

OFFERING MEMORANDUM

# VACANT CAR WASH ON SIGNALIZED HARD CORNER

8471 WARNER AVE, HUNTINGTON BEACH, CA 92647

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**km** Kidder  
Mathews





**EXCLUSIVELY  
LISTED BY**

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# VALUE-ADD OPPORTUNITY IN HIGH-TRAFFIC AREA

*Kidder Mathews is pleased to present this rare purchase opportunity in Huntington Beach*

A unique opportunity to acquire the former Newland Express Car Wash property in Huntington Beach, California. The vacant automated car wash facility, constructed in 2010, is now available for acquisition. The property spans approximately 0.51 acres situated on the signalized intersection of Warner Avenue & Newland Street. With over 54,000 Cars per day, the property benefits from high visibility and close proximity to the 405 Freeway as well as dense retail along Warner Ave and the Beach Blvd corridor. It's strategic location in Huntington Beach—a vibrant coastal community with a median household income of \$128,210 and a population exceeding 60,000—provides a robust customer base offering significant potential for investors or owner-operators.

ADDRESS	8471 Warner Avenue Huntington Beach, CA 92647
APN	107-664-02
LIST PRICE	\$2,950,000
BUILDING SIZE	± 2,336 SF
LOT SIZE	±22,215 SF (0.51 Acres)
YEAR BUILT	2010
ZONING	(CG) Commercial General







## PROPERTY HIGHLIGHTS

Located on a signalized corner with over 54,000 Cars per day

Close proximity to the 405 Freeway and dense retail along Warner Ave and the Beach Blvd corridor

Approximate 0.51 Acre lot size

Located in Huntington Beach—a vibrant coastal community with a median household income of \$128,210 and a population exceeding 60,000—providing a robust customer base with disposable income

Commercial General (CG) zoning allows for a variety of commercial uses per Huntington Beach municipal code

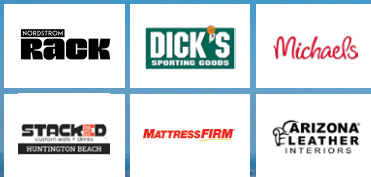


# EXECUTIVE SUMMARY





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EDINGER PLAZA SHOPPING CENTER



BELLA TERRA



SUBJECT  
PROPERTY



KIDDER MATHEWS

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# HUNTINGTON BEACH

*Huntington Beach is a seaside city with a long 9.5-mile stretch of sandy beach, mild climate, excellent surfing, and beach culture.*

Located 35 miles southeast of Downtown Los Angeles, it is bordered by the Pacific Ocean, Seal Beach to the Northwest and Newport Beach to the Southeast. The Huntington Beach Pier stretches a quarter mile from Main Street into the Pacific Ocean. The City serves as a venue for many large annual events, including the U.S. Open of Surfing, the Pacific Airshow, various volleyball and other sporting events, as well as the largest 4th of July parade West of the Mississippi. HB is also home to the International Museum of Surfing, Huntington Beach Art Center, and 350-acre Huntington Central Park.

*Sunset Beach is a small vibrant community along Huntington Beach's Northern coast.*

Known for its serene shoreline and local charm, this quaint, mile-long stretch of beach provides a relaxed alternative to the more crowded beaches nearby, with quieter sands and a unique, small-town feel. Visitors to Sunset Beach enjoy a blend of natural beauty and local character, from scenic views of the Pacific Ocean to its eclectic mix of beachside cafes and boutique shops.



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	8,813	51,741	215,074
2029 PROJECTED POPULATION	8,553	50,181	209,195
2010 CENSUS POPULATION	8,392	51,265	210,575

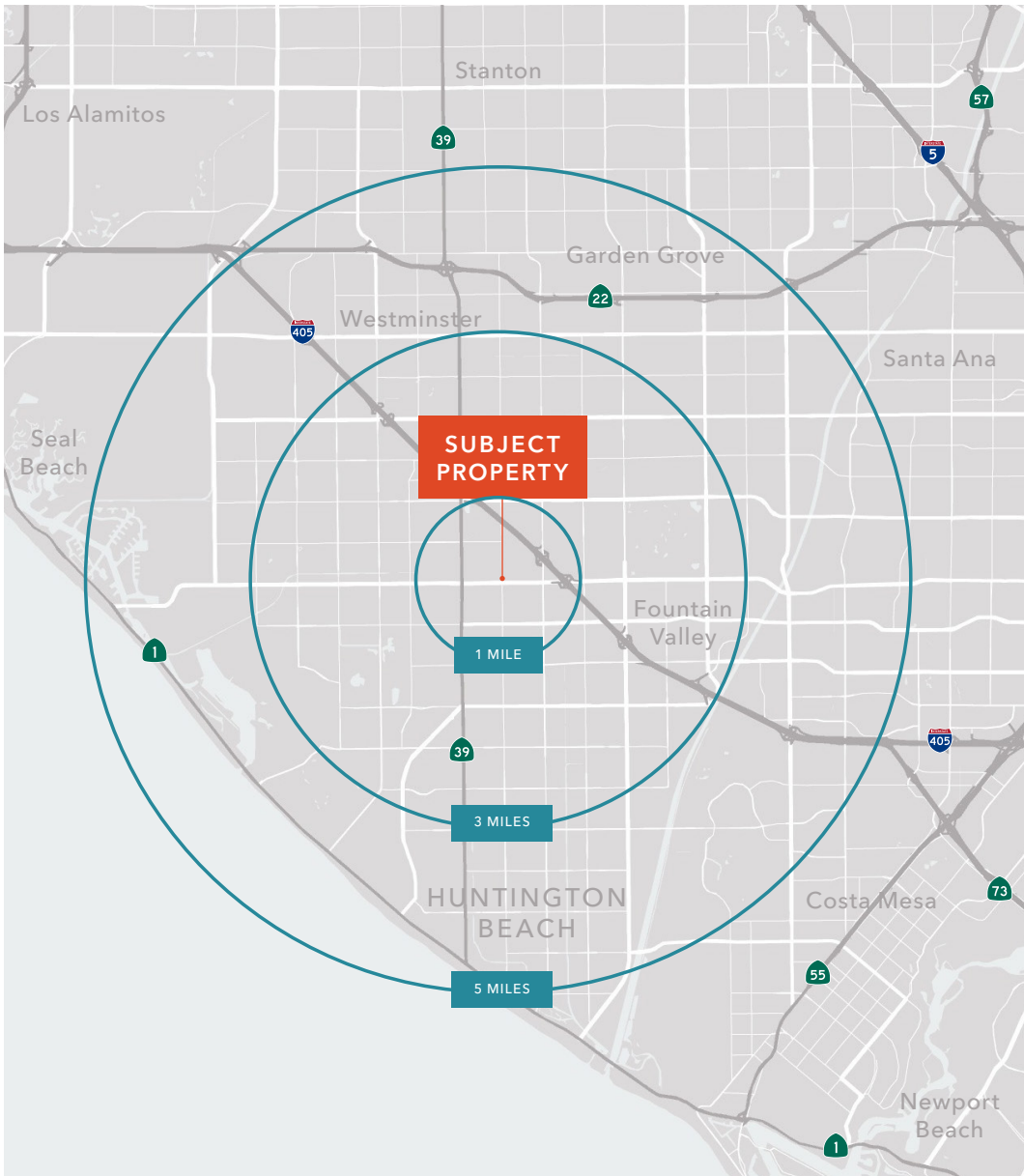
## 2024 POPULATION BY RACE AND ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	64.9%	63.3%	55.3%
BLACK	1.3%	1.5%	1.9%
NATIVE AMERICAN	0.5%	0.5%	0.7%
ASIAN	17.1%	16.2%	20.1%
HAWAIIAN & PACIFIC ISLAND	0.2%	0.3%	0.3%
HISPANIC OR LATINO POPULATION	20.9%	22.3%	26.1%

## HOUSEHOLD

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	4,135	22,116	88,243
2029 PROJECTED HOUSEHOLDS	4,062	21,706	86,666
2010 CENSUS HOUSEHOLDS	3,858	21,397	83,690

Data Source: Regis Online, ©2024, Sites USA, Chandler, Arizona, 480-491-1112  
Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9





# THE EDGE IN YOUR MARKET

*For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.*

## COMMERCIAL BROKERAGE

**\$10B**

3-YEAR AVERAGE  
TRANSACTION  
VOLUME

**500**

NUMBER OF  
BROKERS

**42.4M**

ANNUAL SF  
OF LEASES

**31.7M**

ANNUAL SF  
OF SALES

## OUR SERVICES

Commercial Brokerage

Asset Services

## ASSET SERVICES

**57M SF**

MANAGEMENT  
PORTFOLIO SIZE

**850**

ASSETS UNDER  
MANAGEMENT

## VALUATION ADVISORY

**2,600**

3-YEAR AVERAGE  
ASSIGNMENTS

**43/27**

TOTAL NO. OF  
APPRAISERS/MAI'S

Valuation Advisory

Debt & Equity Finance





*Exclusively listed by*

**RYAN SHARPE**

Senior Vice President, Shareholder

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