



**exer**  
URGENT CARE

7211

BEAN VIEW HIGH

STOP



# 2<sup>ND</sup> GENERATION MEDICAL FOR SUBLEASE

**7211 WARNER AVE.  
HUNTINGTON BEACH, CA**

OFFICIAL LEASING BROCHURE

[www.QREAdvisors.com](http://www.QREAdvisors.com)  
CalBRE #02123722

**Sam Yourman**  
Executive Vice President  
310.620.8760  
[SYourman@QREAdvisors.com](mailto:SYourman@QREAdvisors.com)  
Broker ID: 01968594

**Jaryd Meenach**  
Executive Vice President  
310.620.8762  
[JMeenach@QREAdvisors.com](mailto:JMeenach@QREAdvisors.com)  
Broker ID: 01936557



# PROPERTY HIGHLIGHTS



## AVAILABILITY

4,000 SF sublease opportunity  
High visibility outlot with Warner Ave. frontage



## TENANCY

Co-tenancy includes Stater Bros, CVS Pharmacy, Starbucks, O'Reilly Auto Parts, and more



## 3 MILE RADIUS

12M SF Retail Space  
4.2M SF Office Space  
14.5M SF Industrial Space  
69,260 Households



## LOCATION

Convenient access with multiple ingress/egress points with dedicated turn lanes along Warner Ave.



## PROPERTY FEATURES

Rare 2<sup>nd</sup> generation medical buildout with recent improvements



## TRAFFIC COUNTS

Warner Ave. 33,240 VPD  
Goldenwest St. 26,279 VPD  
Gothard St. 19,220 VPD



## POPULATION

1 MILE 30,441  
2 MILES 95,534  
3 MILES 193,272



## MEDIAN HH INCOME

1 MILE \$88,889  
2 MILES \$99,027  
3 MILES \$97,396



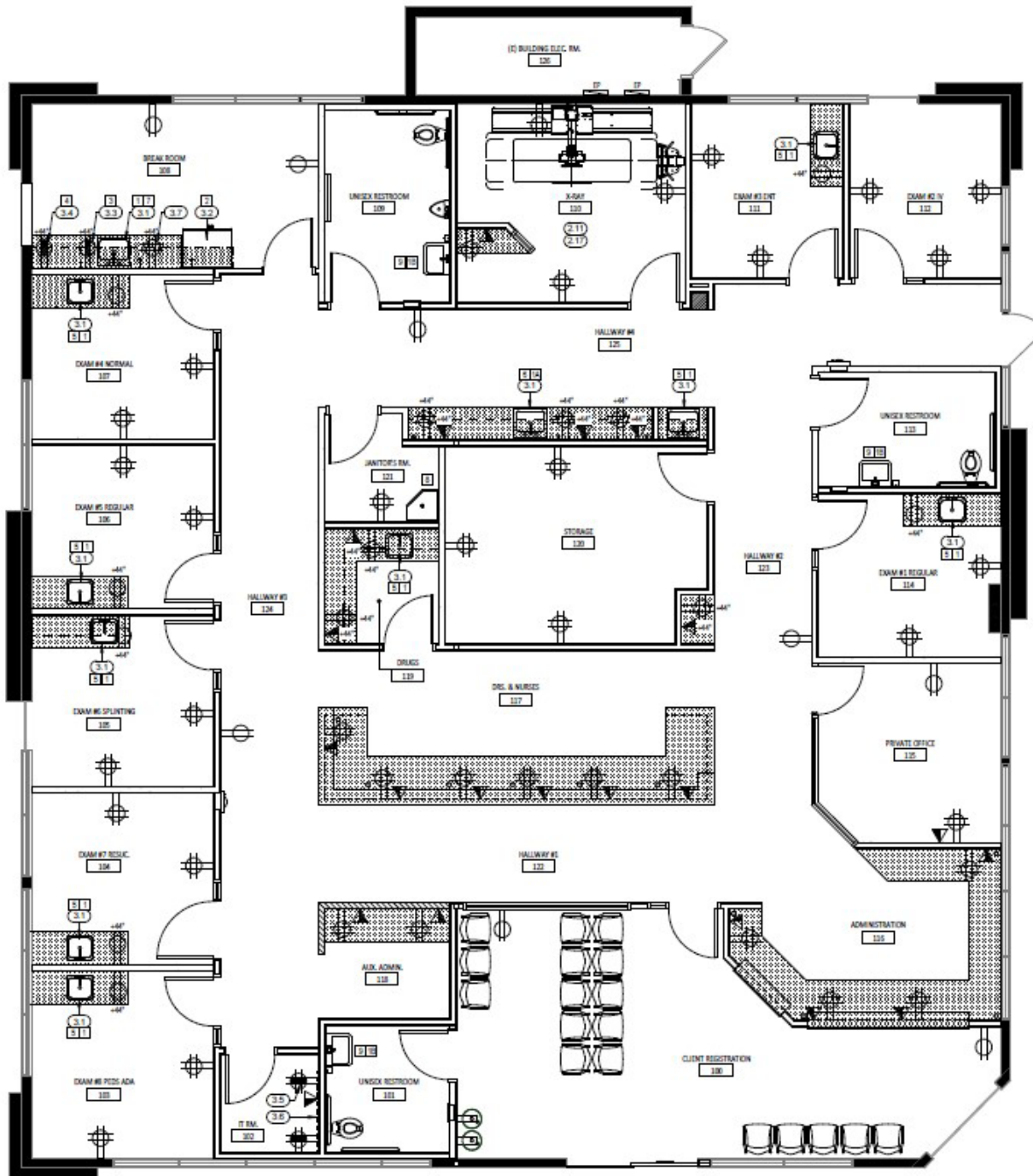
## DAYTIME POPULATION

1 MILE 11,846  
2 MILES 36,727  
3 MILES 78,755



# INTERIOR PHOTOS







## OVERVIEW

Huntington Beach, often referred to as “Surf City USA,” is a coastal city located in Orange County, California. Known for its beautiful beaches and vibrant surf culture, Huntington Beach offers residents and visitors a unique blend of natural beauty, outdoor activities, and a thriving local economy.

One of the main attractions of Huntington Beach is its stunning coastline, which stretches for miles and boasts some of Southern California’s most famous beaches, including Huntington City Beach and Bolsa Chica State Beach. These beaches attract surfers, sunbathers, and beach enthusiasts from around the world, making it a popular destination for outdoor recreation and water sports.

Beyond its scenic beaches, Huntington Beach is home to a thriving local economy. The city has a diverse range of industries, including manufacturing, technology, retail, healthcare, and tourism. The presence of major employers, such as Boeing, Quiksilver, and Hyatt Regency Huntington Beach Resort and Spa, contributes to the city’s economic stability and provides employment opportunities for residents. Huntington Beach also boasts a thriving downtown area known as “Main Street,” where visitors can explore a mix of boutique shops, restaurants, and entertainment venues. The city’s commitment to supporting local businesses is evident through initiatives like the Surf City Nights weekly street fair, which showcases local artisans, live music, and a lively atmosphere.

Tourism plays a significant role in Huntington Beach’s economy, with millions of visitors flocking to the city each year. The iconic Huntington Beach Pier, lined with shops, restaurants, and breathtaking ocean views, serves as a focal point for tourists and locals alike. Additionally, the city hosts various events and festivals, including the prestigious U.S. Open of Surfing, which draws large crowds and generates economic activity for local businesses.

The aerospace and manufacturing sectors also have a strong presence in Huntington Beach. Major employers like Boeing contribute to the city’s economy, providing well-paying jobs and driving innovation in the aerospace industry. Additionally, the manufacturing sector encompasses various industries, including automotive, electronics, and consumer goods, which further contribute to the local economy.

In terms of education, Huntington Beach is served by the Huntington Beach Union High School District, which includes several high schools known for their academic excellence and sports programs. The city is also in close proximity to esteemed universities and colleges, including California State University, Long Beach and University of California, Irvine.



# MARKET AERIAL





**2<sup>ND</sup> GENERATION  
MEDICAL FOR  
SUBLEASE**

**7211 WARNER AVE.  
HUNTINGTON BEACH, CA**

**OFFICIAL LEASING BROCHURE**

[www.QREAdvisors.com](http://www.QREAdvisors.com)  
CalBRE #02123722

**Sam Yourman**  
Executive Vice President  
310.620.8760  
SYourman@QREAdvisors.com  
Broker ID: 01968594

**Jaryd Meenach**  
Executive Vice President  
310.620.8762  
JMeenach@QREAdvisors.com  
Broker ID: 01936557