONS BREWING 11 SF
 128 AVAILABLE 900 SF
 130 PRINCESS BRIDE DIAMONDS 839 SF

134 JAMBA JUICE 1,443 SF
 138 PEET'S COFFEE 1,524 SF
 142 T-MOBILE 1,418 SF

SECOND FLOOR

BED BATH & BEYOND
 7777-236 40,555 SF

COREPOWER YOGA
 7777-230 7,809 SF
 AVAILABLE
 7777-234 3,643 SF
 DENTAL OASIS
 7777-232 4,000 SF

1500 SKIN LAUNDRY 1,368 SF
 1504 CRUMBL COOKIES 1,429 SF
 1508 SOLITA 7631-1508 3,800 SF
 1512 GHOST SANDO SHOP 7631-1512 1,344 SF

1516 TUTU SCHOOL 1,660 SF
 1520 NIGHTINGALE 2,105 SF
 1524 AVAILABLE 4,255 SF
 1528 NEKTER JUICE BAR 906 SF
 1532 COTTON DRY BAR 921 SF



GOLDEN WEST COLLEGE
GWC
HUNTINGTON BEACH, CA

Old World
SHOPPING MALL

RAMANAH CAFE

ESCHENBURG DELICATESSEN



± 266,000 VPD



AVALON COMMUNITIES



SUBJECT PROPERTY

BELLA TERRA
SHOPPING MALL

NO REST FOR BRIDGET
STAPLES
COREPOWER YOGA
KREI
PEETS COFFEE

ULTA BEAUTY
COSTCO WHOLESALE
WORLD MARKET CENTURY THEATRES
FULL PSYCHIC
JAMBA JUICE

BlueVault
Luna Grill mediterranean kitchen
BED BATH & BEYOND
BARNES & NOBLE
THE CHEESECAKE FACTORY
EUROPEAN WAX CENTER
ISLANDS
KINGS
CORNER BAKERY CAFE
CHRONIC TACOS

GOLDENWEST ST
± 34,000 VPD

EDINGER AVE
± 52,400 VPD

EDINGER PLAZA
SHOPPING MALL

STARBUCKS
DICK'S SPORTING GOODS
MICHAEL'S
NORDSTROM
CITIBANK
PETSMART
STACKED FOOD WELL BUILT
rack

HomeGoods
the Vitamin Shoppe
CHASE
MEN'S WEARHOUSE

WELLS FARGO
Arby's

BJ'S RESTAURANT BREWHOUSE
Party City

BEACH BLVD
± 75,700 VPD

GOLDENWEST PLAZA
SHOPPING MALL

HOBBY LOBBY

Wendy's
Curry & Kabab Bistro

Ashley HOMESTORE
Green Tomato Grill

PAVILIONS PLACE
SHOPPING MALL

TARGET
VONS
EINSTEIN BROS. BAGELS
GEN
UPS
CATBURGER
Lazy DOG
DAISO JAPAN
PIELOGY
THE JOINT chiropractic
AT&T
HOWARDS
Chick-fil &

CHIPOTLE
MEXICAN GRILL

BOB'S FURNITURE
DISCOUNT MYBOBS.COM

Total Wine & MORE

Jack
in the box

BURGER KING

HUNTINGTON BEACH, CA

Huntington Beach, a seaside city in Orange County, CA, is the most populous beach city in Orange County and the seventh most populous in the Los Angeles-Long Beach-Anaheim, CA MSA. The city of Huntington Beach has a total land area of 31.9 square miles with 5.1 sq mi of it being adjacent to water. Huntington is bordered by many notable cities, some being Seal Beach, Fountain Valley, Costa Mesa, Newport Beach, and the expansive Pacific Ocean. Huntington is the number one tourist attraction in Southern California and is known for its long stretch of sandy beach, maintaining a mild climate year-round, and being the homeland of surfing and traditional beach culture. Those who surf along the Huntington Beach coast are in for a treat as the ocean waves are often enhanced by natural effects from the edge-diffraction of open ocean swells from Santa Catalina Island, giving Huntington Beach the nickname "Surf City". Huntington Beach is often recognized by its historic pier that was built in 1904 by the original developer Huntington Beach Company, a real-estate development firm owned by Henry Huntington.

NAMED BEST ORANGE COUNTY BEACH

- OC REGISTER

TOP 20 BEST BEACHES ON THE WEST COAST

- MSN

TOP 10 BEST BEACH TOWNS IN SOUTHERN CA

- PUREWOW

BEST STOPS FOR A ROAD TRIP ON PACIFIC COAST HWY

- AFAR

VOTED BEST CALIFORNIA BEACH

- USA TODAY

Demographics

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Estimate	26,038	224,952	515,963
2028 Projection	26,459	223,806	511,262
Growth 2020-2023	1.3%	0.2%	0.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	9,773	72,078	163,687
2023 Estimate	9,609	72,453	165,310
2020 Census	8,133	70,176	164,263
Growth 2023-2028	1.7%	0.6%	0.4%
Growth 2023-2028	0.3%	-0.1%	-0.2%
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg. Household Income	\$108,459	\$111,384	\$115,315

SHOPS AT BELLA TERRA

HUNTINGTON BEACH, CA 92647

LISTED BY:

MICHAEL PAKRAVAN

FVP & National Director

Direct (310) 919-5737
michael.pakravan@matthews.com
LIC #01706065 (CA)

ALEC TORGAN

Associate

Direct (310) 919-5799
alec.torgan@matthews.com
LIC #02120321 (CA)

Confidentiality Agreement & Disclosure

This Offering Memorandum contains select information pertaining to the business and affairs of **Bella Terra Inline Shops** located at **7521-7631 Edinger Ave, Huntington Beach, CA 92647** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.