

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 195,00+ 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



GOLDENWEST & WARNER

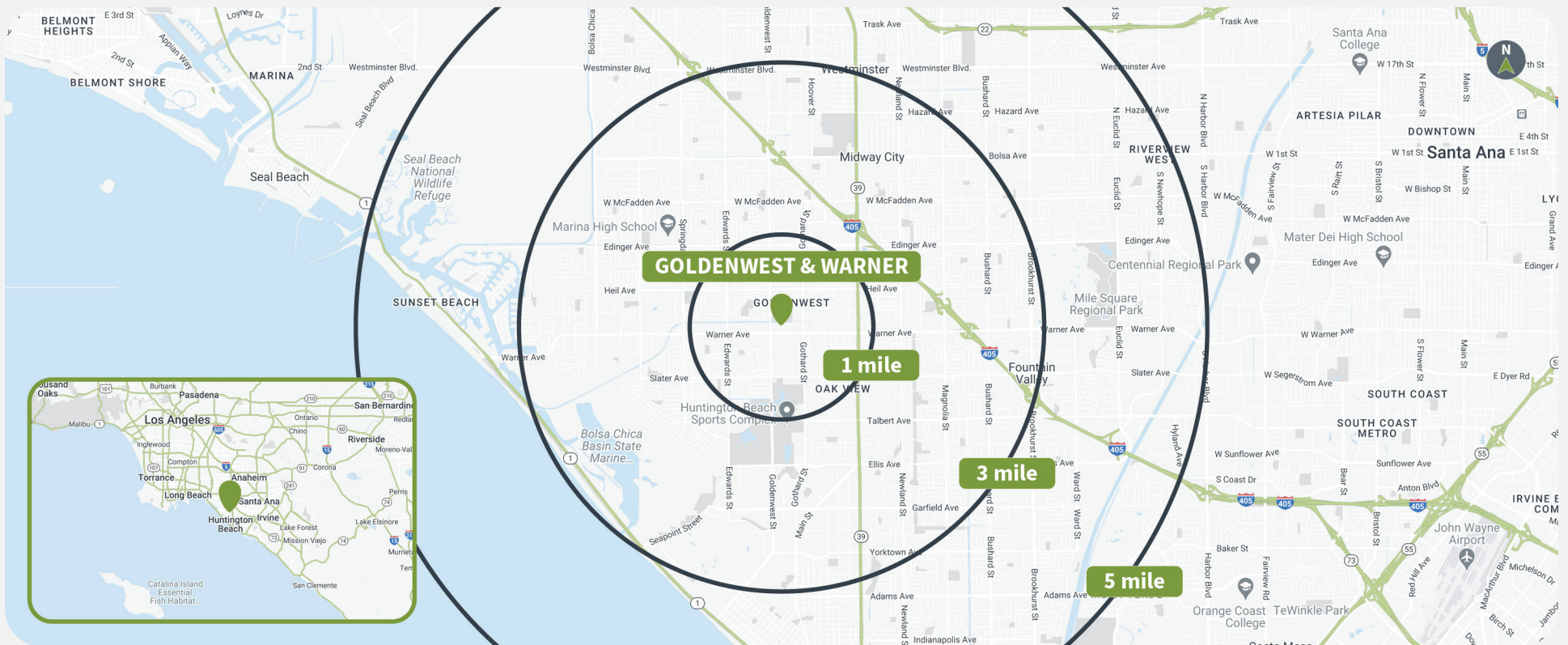
7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647



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



GOLDENWEST & WARNER

7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647



Market Aerial



GOLDENWEST & WARNER

7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647



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 UNIMITED	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

GOLDENWEST & WARNER

7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647



Get in Touch with Us

Leasing

Lauren Greulich

714.598.1334

lgreulich@shopcore.com

Pop-up & Short-term Leasing

MyShop by ShopCore

312.798.5210

myshop@shopcore.com

Property Management

Tony Lucero Jr.

818.568.4295

tlucerojr@shopcore.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Goldenwest & Warner at shopcore.com/property/goldenwest-&-warner