

Warner West Shopping Center

6911 Warner Avenue, Huntington Beach, CA 92647



Demographics

	1-Mile	3-Mile	5-Mile
Population	26,216	184,060	434,184
Households	9,441	67,625	151,154
Avg HH Income	\$143,838	\$150,531	\$145,050

Source: Esri, 2025

Property Highlights

63,797 Gross Leasable Area

6.78 Total Acres

434,184 5 Mile Population

- Approximately 63,700 square feet of retail space on roughly 6.7 acres in Huntington Beach, California.
- Draws from its heavily trafficked location on the corner of Goldenwest Street and Warner Avenue and its proximity to the Interstate 405 Freeway, one of the busiest freeways in the U.S.
- High daily traffic volume of 50,000 plus cars.

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Current Tenants

1	Chick-Fil-A	2,606 SF	21	Animal Republic Veterinar...	2,575 SF
15	The Barber Company	705 SF	25	Amazon Fresh	35,292 SF
16	Polish Avenue Mani Pedi	2,192 SF	38	Unify Financial Federal C...	2,760 SF
18	Pacific Dental	3,240 SF	50	Wells Fargo ATM	100 SF

Available/Coming Soon

5	Available	3,040 SF
8	Available	2,383 SF
10	Available	951 SF
11	Available	1,650 SF
14	Available	4,800 SF
17	Available	1,503 SF