

# GOLDENWEST & WARNER

7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647

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## Property Details

### Owned GLA

129,591 SF

### Availability

5 Suites | 11,120 SF

### Parking Spaces

596

### Overview

- Diverse mix of national tenants including Stater Bros., Ross, CVS, Cafe Rio, Firehouse Subs, and Bank of America
- Surrounded by dense population of 195,000+ with an average household income of \$110,000+ within 3 miles
- Positioned within a retail heavy hub appealing to national and regional credit tenants, located in epicenter of the community adjacent Murday Park and Ocean View HS
- Located at one of the major intersections for the trade area along Warner Avenue & Goldenwest Street

## Tenant Mix

STATER BROS.  
markets

ROSS  
DRESS FOR LESS®

CVS  
pharmacy®

HearUSA

Cafe Rio  
MEXICAN GRILL



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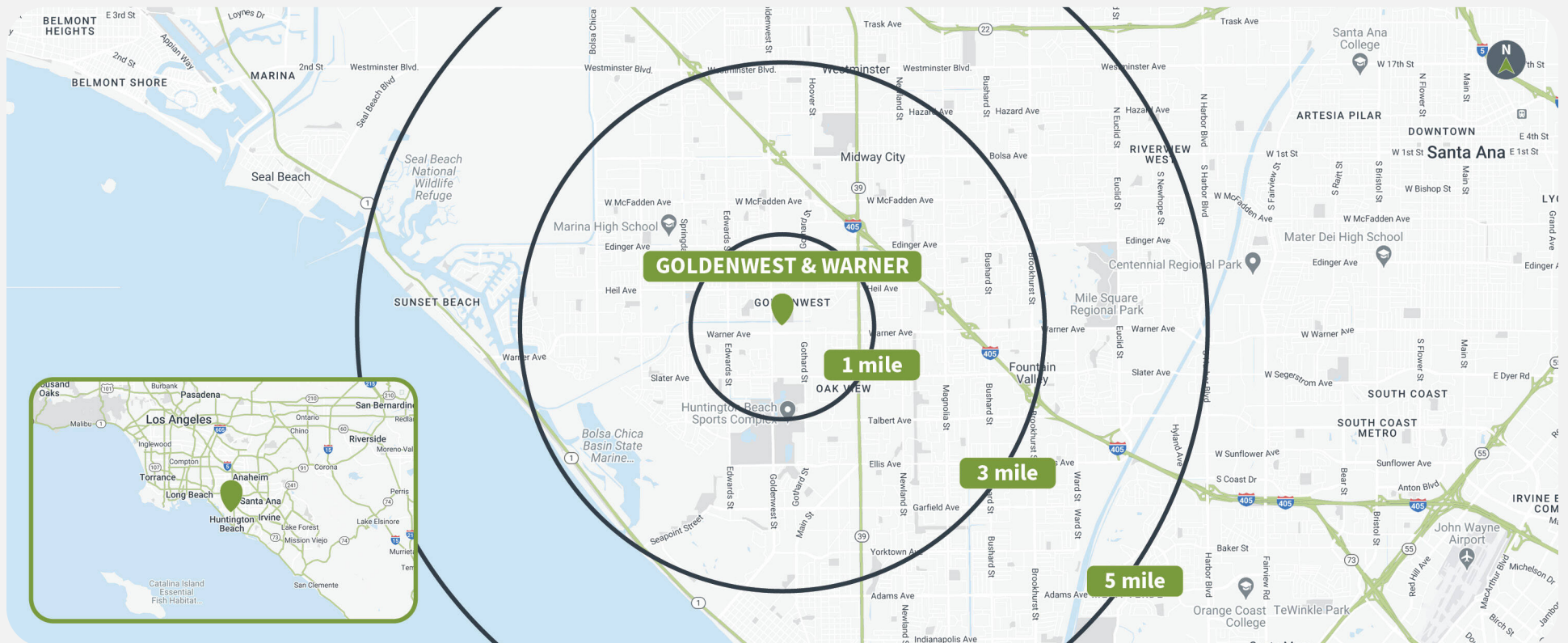
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	29,782	29,848	10,035	\$126,537	\$102,797
3 MILES	191,913	213,634	67,313	\$132,180	\$104,310
5 MILES	458,679	477,538	153,312	\$127,149	\$100,554





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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
29	AVAILABLE	4,000
5D	AVAILABLE	2,480
21	AVAILABLE	1,680
22	AVAILABLE	1,560
16	AVAILABLE	1,400
1	STATER BROS.	43,295
4	ROSS DRESS FOR LESS	25,000
2	OREILLY AUTO PARTS	5,600
5B/C	SCHOOLS FIRST CREDIT UNION	4,988
8	REHABILITATION PARTNERS	4,690
20	HEAR USA	3,920
11	UPTOWN PAW RESORT & SPA	2,800
5A	CAFE RIO	2,461
17	THREE M SALON	2,250
6	STARBUCKS	2,127
10	100% CHIROPRACTIC	2,100
18B	WILD BIRDS UNLIMITED	1,800
28	FIREHOUSE SUBS	1,750
27	UNITED STUDIOS OF SELF DEFENSE	1,750
25	LVCO OPTOMETRY	1,600
24	FLAME BROILER	1,600
23	LAWA THAI CUISINE	1,600
14	THE UPS STORE	1,540
15	SURF CITY DENTAL	1,505
26	H&R BLOCK	1,400
12	COLDSTONE CREAMERY	1,400
18A	BANK OF AMERICA	1,230
13	JUICE IT UP!	1,155
9	AULANI NAIL SPA AND LASH	910



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## Get in Touch with Us

### Leasing

Tommy Gibbs

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### Pop-up & Short-term Leasing

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