

Huntington Beach, CA

35,292 SF Prime Retail Space for Sublease



6911 Warner Ave, Huntington Beach, CA 92647

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THE
CLOVER
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Retail Real Estate Services

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Project Highlights

- Located at the highly trafficked intersection of Goldenwest St and Warner Ave
- Center was recently updated and a new Chick-fil-A was added
- Strong presence at intersection with numerous signage opportunities
- Solid demographics with a dense population mix and high disposable incomes immediate to the site

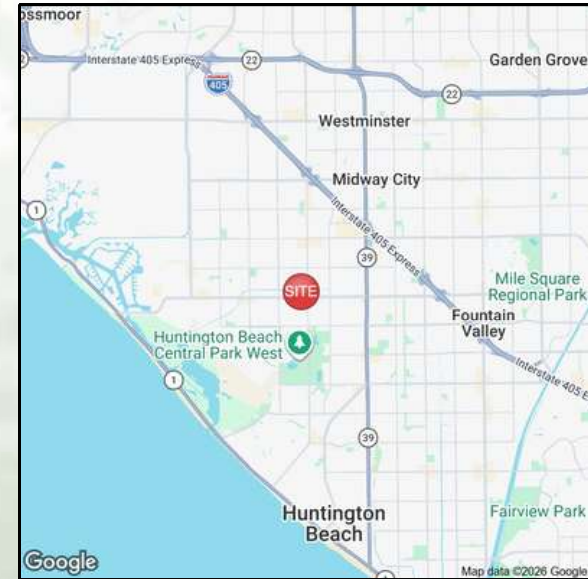


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	25,743	183,776	435,760
Avg. HH Income	\$136,693	\$150,112	\$144,881
Daytime Population	10,809	89,445	172,510



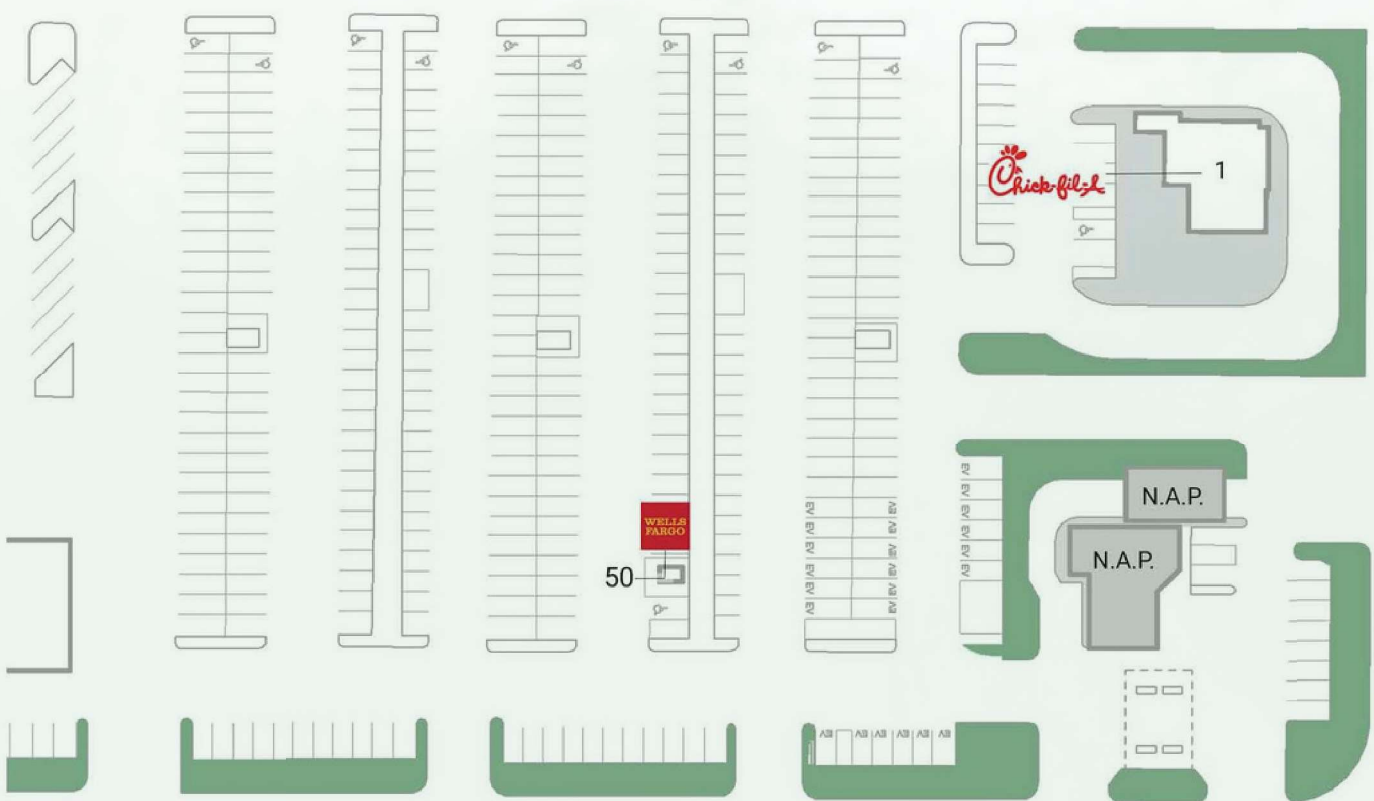
Project Location



Traffic Counts

- Warner Ave - 40,100 ADT
- Goldenwest St - 32,000 ADT

Site Plan



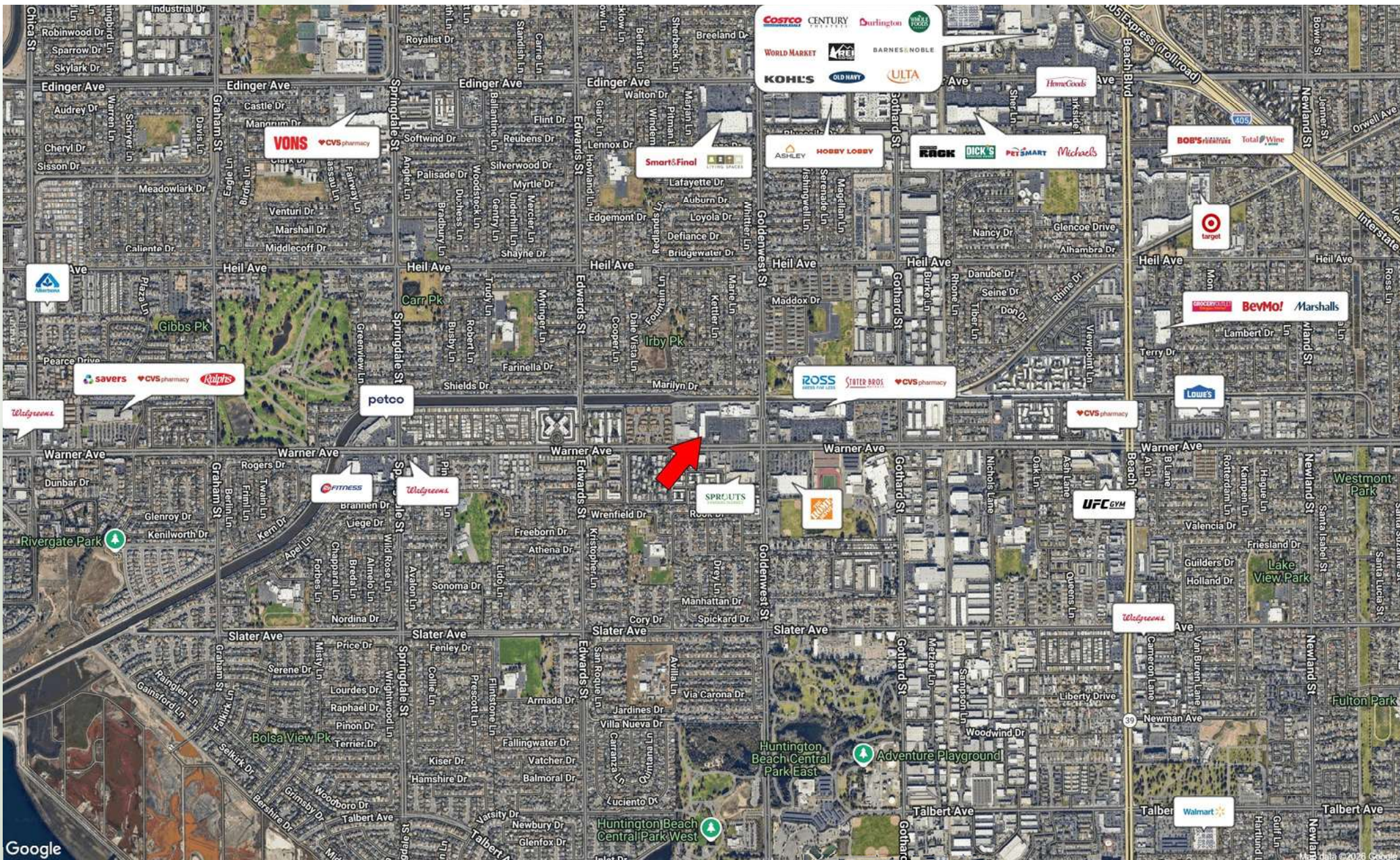
Exterior Photos



Exterior Photos



Market Aerial



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