

# WARNER CENTER HUNTINGTON BEACH

FOR LEASE | 6811-6855 Warner Ave



# WARNER & GOLDENWEST AVAILABLE FOR LEASE

Strong center located adjacent to Amazon Fresh at a prime Huntington Beach intersection. Final unit available.

- High visibility location
- Newly remodeled center with strong co-tenants
- Strong traffic counts on Warner Ave (39,800+ CPD) and Goldenwest St. (26,000+ CPD)
- Second generation restaurant space available

## LOCATION

**6811-6855 Warner Avenue**

NWC Warner Ave. & Goldenwest St.  
Huntington Beach, CA 92647

## AVAILABLE

**Unit 6815** | 3,000 Sq. Ft. (Restaurant)

**Unit 6827** | 1,200 Sq. Ft

## IN GOOD COMPANY

Key tenants at adjacent to the available unit include Amazon Fresh, Bank of the West, and Chic-fil-A. Nearby retailers include Sprouts, Stater Bros., Home Depot and more.



COMMERCIAL WEST BROKERAGE

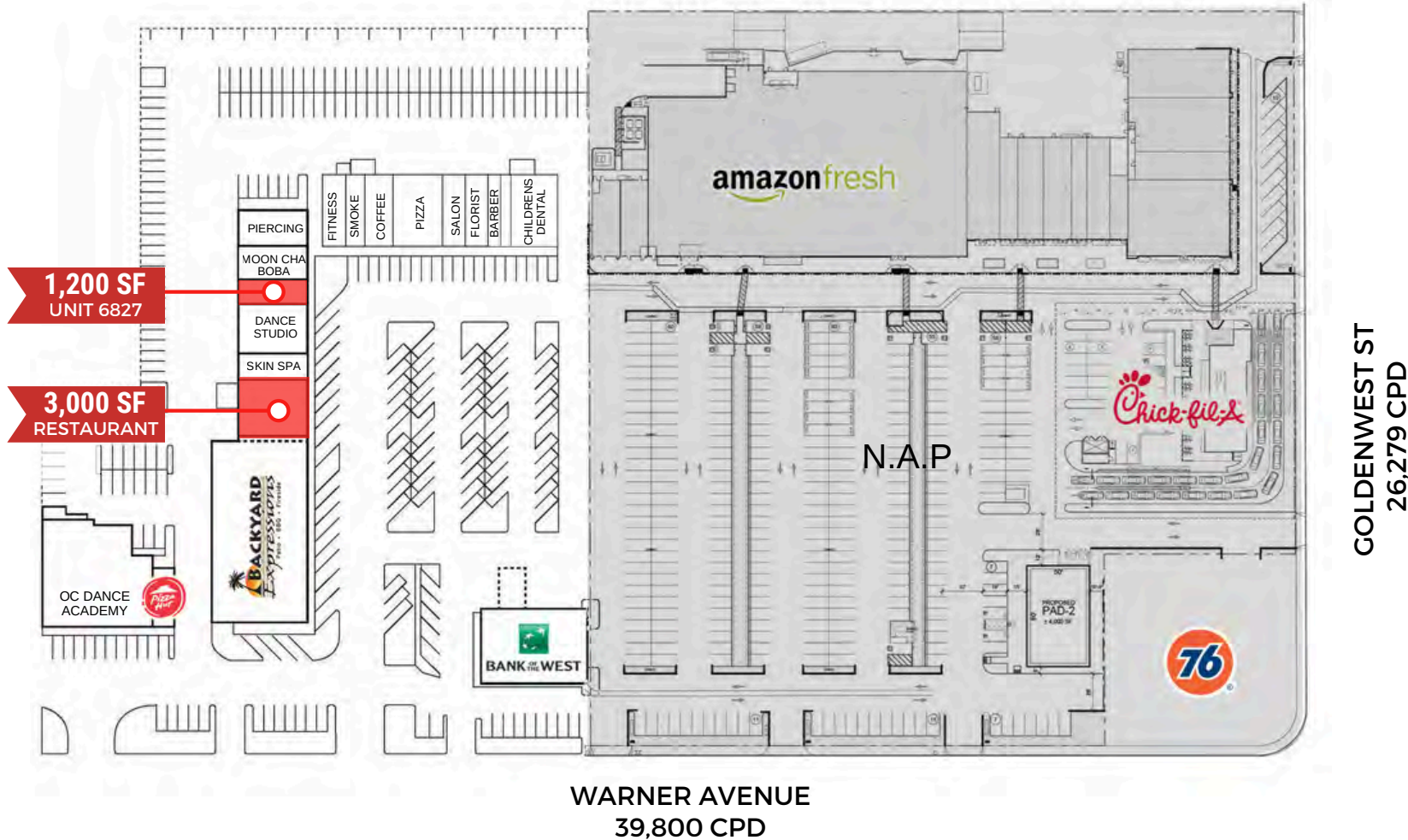
Matt Berry | LIC# 2134414

Chase Lemley | LIC# 2007670

(949) 723-7300 | [chase@commercialwest.com](mailto:chase@commercialwest.com)



## Leading Tenants



OVERALL SITE PLAN

FOR LEASE | WARNER CENTER

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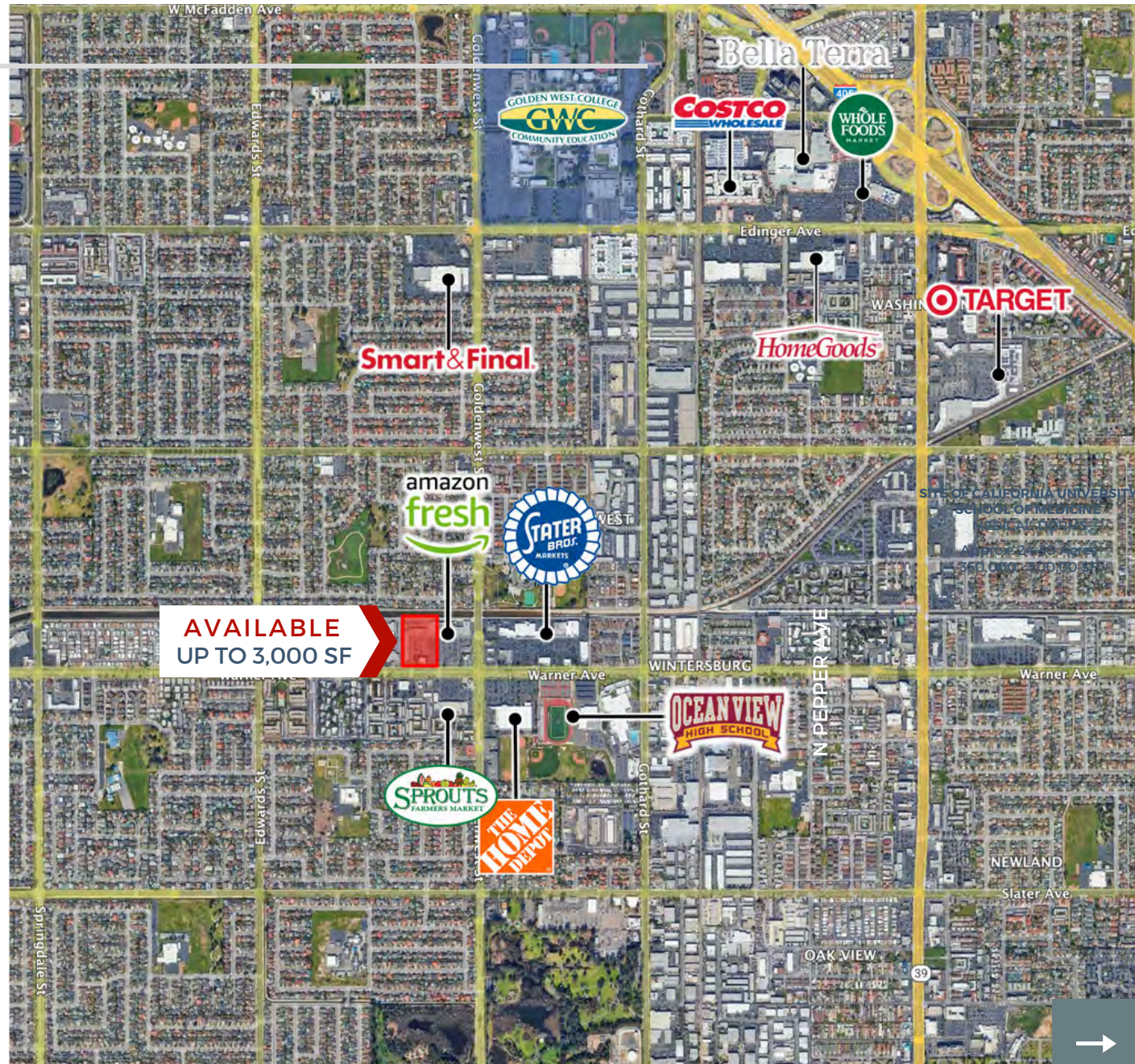
Warner Center is situated directly at the busy intersection of Goldenwest St. and Warner Ave. with visibility to over 39,000 CPD. Close to I-405 commuter Freeway. Strong daytime density including an adjacent high school.

Nearby industrial and office complexes draw daytime employee population to the center.

## AVAILABLE

6811-6855 WARNER AVE  
HUNTINGTON BEACH, CA 92647

UNIT 6815 | 3,000 SF (RESTAURANT)  
UNIT 6827 | 1,200 SF



# BY THE NUMBERS

Warner Center, Huntington Beach, CA 92647

## ESTIMATED POPULATION

1 mi | 25,585

2mi | 88,568

3 mi | 183,114

## AVERAGE HH INCOME

1 mi | \$135,078

2 mi | \$143,661

3 mi | \$141,369

## DAYTIME POPULATION

1 mi | 22,443

2 mi | 84,812

3mi | 168,706

COMMERCIAL WEST BROKERAGE



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