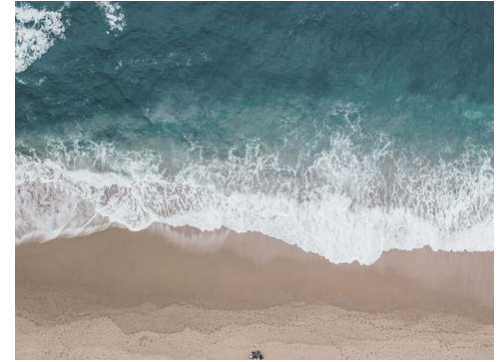




WARNER CENTER HUNTINGTON BEACH

FOR LEASE | 6811-6855 Warner Ave



WARNER & GOLDENWEST AVAILABLE FOR LEASE

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

- 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)

LOCATION

6811-6855 Warner Avenue

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

AVAILABLE

Unit 6815 | 1,800 Sq. Ft.

Unit 6815-A | 1,200 Sq. Ft.

Unit 6827 | 1,200 Sq. Ft.

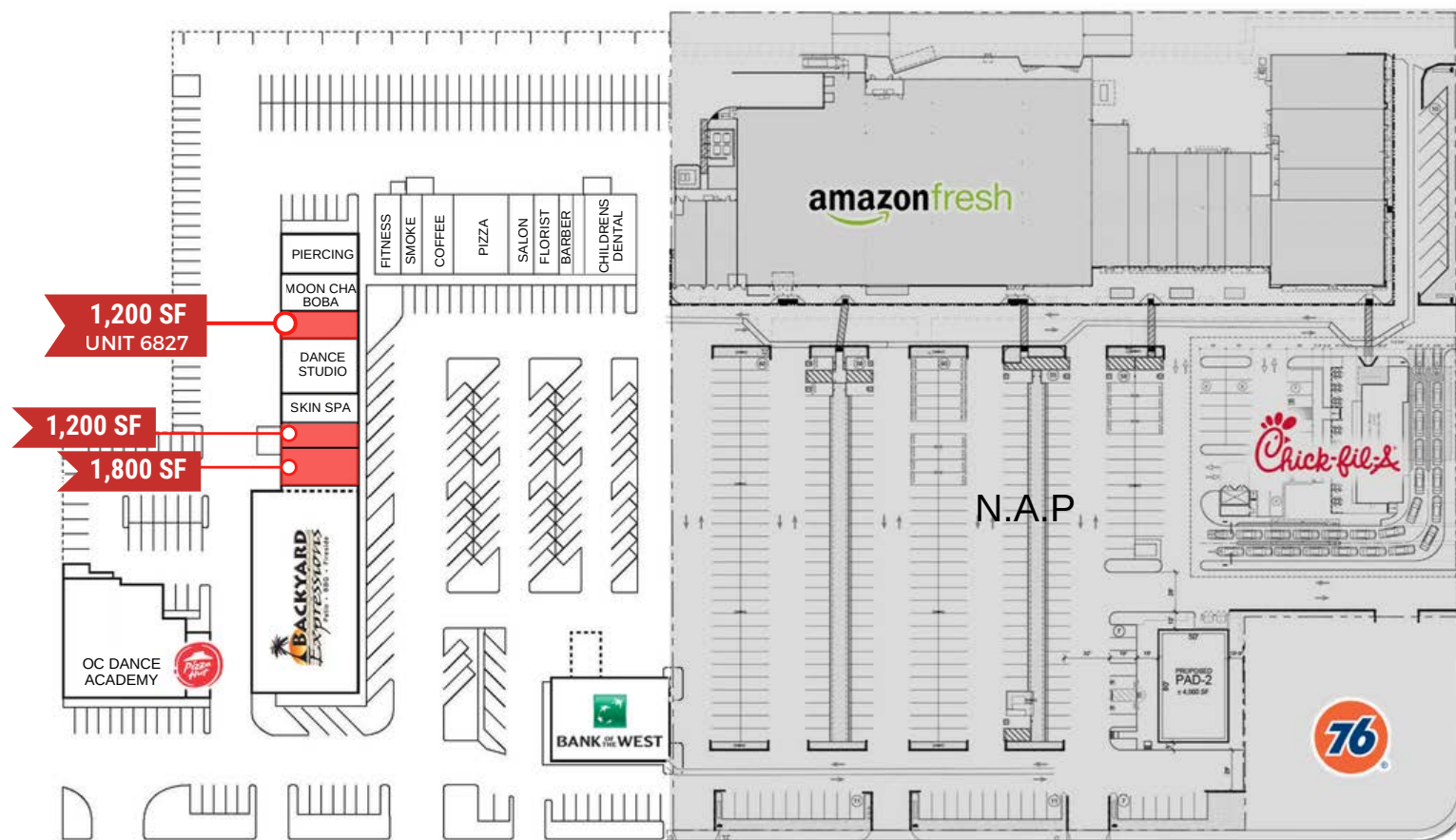
IN GOOD COMPANY

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





Leading Tenants



GOLDENWEST ST
26,279 CPD

WARNER AVENUE
39,800 CPD

OVERALL SITE PLAN

FOR LEASE | WARNER CENTER

6811-6855 WARNER AVE, HUNTINGTON BEACH

Matt Berry | LIC# 2134414
Chase Lemley | LIC# 2007670
(949) 723-7300 | chase@commercialwest.com

Location

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.

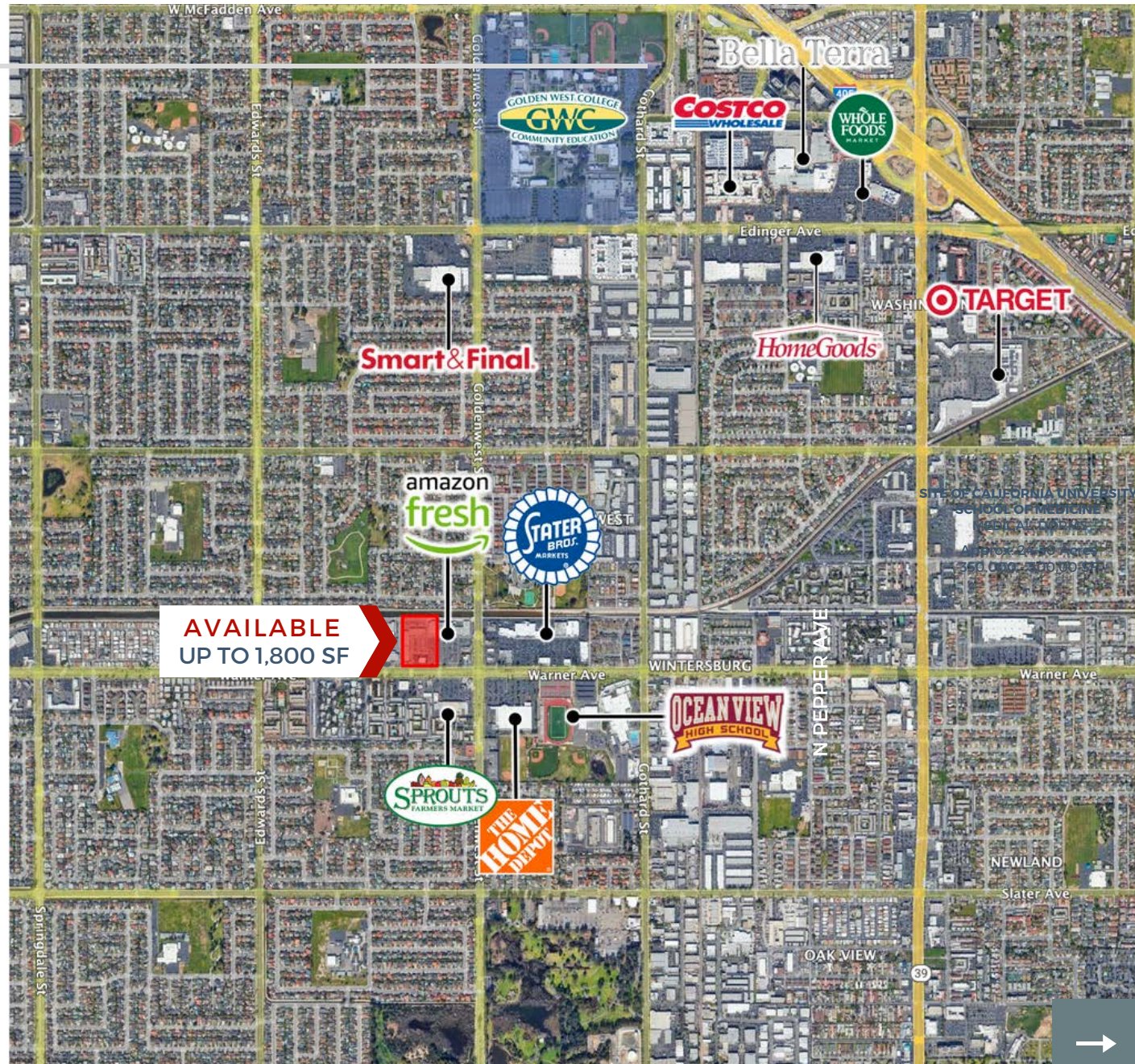
AVAILABLE

6811-6855 WARNER AVE
HUNTINGTON BEACH, CA 92647

UNIT 6815 | 1,800 SF

UNIT 6815-A | 1,200 SF

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

3 mi | 168,706

COMMERCIAL WEST BROKERAGE



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Matt Berry, LIC#2134414

949.723.7300 | mberry@commercialwest.com

www.commercialwest.com