

Warner West Shopping Center

6911 Warner Avenue, Huntington Beach, CA 92647



Demographics

	1-Mile	3-Mile	5-Mile
Population	26,080	182,933	433,326
Households	9,502	67,954	152,312
Avg HH Income	\$142,579	\$150,926	\$144,297

Source: Esri, 2026

Property Highlights

63,797 Gross Leasable Area

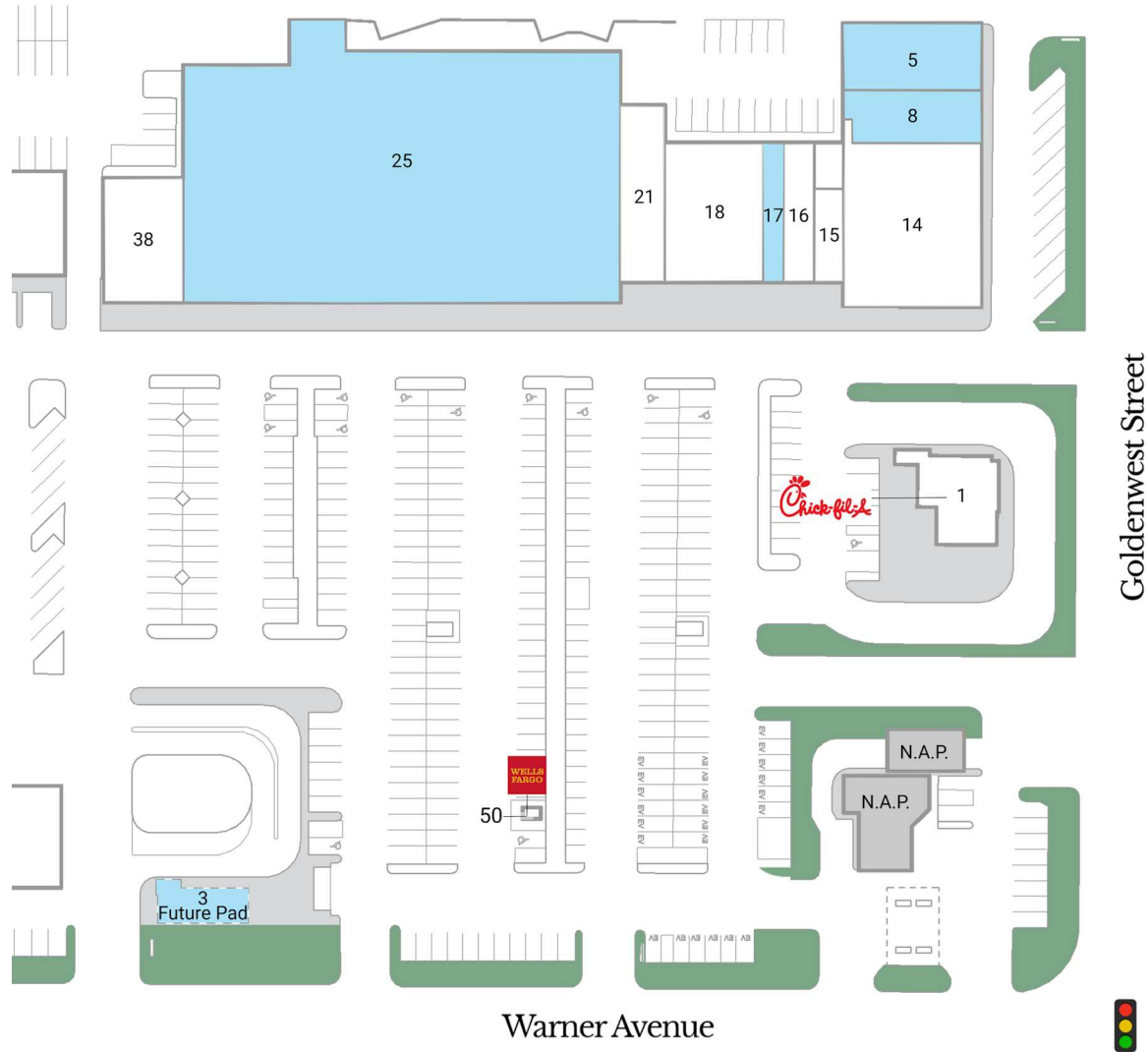
6.78 Total Acres

433,326 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	18	Pacific Dental	3,240 SF
14	Beauty Bungalows	7,401 SF	21	Animal Republic Veterinar...	2,575 SF
15	The Barber Company	705 SF	38	Unify Financial Federal C...	2,760 SF
16	Polish Avenue Mani Pedi	2,192 SF	50	Wells Fargo ATM	100 SF

Available/Coming Soon

3	Available	
5	Available	3,040 SF
8	Available	2,383 SF
17	Available	1,503 SF
25	Available	35,292 SF