

Goldenwest & Warner Retail Spaces For Lease

7101 Warner Ave
Huntington Beach, CA 92647



GOLDENWEST STREET 32,266 CPD

WARNER AVENUE 39,611 CPD



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Property Highlights:

- Stater Bros, CVS, Ross anchored center in prime Orange County location
- Located at the NEC of Warner Ave. & Goldenwest St., with traffic counts of approximately 71,000 ADT
- End-cap 2,480 SF 2nd generation restaurant with patio available. Hood, grease interceptor, walk-ins and kitchen equipment in place.
- High visibility 4,000 SF free-standing building available
- Other national tenants at the intersection include Home Depot, Sprouts, Amazon Fresh and a new Chick-Fil-A drive thru
- In-Fill Huntington Beach location with a residential population of 27,489 in a 1-mile radius, 91,372 in a 2-mile radius and 189,532 in a 3-mile radius
- Daytime employment at Warner & Goldenwest : 15,097 in a 1-mile radius, and 75,906 in a 2-mile radius
- Across the street from Ocean View High School

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	27,489	91,372	189,532
AHH Income	\$125,479	\$146,868	\$148,490



TERRY BORTNICK
888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

LEA CLAY PARK
888-301-1888 x 3
lea@axiomra.com
CA DRE License# 01087365

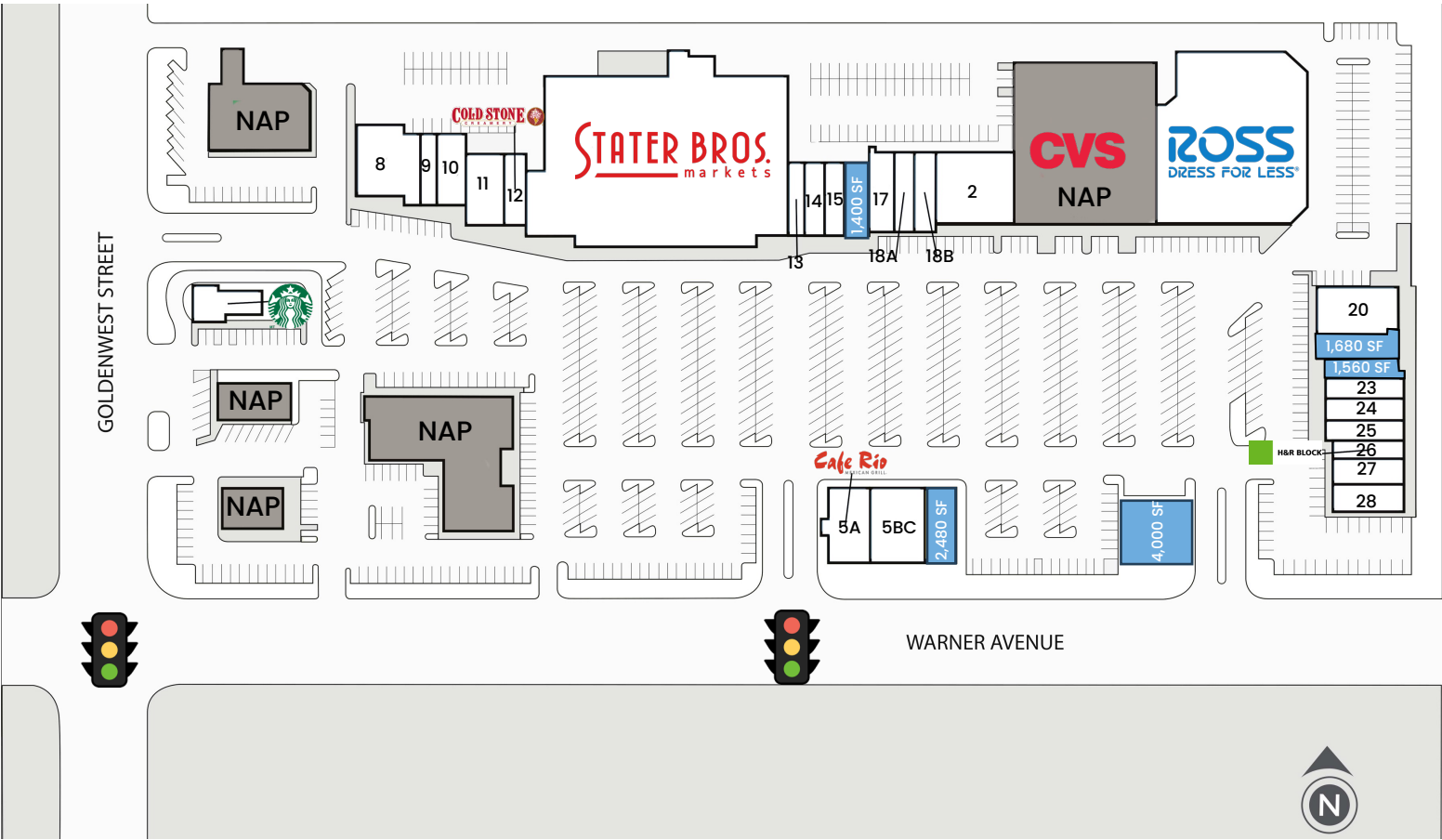
CHARLIE BORTNICK
888-301-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

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Suite	Tenant	(SF)
1	Stater Bros	43,295
2	O'Reilly Auto	5,600
3	CVS (NAP)	
4	Ross	25,000
5-A	Café Rio	2,461
5-B/C	Schools First CU	4,988
5-D	Available	2,480
6	Starbucks	2,127
7	First Bank (NAP)	
8	Physical Therapy	4,690
9	Nails & Lashes	910
10	100% Chiropractic	2,100
11	Pet Resort	2,800
12	Cold Stone Creamery	1,400
13	Juice It Up	1,155
14	Ups Store	1,540
15	Dentist	1,505
16	Available	1,400
17	Hair Salon	2,250
18-A	Bank of America	1,230
18-B	Wild Birds Unlimited	1,800
20	Hear USA	3,920
21	Available	1,680
22	Available	1,560
23	Thai Restaurant	1,600
24	Flame Broiler	1,600
25	Optometrist	1,600
26	H & R Block	1,400
27	Martial Arts	1,750
28	Firehouse Subs	1,750
29	Available	4,000



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