



Luxury living in Huntington Beach



Live local, without sacrifice.

Welcome to the new era of Southern California destination living. Located in Huntington Beach, this is the place to be. find yourself just minutes from the 405 freeway, Costa Mesa, Newport Beach, Seal Beach, and Long Beach.

Arrive home to the finest community amenities, including a Bark Park, LuxerOne Package Locker System, sparkling pools, and so much more. With an array of spacious 2-3 bedroom apartments, your home is here at The Breakwater.



COMMUNITY

amenities

(714) 243-8736

- Club-style fitness center
- Outdoor grills & dining zones
- Heated saltwater lap pool & spa
- Outdoor fireplace & lounge spaces
- Clubhouse with ping pong
- Hanging daybeds and lounge seating
- Resident business & conference center
- Playground and dog park



Not to mention...

- Assigned Parking Spaces
- Guest Parking
- Controlled Building Access
- On-Site Security
- Smart Locks on Units
- Online Maintenance Requests
- Extra Storage Space Available
- Gated Community
- Community Garden
- Flexible Payments Through Flex
- Parking Garage and Carport
- Parcel Lockers
- Washer/Dryer Availability
- Resident Portal
- Online Rent Payments
- Luxor Package Locker System
- Two Swimming Pools and Spas
- On-Site Laundry
- Business Center

Find yourself directly off
Beach Blvd with easy access
to the 405, Pacific Coast
Highway, or the many fire pits
lining the sand.



Greystar California, Inc. DBA Greystar
Broker License No. 1525765

GREYSTAR

APARTMENT

amenities

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- Light & bright coastal interiors
- Large windows to welcome the breeze
- Beautiful quartz countertops
- Full-size washers & dryers in-unit*
- Premium wood-style plank flooring
- Upgraded bathroom fixtures
- Designer-selected cabinetry
- Stainless steel appliances



Not to mention...

- Hard Surface Flooring
- Plush Carpeting
- Wall-to-Wall Mirrored Closets
- Window Coverings
- Cable Ready
- High Speed Internet Access
- In-Unit Storage Space
- Large Linen Closets
- Dishwasher
- Ceiling Fan
- Microwave*
- Pantry in select units
- Private Patio or Balcony*
- Air Conditioning*

*Select Units

With energy-efficient stainless steel appliances, quartz countertops, and private balconies to invite the breeze, your dinner parties will be the talk of Beach boulevard.



GREYSTAR®

Essential Housing Program

Live local without compromise.

We believe in a world where you can thrive within the community you choose to call home.

That's why we launched the **Essential Housing Program**: comprehensive rental housing platform that aligns rental rates with an area's average median income instead of its leading market rates. Through this program, we're able to offer middle-income earners rental rates that better align with their lifestyle.

CORE TENETS

- Rental rates that align with the area's median income instead of leading rates in the market.
- Bi-monthly rent payment schedules through our Flex partnership.
- Partnerships focused on supporting local business and giving back to the community.

THE GOAL is to create more opportunities to live locally, and in turn, create healthier, more vibrant, and more sustainable communities.

What makes
an Essential
Housing
community?

Rental Rates That Make Sense

More disposable income in your pocket means more chances for you to say "yes" to the things that matter most. By using the average median income of surrounding neighborhoods to define our rental rates, we better align cost-of-living with lifestyle.

More Local Living Options

Rising housing costs are pricing Californians out of living near where they work. The ripple effects of long commutes impact everything from increased carbon emissions to deteriorating health, racial inequality, and homelessness. We strive to offer local living options at a price that helps our residents, and our earth, thrive.

Our Partnerships

We're partnering with companies that concentrate on the good stuff, like creating a healthier environment, supporting local and giving back to the community.

Innovation & Improvements

We're dedicated to infusing innovation and investment into our community to ensure that our residents take pride in where they live, and our team takes pride in where they work.

Policies

Pets: We welcome two pets per apartment home. Cats, dogs, and caged birds are welcome, while poisonous and exotic animals are excluded. There is no weight restriction, but breed restrictions apply. Fees include a \$500 deposit per pet with a monthly pet fee of \$50 per pet. Breed Restrictions: Akitas, American Bull Dog, Chowchows, Dobermans, German Shepherds, Great Danes, Malamutes, Pit Bulls, Presa Canario, Rottweilers, St. Bernard, and Staffordshire Terriers, Husky. Any hybrid or mixed breed of one of the aforementioned breeds. We reserve the right to restrict breeds. Pets may be viewed by Management prior to approval. We reserve the right to decline or revoke permission for any pet that causes disturbances or is a safety threat. A current (within 30 days) good health certificate from a veterinarian is required. To access the screening process, please visit our [PetScreening](#) link.

Smoking: We are a smoke-free community.

Renter's Insurance: We require residents to carry a minimum of \$100,000 in Personal Liability Insurance coverage through the provider of your choice, or our preferred provider [ResidentInsure](#).

Income Requirements: Applicants must collectively have verifiable income not less than 2 times the rental rate.

Section 8: We are an Essential Housing community; our rental rates align with the area's average median income instead of the leading rates in the market. It allows us to offer rental rates that better align with the actual income levels of our residents, including those that make too much to qualify for low-income and affordable housing programs. Visit our [Essential Housing](#) page online or reach out to our leasing team to understand what that means for your rental rate.

Utility Policy: All utilities are paid separately from rent.

Application Instructions: All applications must be completed online through our community website. Please select [Apply](#) on our community homepage to begin, and make note of the non-refundable application fee associated with completing your application.

Parking: We offer assigned parking spaces within our parking structure. Additional parking is available at \$200 per spot. There is also parking for guests.

Background Checks: A credit report and criminal background check will be required for each applicant.

FAQ

Qualifying for the Essential Housing Program: Please refer to the 'What's My Rent Chart' on our [website](#) for information on whether you qualify.

Furnished & Corporate Units: Currently not offered.

Office Hours: Current hours of operation can be viewed [online](#).

Assigned Schools: Westmont Elementary, Spring View Middle School, Ocean View High School.