



FOR LEASE

5944 Warner Ave,

Huntington Beach, CA 92649

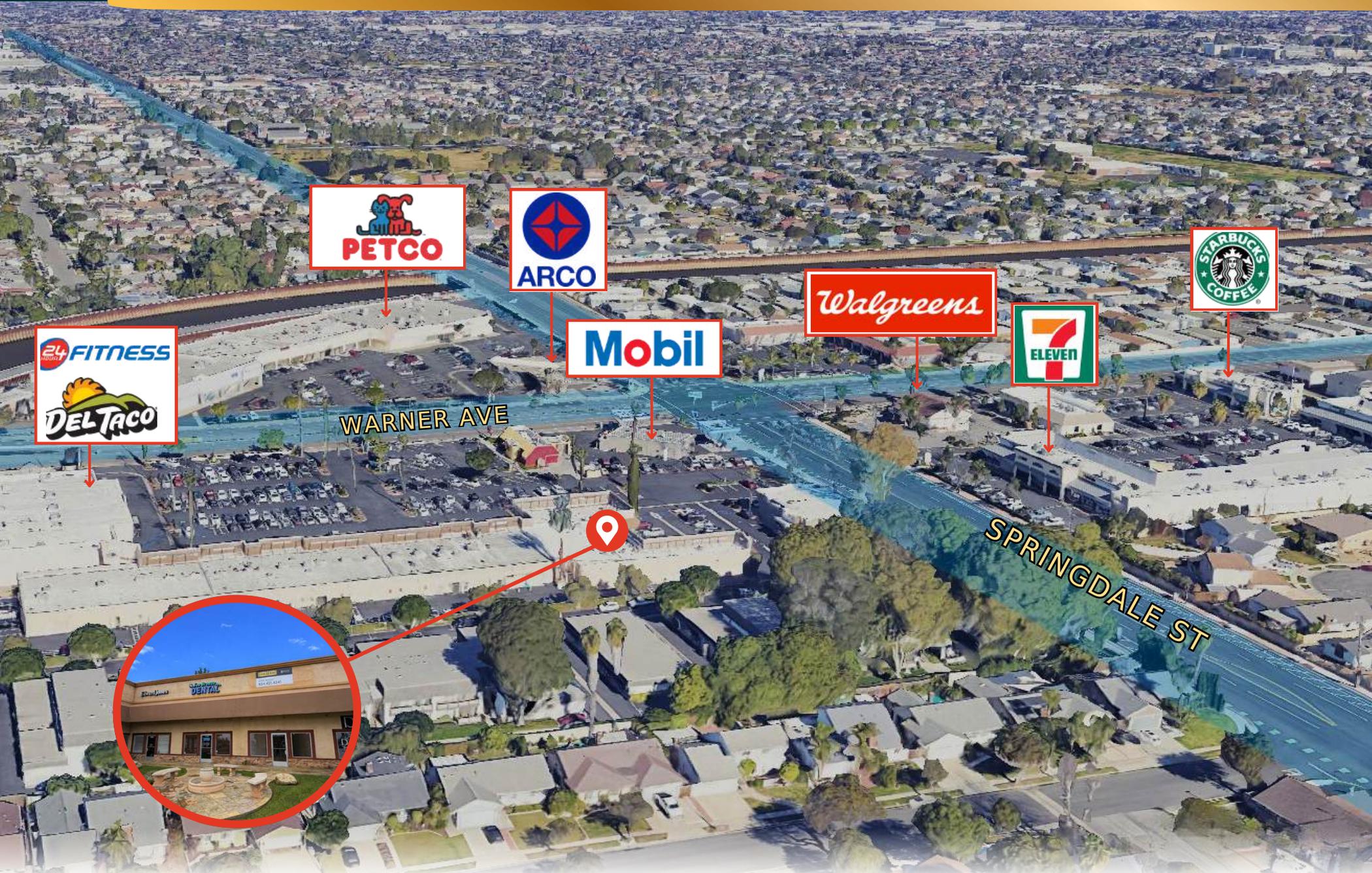


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PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

892 SF



RATE

\$2.10 NNN



YEAR BUILT

1976



TERM

3-5 Years

Rose & Co.
COMMERCIAL GROUP



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP



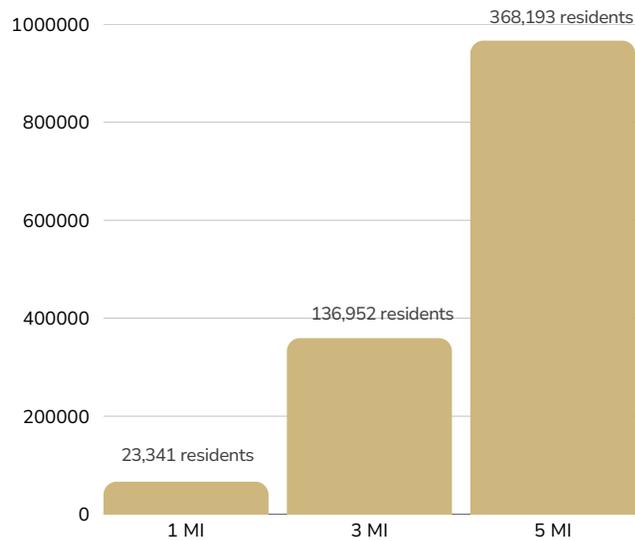
- **Located at 5944 Ave, Huntington Beach, CA:** This quaint and cozy 892-square-foot unit is situated in a centrally located shopping center within the high-income Huntington Harbor ZIP code, surrounded by a strong mix of national and well-established local tenants.
- **Versatile & Customizable Spaces:** An inviting, adaptable unit ideal for a variety of uses, positioned among long-standing businesses—many operating for 20+ years—creating a stable and proven commercial environment.
- **Exceptional Visibility & Foot Traffic:** The center hosts several recognizable name brands, including Wienerschnitzel, My Gym Children's Gym, Del Taco, State Farm, Edward Jones, along with popular local companies, driving consistent foot traffic and excellent exposure.

COMMUNITY PROFILE

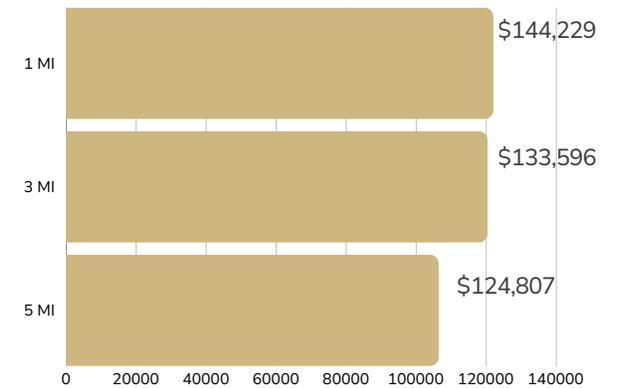
DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	23,341	136,952	368,193
AVERAGE AGE	43.10	42.60	43.10
2024 TOTAL HOUSEHOLDS	9,184	52,529	132,381
MEDIAN HOUSEHOLD INCOME	\$117,327	\$106,071	\$96,520
MEDIAN HOME VALUE	\$899,447	\$873,366	\$815,855

POPULATION



AVERAGE HOUSEHOLD INCOME





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