

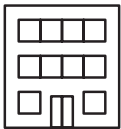
RETAIL FOR SALE

208 MAIN STREET, SEAL BEACH, CA

Property Information



[Click to View Virtual Matterport Tour](#)



±5,700 SF Retail Building
on ±5,874 SF SF Parcel



Sale Price
\$2,499,000 (\$438.42 / PSF)

Zoning: Main Street
Specific Plan

[Click for Info](#)

Property Information (Continued)



[Click to View Virtual Matterport Tour](#)

Prime Commercial Property For Sale

- High Traffic Location on Main Street, Seal Beach
- Prior Bank - Ideal for Retail & Various Uses

Property Highlights

- 208 Main Street, Seal Beach, CA
- Double Wide Lot
- Highly Visible Building
- Heavy Foot Traffic
- Spacious Interior Layout

Building Features

- Large, Open Space
- High Ceilings
- Storage Area

Amenities - Unlock the Potential of this Thriving Area!

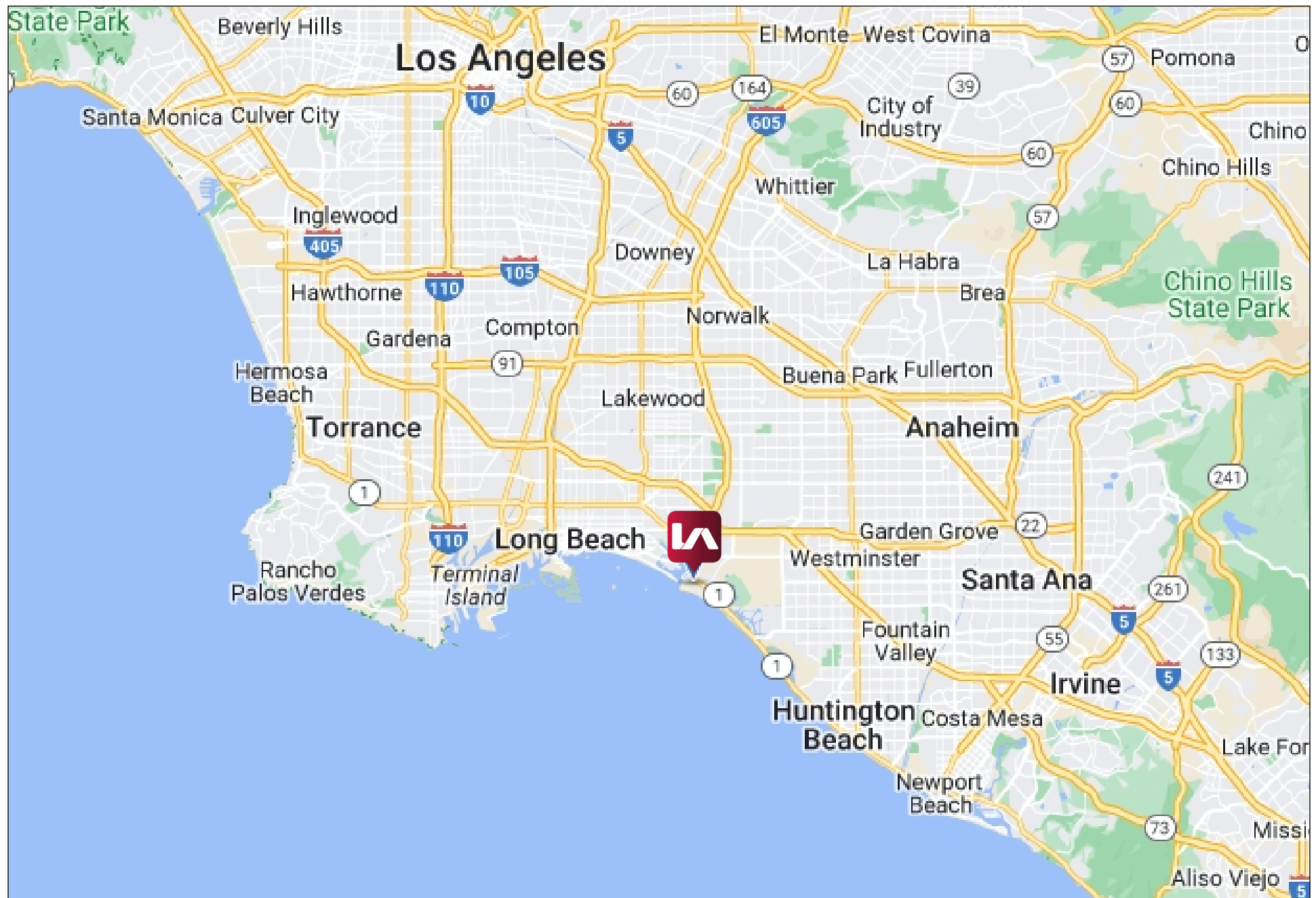
- Main Street Retail District
- Close to the Beach
- Multiple Dining Options Nearby
- Public Transportation

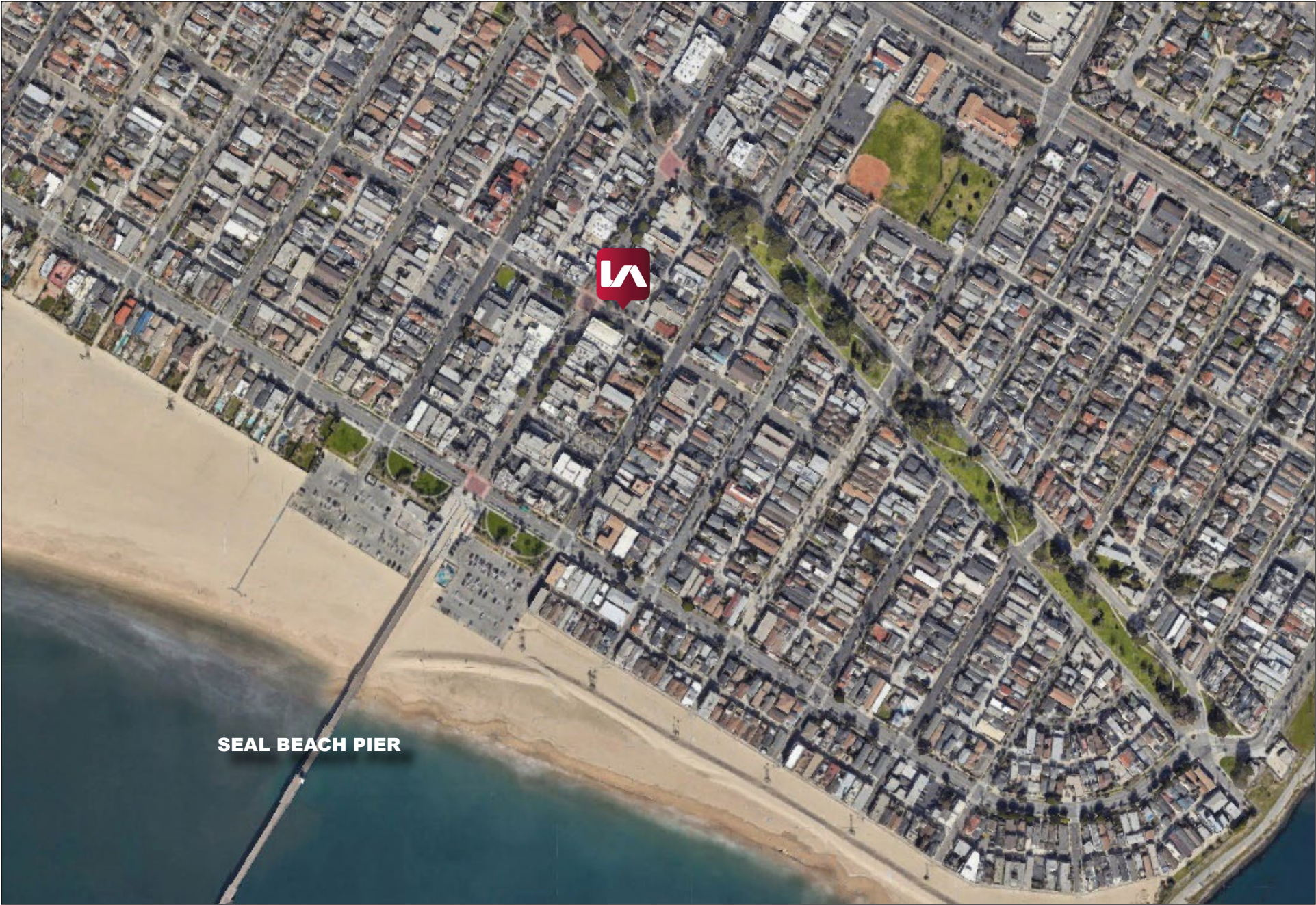


Property Photos



Regional Map





Demographics Information

	1 Mile	3 Miles	5 Miles
2028 Population Projection	9,966	59,007	265,348
2023 Estimate Population	10,006	60,134	270,839
2010 Population Census	9,622	60,969	275,888
Household 2028 Projection	4,725	30,717	111,873
Household 2023 Estimate	4,762	31,359	114,327
2010 Household Census	4,671	32,006	116,781
2023 Average Household Income	\$147,195	\$122,912	\$113,729
2023 Medium Household Income	\$116,002	\$94,533	\$87,835

EXHIBIT C

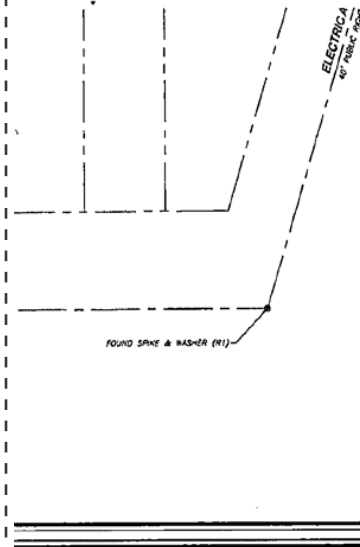
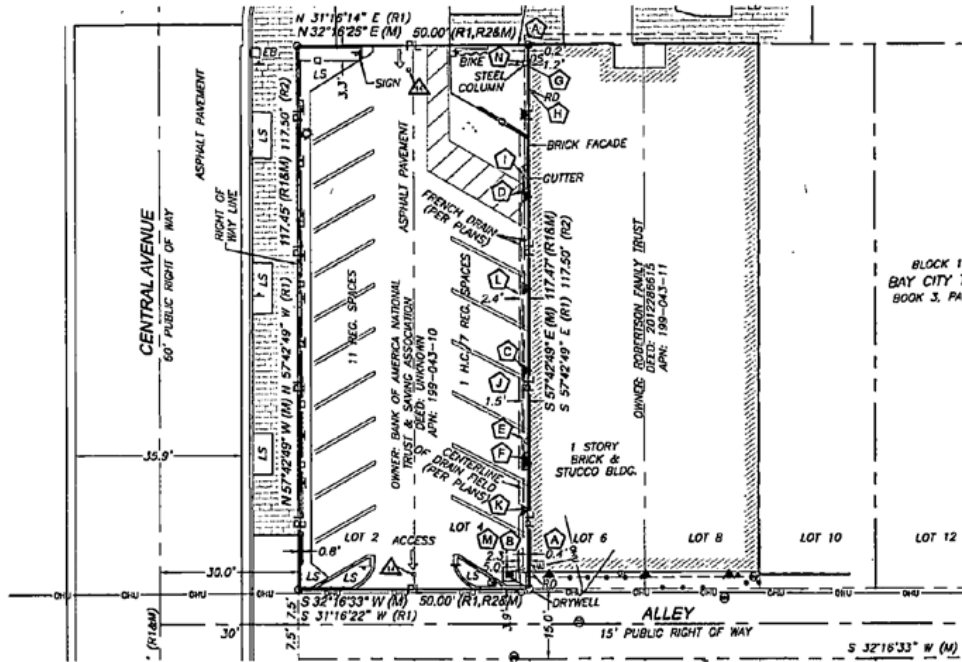
ATLA/NSPS LAND TITLE SURVEY

CDS/Commercial Due Diligence Services

Dated August 24, 2023

Project Name BOA-CAW-661

CDS Project Number 23-04-0006



- 7 POSSIBLE ENCROACHMENTS**
- (A) - EXISTING BUILDING CROSSES 0.4 FEET ONTO SUBJECT PROPERTY
 - (B) - OVERHEAD POWER LINE SERVING ADJACENT BUILDING CROSSES 2.3 FEET ONTO SUBJECT PROPERTY
 - (C) - 6 LIGHTS ATTACHED TO ADJACENT BUILDING CROSS UP TO 5.9 FEET ONTO SUBJECT PROPERTY
 - (D) - 4 SECURITY CAMERAS ATTACHED TO ADJACENT BUILDING CROSS UP TO 6.6 FEET ONTO SUBJECT PROPERTY
 - (E) - ELECTRIC DUCT ATTACHED TO ADJACENT BUILDING CROSS UP TO 6.5 FEET ONTO SUBJECT PROPERTY
 - (F) - WATER SPICEST ATTACHED TO ADJACENT BUILDING CROSS UP TO 4.4 FEET ONTO SUBJECT PROPERTY
 - (G) - GUTTER DOWNSPOUT ATTACHED TO ADJACENT BUILDING CROSSES UP TO 9.3 FEET ONTO SUBJECT PROPERTY
 - (H) - ROOF DRAIN ATTACHED TO ADJACENT BUILDING CROSSES UP TO 5.3 FEET ONTO SUBJECT PROPERTY
 - (I) - RAIN GUTTER ATTACHED TO ADJACENT BUILDING CROSSES UP TO 1.3 FEET ONTO SUBJECT PROPERTY
 - (J) - BUILDING OVERHANG CROSSES UP TO 1.3 FEET ONTO SUBJECT PROPERTY
 - (K) - ROOF TOP LIGHT CROSSES UP TO 1.6 FEET ONTO SUBJECT PROPERTY
 - (L) - 2 FOOT WIDE FRENCH DRAIN CROSSES UP TO 2.4 FEET ONTO SUBJECT PROPERTY
 - (M) - DRYWELL CROSSES UP TO 5.5 FEET SOUTHWESTERLY AND 3.9 FEET NORTHWESTERLY ONTO SUBJECT PROPERTY
 - (N) - TWO METAL COLUMN CROSSES UP TO 1.2 FEET ONTO SUBJECT PROPERTY
- NOTE: THE DISTANCE FROM THE CENTER OF THE FRENCH DRAIN TO THE CENTER OF THE DRYWELL IS 3.4 FEET.

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ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2011).

This Work Coordinated By:

CDS

COMMERCIAL

DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-3444
Toll Free: 888.457.7878

Prepared For:

Bank of America, National Association

Client Ref. No.: CAW-661

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PROJECT ADDRESS

208 Main Street
Seal Beach, CA 90740

Project Name:

BOA CAW-661

CDS Project Number:

23-04-0006

Sheet 2 of 2

FOR SALE
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
AVAILABLE
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