

Goldenwest & Warner

7101 Warner Avenue, Huntington Beach, CA 92647



Demographics

	1-Mile	3-Mile	5-Mile
Population	27,609	197,736	468,886
Households	9,273	68,479	154,552
Avg HH Income	\$97,459	\$114,320	\$110,649

Source: Esri, 2018

Property Highlights

159,462 Gross Leasable Area

7.66 Total Acres

468,886 5 Mile Population

- 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 U.S.
- Enjoys a high performing and established supermarket anchor, Stater Bros., which has a long term commitment 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.

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Current Tenants

1	Stater Bros.	43,295 SF	16	Cleaner Depot	1,400 SF
2	O'Reilly Auto Parts	5,600 SF	17	Mane Moves and Body Works	2,250 SF
3	CVS (Sav-On) (N.A.P.)	22,800 SF	18A	Bank of America	1,230 SF
4	Ross Dress for Less	25,000 SF	18B	Wild Birds Unlimited	1,800 SF
5A	Cafe Rio	2,461 SF	21	Jenny Craig	1,680 SF
5C	SchoolsFirst Credit Union	4,988 SF	22	Check Into Cash	1,560 SF
5D	Blaze Pizza	2,455 SF	23	Issara Thai Cuisine	1,600 SF
6	El Pollo Loco	2,127 SF	24	The Flame Broiler	1,600 SF
7	First Bank (N.A.P.)	7,040 SF	25	LVCO Optometry	1,600 SF
9	Fancy Nails	910 SF	26	H&R Block	1,400 SF
11	The UPS Store	2,800 SF	27	United Studios of Self De...	1,750 SF
12	Cold Stone Creamery	1,400 SF	28	Sweet Elle Cafe	1,750 SF
13	Juice It Up!	1,155 SF	29	US Bank	4,000 SF
15	Surf City Dentist	1,505 SF			

Available/Coming Soon

8	Available	4,690 SF
10	Available	2,100 SF
14	Available	1,540 SF
20	Available	3,920 SF