



301 7th Street Seal Beach, CA

SALE OFFERING

±5,096 SF Rare Multi-Use Re-Development Opportunity



TABLE OF CONTENTS

3

EXECUTIVE
SUMMARY

10

PROPERTY
OVERVIEW

16

MARKET
OVERVIEW



***301 7th Street
Seal Beach, CA***

EXECUTIVE
SUMMARY





301 7th Street
Seal Beach, CA

Cushman & Wakefield is pleased to present a unique re-development located in the charming coastal city of Seal Beach, California. This 5,096 SF property presents a prime opportunity for commercial development. Zoned as General Commercial, this parcel of land is perfectly suited for a wide range of uses, including retail, office, or mixed-use development. With its central location in the heart of the city, this property offers visibility and exceptional accessibility, making it an ideal location for businesses seeking a high-traffic location. Whether you're looking to establish your own business or invest in a promising piece of real estate, this property offers a rare opportunity to secure a valuable asset in one of Southern California's most desirable communities.



NEIGHBORING BUSINESSES



±2,343
SF (GLA)



043-110-02
APN



1948
YEAR BUILT



GC
ZONING



~10
PARKING SPACES



±0.12
AC LOT SIZE



36,598
POPULATION
2-MILE



\$115,166
AVG. HOUSEHOLD
INCOME
2-MILE



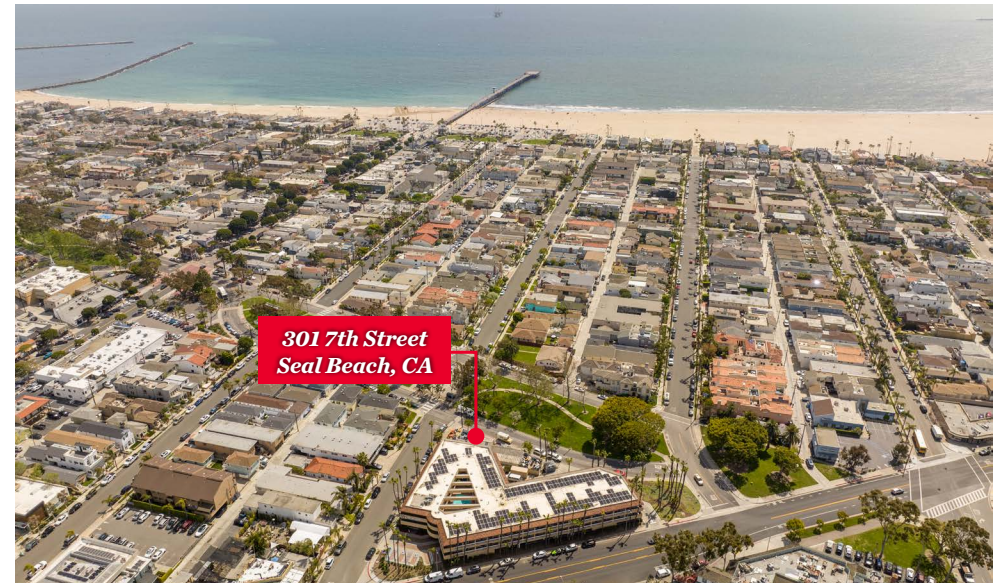
71,625
DAILY EMPLOYEE
COUNT
2-MILE

Offering Highlights

- *Rare commercial re-development opportunity in the heart of Seal Beach, California.*
- *Zoned as General Commercial, providing versatility for a wide range of commercial uses.*
- *Exceptional visibility and accessibility, making it ideal for businesses seeking proximity to a high traffic location on Pacific Coast Highway.*
- *Proximity to popular shopping, dining, and entertainment destinations.*
- *Potential for strong rental income and long-term appreciation.*

Location Highlights

- *Prime Location: The property is located in the heart of Seal Beach, offering exceptional visibility and accessibility for businesses.*
- *Strong Demographics: Seal Beach has a population of approximately 24,000 residents, with an average household income of \$118,000, making it an attractive market for a wide range of commercial uses.*
- *Tourist Destination: Seal Beach attracts a large number of tourists each year, drawn to its charming coastal community, popular shopping and dining destinations, and its proximity to major attractions such as Disneyland and Knott's Berry Farm.*
- *Proximity to Major Transportation Routes: The property is located just off Pacific Coast Highway (PCH), providing easy access to major transportation routes such as the 22, 405, and 605 freeways.*
- *Walking Distance to Beach: The property is within walking distance to the beach, offering a unique opportunity for businesses to capitalize on the thriving beach culture and coastal lifestyle that Seal Beach has to offer.*
- *Close to Major Retail Centers: The property is located in close proximity to major retail centers such as the Long Beach Towne Center, providing easy access to a wide range of shopping and dining options.*



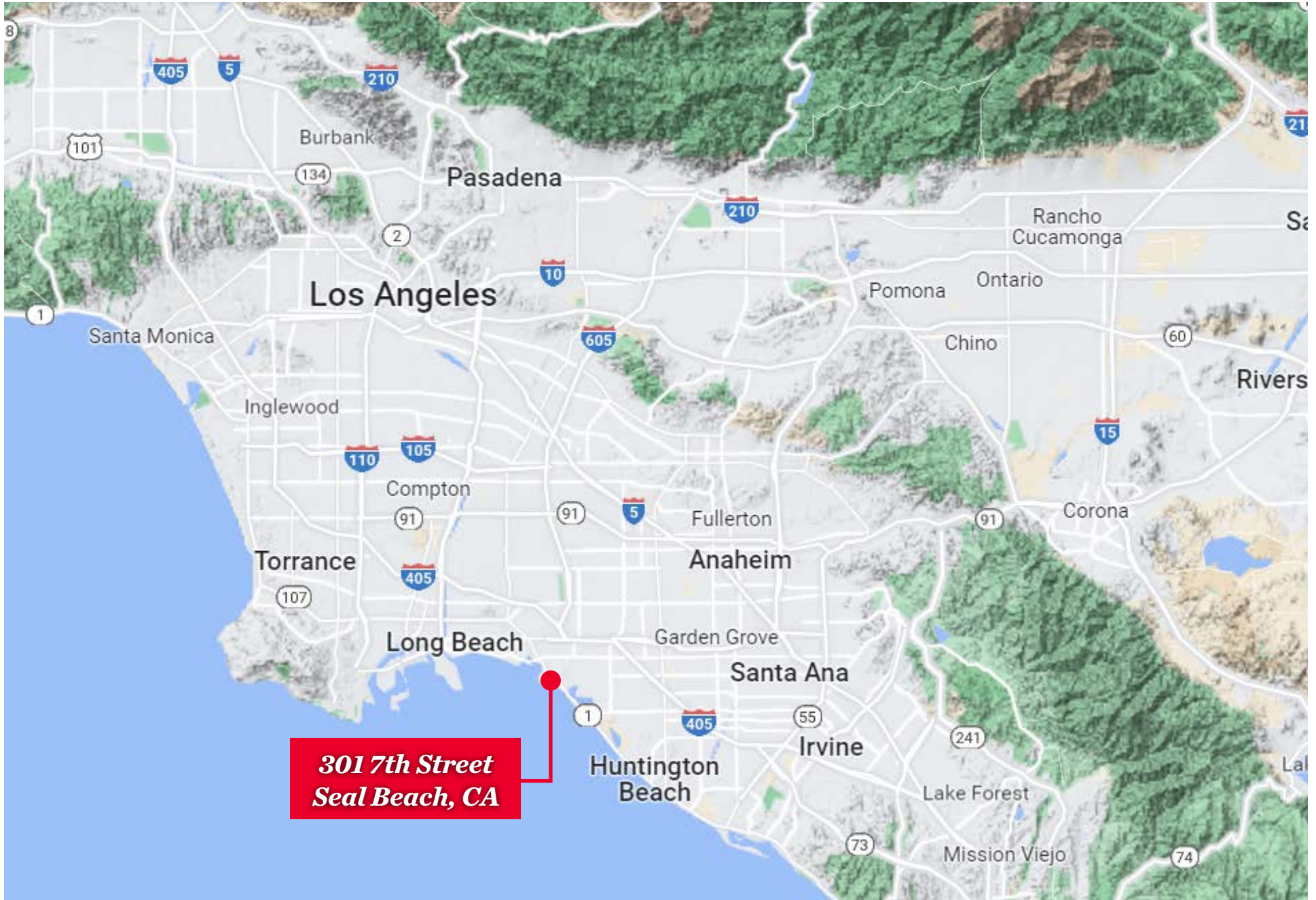


***301 7th Street
Seal Beach, CA***

PROPERTY
OVERVIEW



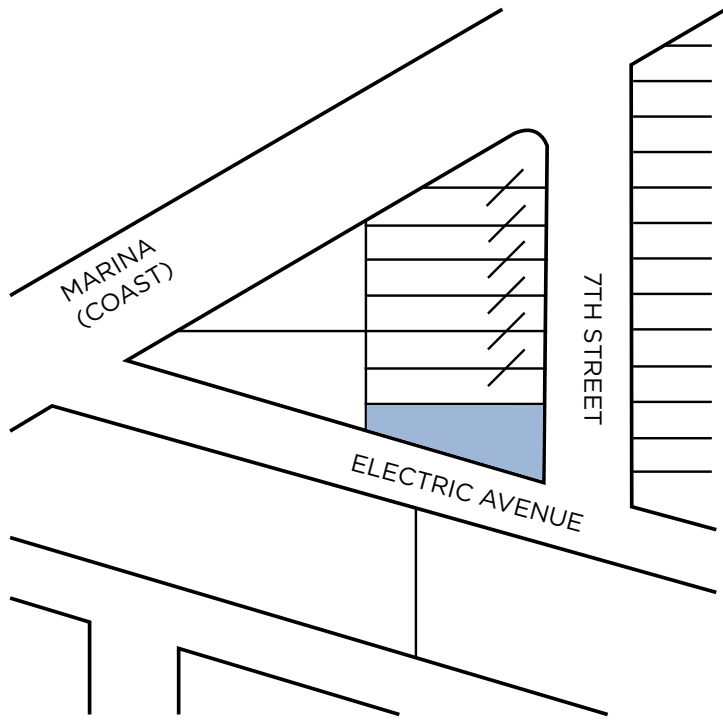
Location Map



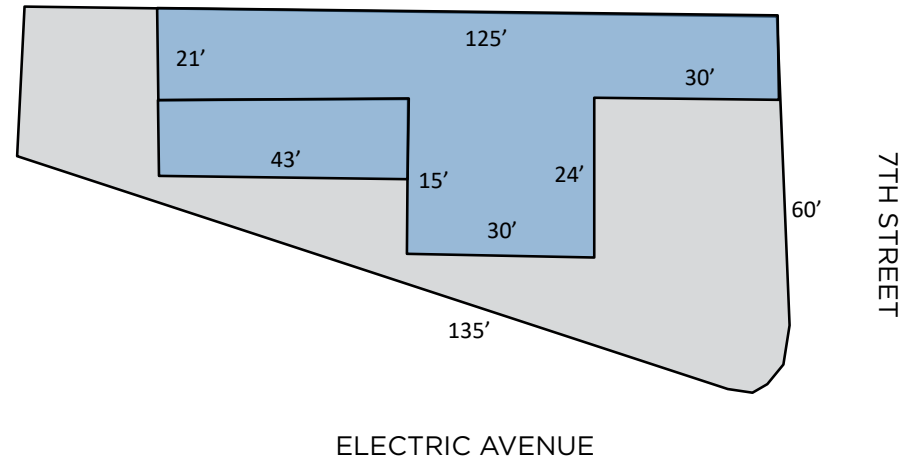
Site Photography



Site Plan & Parcel Map



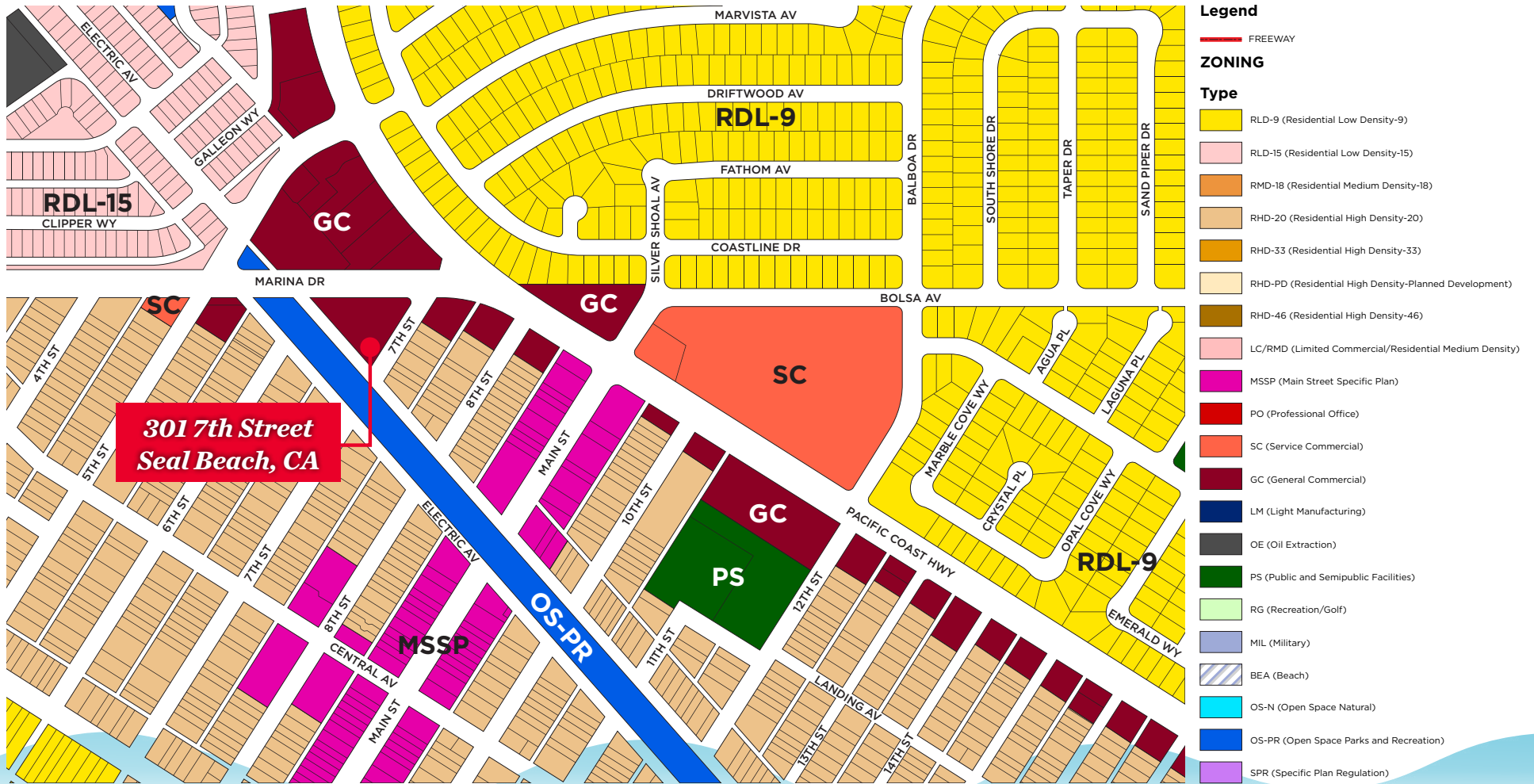
Accessor's Map



Site Plan Map



[Click Here To View Zoning / Current Entilements.](#)





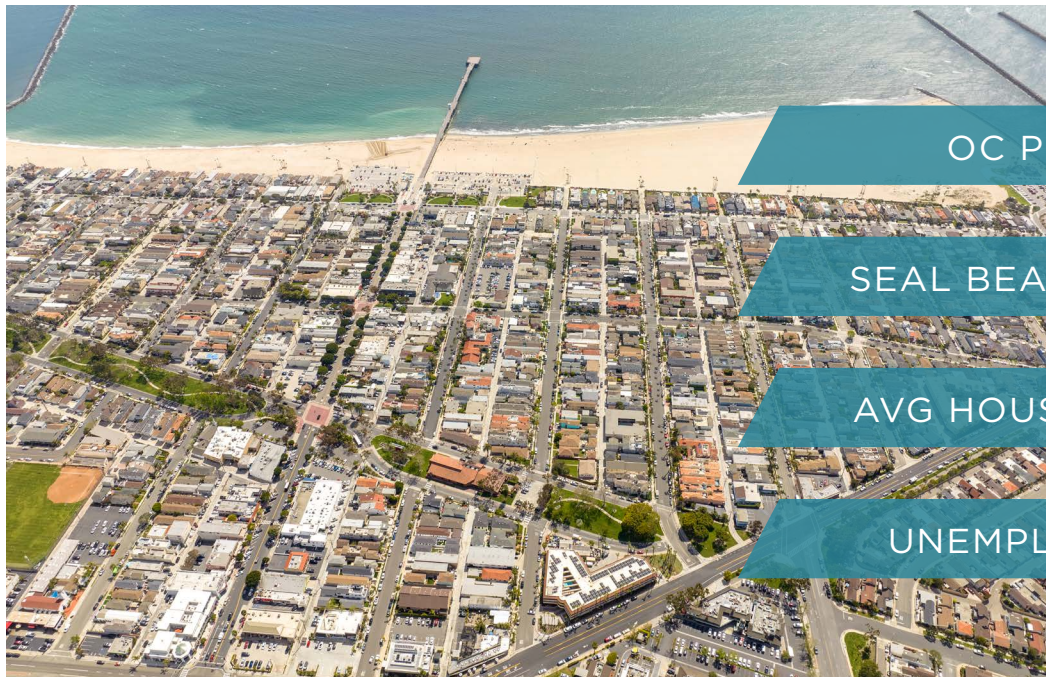
*301 7th Street
Seal Beach, CA*

MARKET
OVERVIEW



Seal Beach Economy

With a population of 24,000 residences, Seal Beach’s economy is driven by a diverse mix of industries, including healthcare, retail, hospitality, and tourism. The city’s location near major transportation routes and popular attractions such as Disneyland and Knott’s Berry Farm, makes it an attractive destination for both locals and tourists alike. Seal Beach is also home to several major employers, including Boeing, which operates a large facility in the city, and the Naval Weapons Station, which provides jobs for military personnel and civilians alike. Additionally, the city’s downtown area is home to a variety of small businesses, ranging from local shops and restaurants to service providers such as real estate agencies and financial institutions. Overall, Seal Beach’s diverse economy and strong employment opportunities make it an attractive location for businesses looking to establish a presence in Southern California.



OC POPULATION

3.2 M

SEAL BEACH POPULATION

25,000

AVG HOUSEHOLD INCOME

\$176,000

UNEMPLOYMENT RATE

3.2%





Location Highlights

Seal Beach, California is a great city with its charming small-town atmosphere, beautiful beach, and a variety of local shops and restaurants.

Serving as the northern gateway to Orange County's 42 miles of coastline, this quiet, down-to-earth community is the perfect seaside destination to call home, visit, or locate your business. Seal Beach is named after the seals that once frequented its beachfront. Today, the city is filled with quaint neighborhoods and hometown appeal.

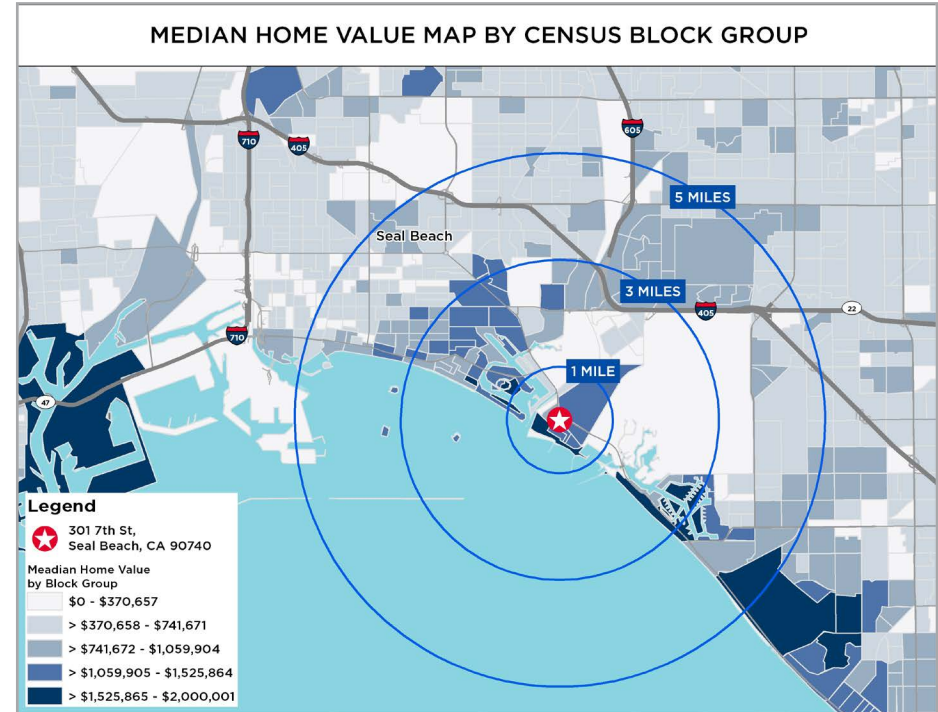
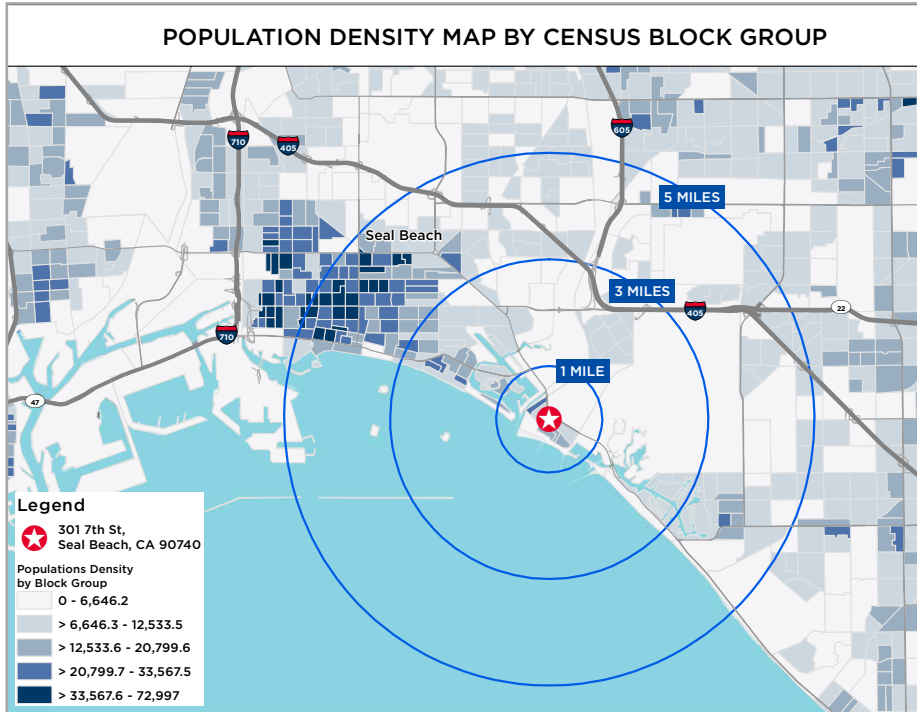
Seal Beach is served by the Long Beach Airport (LGB, 7 miles), the John Wayne (Orange County) Airport (SNA, 22 miles) and Los Angeles International Airport (LAX, 27 miles). Some of Seal Beach's main attractions include the Seal Beach Pier,

the Naval Weapons Station, Seal Beach Leisure World, Seal Beach National Wildlife Refuge and the San Gabriel River Bike Trail. There are also a variety of retail stores and restaurants that are popular tourist attractions, as they are unique to the city of Seal Beach.

The city of Seal Beach is a family oriented, beautiful location with many activities for locals and visitors to enjoy such as fishing, surfing, sunbathing, and arts and culture events.

Whether you're there to relax on the beach or attend an event, Seal Beach has something for everyone.

Demographics Map



Trade Area Map



	1-Mile Radius	2-Mile Radius	3-Mile Radius
2022 Population	10,890	29,424	70,477
Projected 2027 Population	11,072	29,896	71,481
Projected Population Growth	1.02%	1.02%	1.01%
2022 Households	5,346	16,054	35,865
Average Household Income	\$176,069	\$150,298	\$150,521
Daytime Employees	6,569	15,430	37,629
Percent Owner Occ. Housing	92.0%	91.0%	91.6%
Median Age	48.2	56.2	51.8

Neighboring Businesses Map





***301 7th Street
Seal Beach, CA***

CHANEL RIVEST

+1 760 219 3234

chanel.rivest@cushwake.com

LIC #02044634

DON YAHN

+1 949 930 9251

don.yahn@cushwake.com

LIC #00990928

CUSHMAN & WAKEFIELD - IRVINE

18111 Von Karman Ave.,

Suite 1000

Irvine, CA 92612

cushmanwakefield.com

