

1 Unit Available – NEC of Warner Ave & Goldenwest St

7011 Warner Ave, Unit E, Huntington Beach, CA 92647



Property Highlights

Available Space: **±2474 sq. ft.**

Lot Size: **± 1 acre**

5-mile Population: **± 438,000**

- **High Traffic Location:** Situated along Warner Avenue with excellent visibility and accessibility in the heart of Huntington Beach. 50,000± vehicles per day due to its location adjacent to the signalized corner on Goldenwest & Warner and its proximity to the 405 Freeway.
- **Strong Shadow Anchors:** National tenant shadow anchors surround the site including Stater Bros, Starbucks, CVS, Amazon Fresh, Sprouts, and Chick-Fil-A.
- **High Daytime Population:** Daytime employment at Warner & Goldenwest: 15,097 in a 1-mile radius, and 75,906 in a 2-mile radius

Demographics

	1-Mile	3-Mile	5-Mile
Population	26,415	188,778	438,135
Households	8,942	66,153	147,174
Avg HH Income	\$113,718	\$122,199	\$118,326

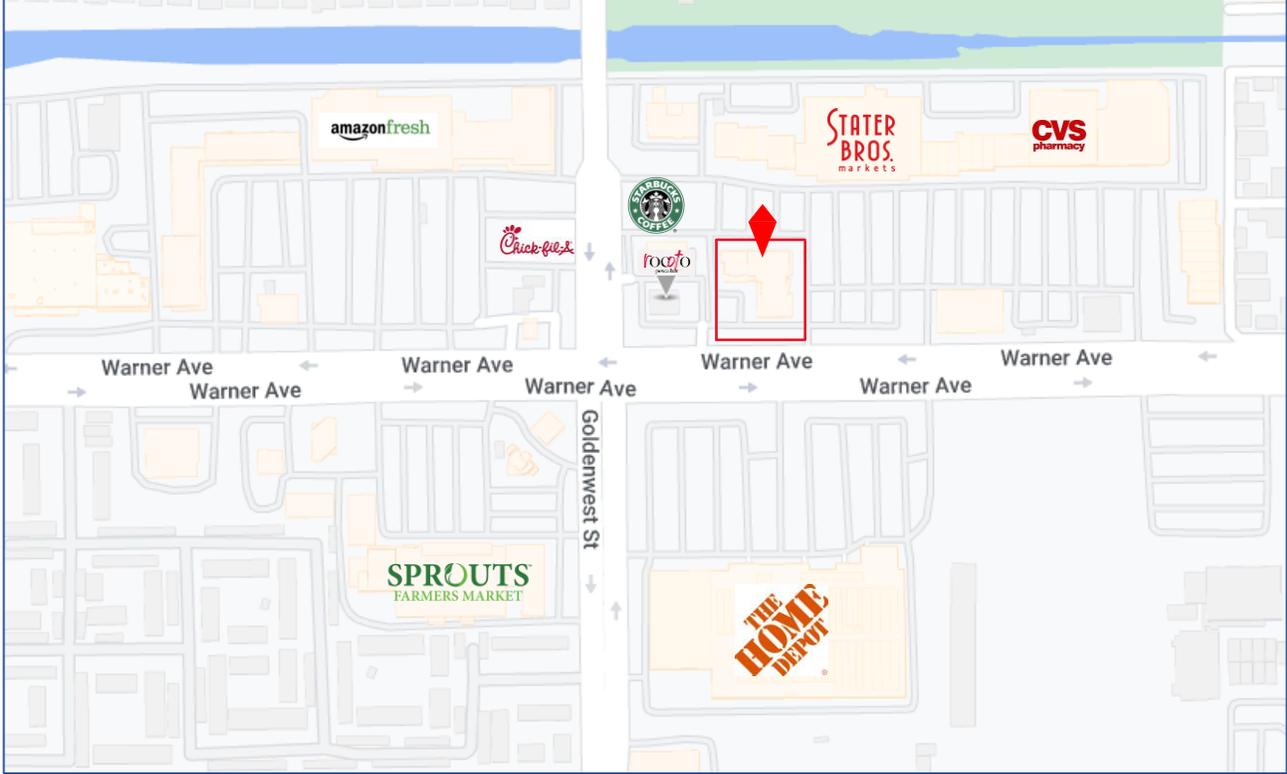
For inquiries or to schedule a site visit, please contact:

Harris Rosenblum - Wilshire Development Company
Email: harris@wilshiredevco.com
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Disclaimer: The information provided here is for marketing purposes only and is subject to change. Prospective tenants or buyers should perform their due diligence and verify all information independently.

2 Units Available – NEC of Warner Ave & Goldenwest St

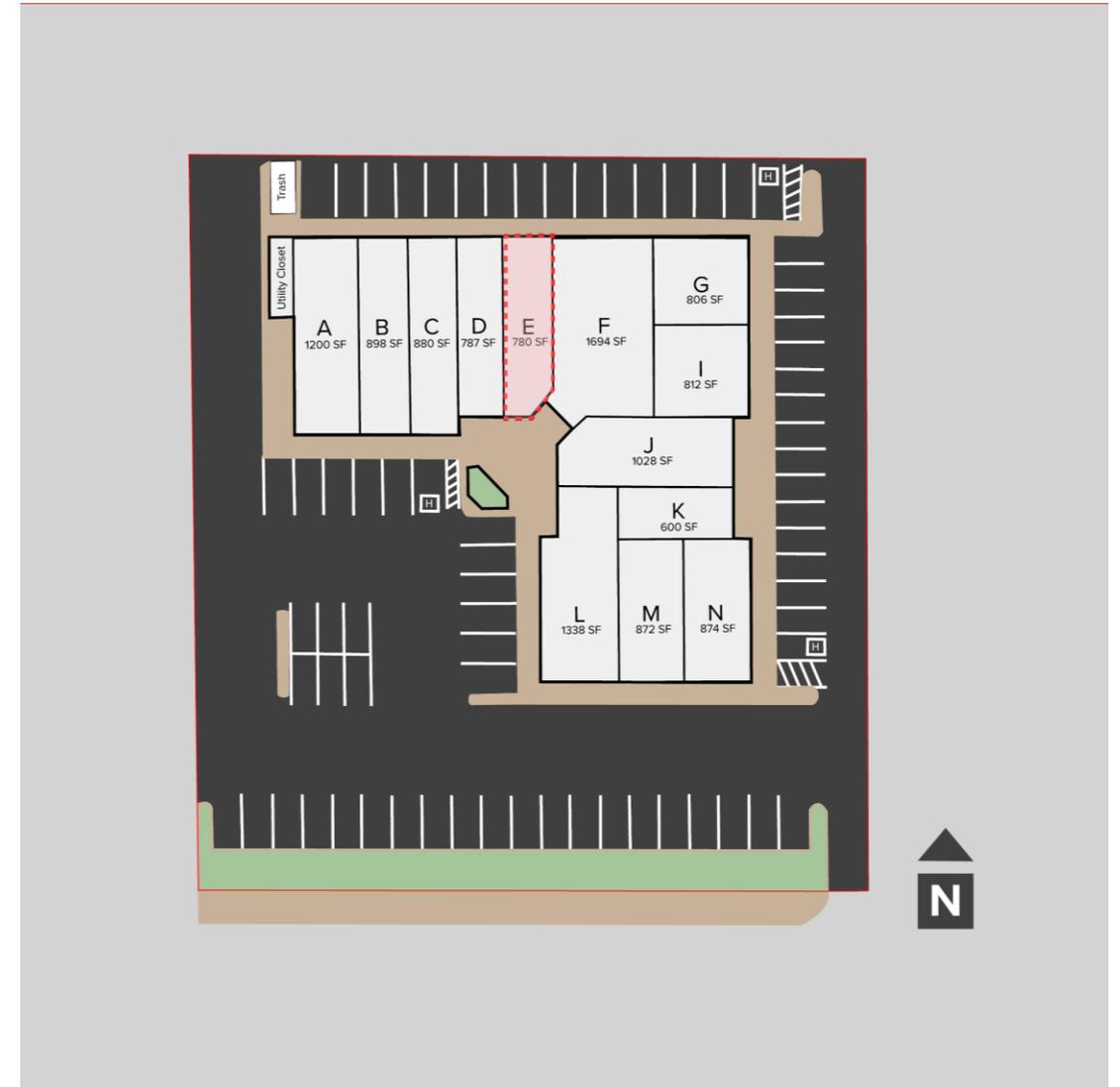
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Site Plan and Tenant Mix

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Suite	Tenant	SF
A, B, C	Head 2 Toez Salon	2,978
D	iThreading	787
E	AVAILABLE	780
F	Haven Spa	1,694
G	Water Market	806
I	Cancun Tacos Al Carbon	812
J	Metro by T-Mobile	1,028
L	The Wok Experience	1,338
M	Whatta Lotta Pizza	872
N & K	LOLYogurt	1,474
	TOTAL	12,569



Lease Terms

7011 Warner Ave, Unit E, Huntington Beach, CA 92647

Lease Terms - Suite E

Size: 780 sq. ft.

Rent: \$2,350 Per Month

Term: Negotiable

Condition: As-Is

Availability: Now

Site Photos

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For inquiries, please contact us at:

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