

1,400-3,600 SF (CAN BE COMBINED) OF RETAIL SPACE AVAILABLE

RI

6946-6968  
Warner Ave

HUNTINGTON BEACH, CA



CONCEPTUAL RENDERING OF REMODEL COMING IN 2022

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## Property Highlights

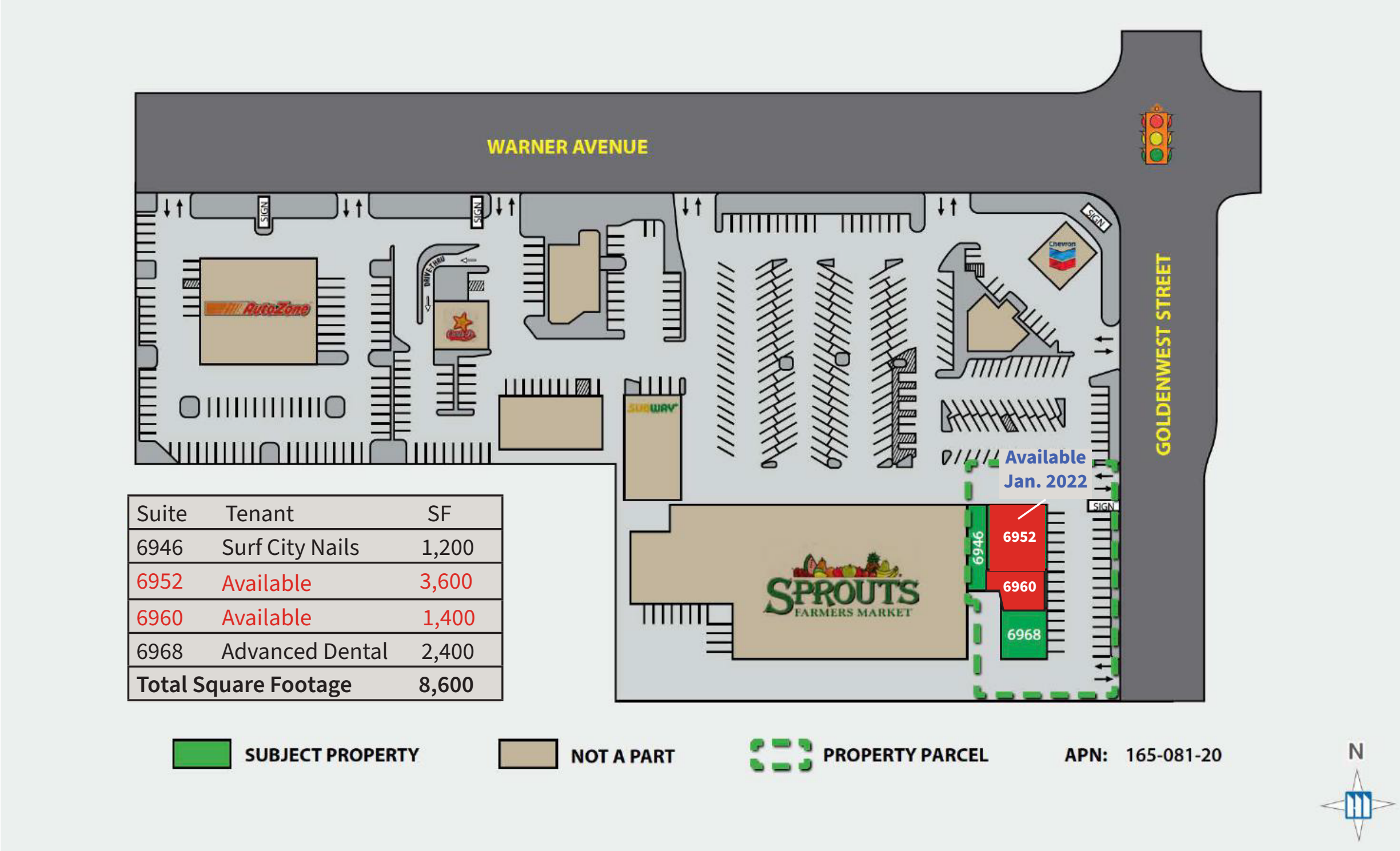
6 9 4 6 - 6 9 6 8 W A R N E R A V E

- 1,400 SF Available
- 3,600 SF (can be combined to create 5,000 SF)
- 8,600 SF Multi-tenant retail building
- Heavily trafficked intersection  $\pm$  75,000 ADT
- Strategically located adjacent to high performing Sprouts
- Great visibility and access to Warner Ave offering prominent monument signage
- New Amazon Fresh under construction across the street
- $\pm$  175,000 daytime employees within a 3 mile radius



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S P R O U T S



C A F E R I O

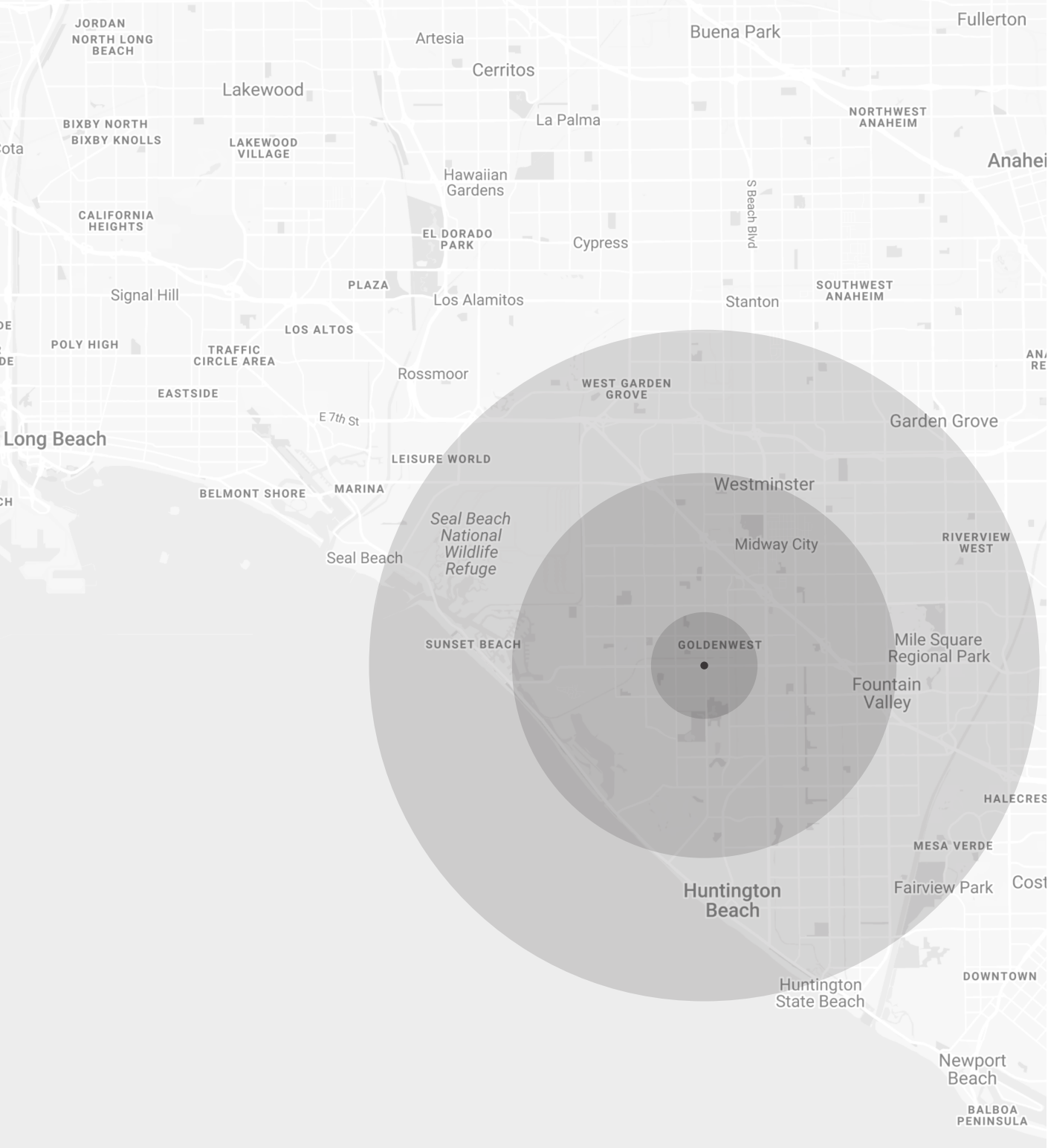


A M A Z O N F R E S H



H O M E D E P O T





Demographics

EXPANDED DEMOGRAPHIC PROFILE

| Population                   | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| Estimated Population         | 26,016 | 183,908 | 432,593 |
| Forecasted Population (2025) | 26,149 | 186,483 | 437,789 |

| Daytime Demos            |        |         |         |
|--------------------------|--------|---------|---------|
| Total Daytime Population | 24,198 | 175,272 | 403,186 |

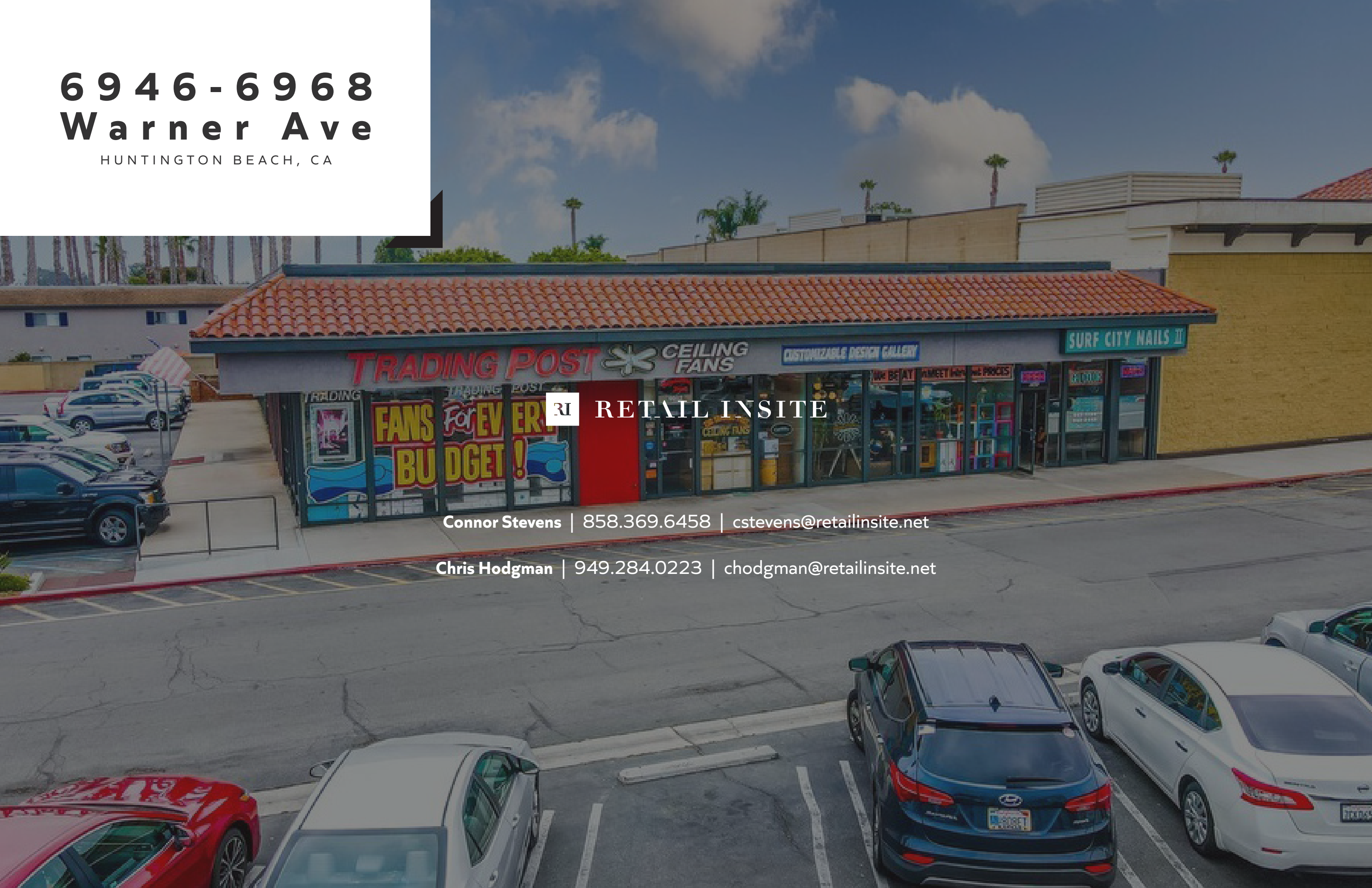
| Median HH Income                  |          |          |          |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$87,413 | \$95,682 | \$89,887 |
| Median Disposable Income          | \$70,194 | \$76,587 | \$72,588 |

| Avg HH Income                  |           |           |           |
|--------------------------------|-----------|-----------|-----------|
| Estimated Avg Household Income | \$113,974 | \$126,096 | \$119,109 |
| Avg Disposable Income          | \$84,697  | \$90,932  | \$87,040  |

| Age        |      |      |      |
|------------|------|------|------|
| Median Age | 36.0 | 41.9 | 41.7 |

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RETAIL INSITE

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