

# GOLDENWEST & WARNER

7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647



## 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



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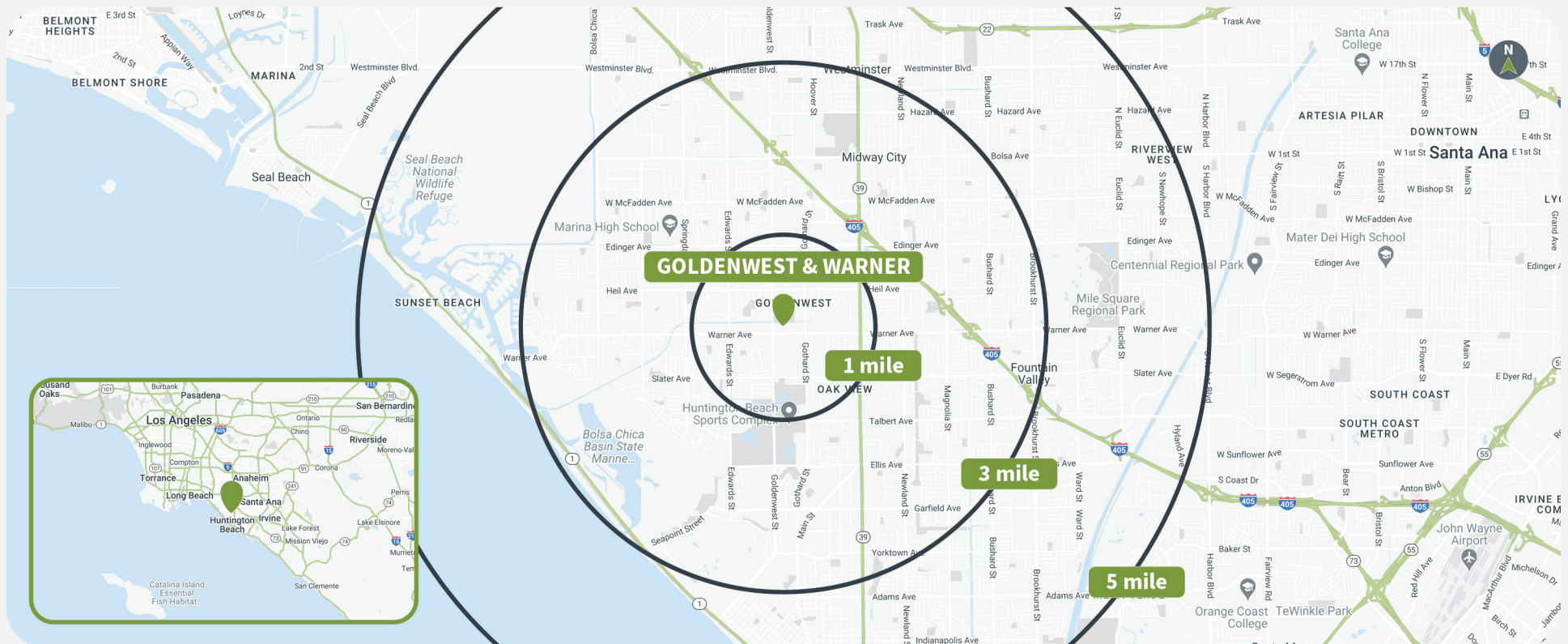
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## Demographics

Source: Creditintell, 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. MARKETPLACE       | 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

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### Pop-up & Short-term Leasing

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