GOLDENWEST & WARNER

Goldenwest Street & Warner Avenue, Huntington Beach, CA 92647





FEATURES

Draws from its heavily trafficked location on the corner of Goldenwest Street and Warner Avenue and its proximity to the Interstate 405 Freeway, one of the busiest freeways in the US.

Enjoys a high performing and established supermarket anchor, Stater Bros., which has a long term committment to the community.

Benefits from nationally and regionally recognized tenants Ross, U.S. Bank, UPS Store, H&R Block, O'Reilly Auto, Cold Stone and El Pollo Loco.





DEMOGRAPHICS 2018

Population:	1 Mile 28,054	3 Mile 191,670	<u>5 Mile</u> 455,859
Daytime:	12,447	70,291	154,480
Households:	9,444	66,875	151,149
Average Household Income:	\$98,442	\$110,805	\$106,431





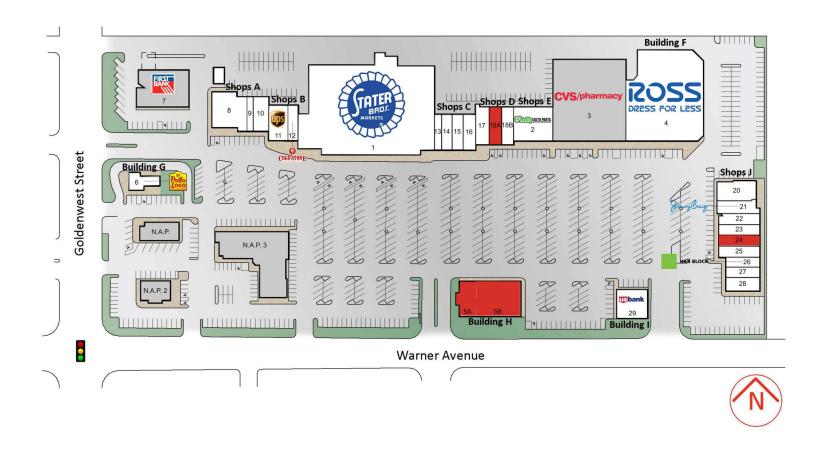












TENANT INDEX

1	Stater Bros	43,295 SF	11	The UPS Store	2,800 SF	21	Jenny Craig	1,680 SF
2	O'Reilly Auto Parts	5,600 SF	12	Coldstone Creamery	1,400 SF	22	Check Into Cash	1,560 SF
3	CVS (Sav-On) (N.A.P.)	22,800 SF	13	Juice It Up!	1,155 SF	23	Issara Thai Cuisine	1,600 SF
4	Ross Dress for Less	25,000 SF	14	LA Carpet	1,540 SF	24	AVAILABLE	1,600 SF
5A	AVAILABLE	2,480 SF	15	Surf City Dentist	1,505 SF	25	LVCO Optometry	1,600 SF
5B	AVAILABLE	7,520 SF	16	Cleaner Depot	1,400 SF	26	H&R Block	1,400 SF
6	El Pollo Loco	2,127 SF	17	Mane Moves and Body	2,250 SF	27	United Studios of Self	1,750 SF
7	First Bank (N.A.P.)	7,040 SF		Works			Defense	
8	Lamppost Pizza	4,690 SF	18A	AVAILABLE	1,230 SF	28	Sweet Elle Cafe	1,750 SF
9	Fancy Nails	910 SF	18B	Wild Birds Unlimited	1,800 SF	29	US Bank	4,000 SF
10	Warner Coin Laundry	2,100 SF	20	Schools First Credit Union	3,920 SF			

PROJECT SUMMARY

Building SummaryGross Leasable Area +/-159

+/-159.502 SF

TAYLOR PHAM

855/640-6400 tpham@merlonegeier.com