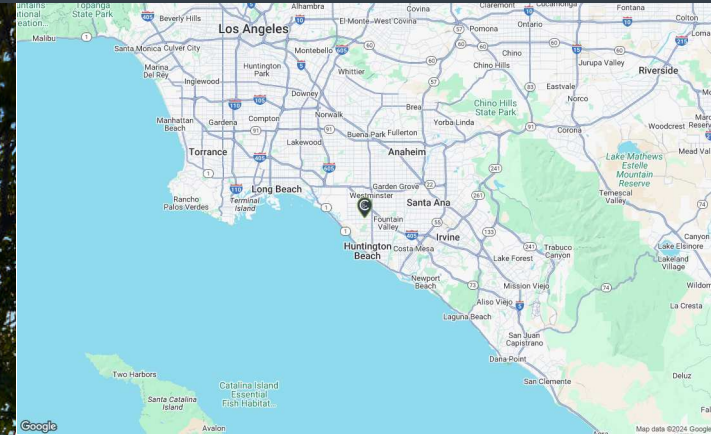


# GOLDENWEST & WARNER

7101 WARNER AVENUE // HUNTINGTON BEACH, CA, 92647



**OWNED GLA**  
129,566 SF

**LOCATION**  
Longitude: -118.004794  
Latitude: 33.716922

| DEMOGRAPHICS | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
| Population   | 29,953    | 193,078   | 455,645   |
| Avg Income   | \$101,758 | \$107,160 | \$105,051 |

- Anchored by Stater Bros. Market, Ross and CVS Pharmacy
- Asset is located at two highly trafficked corridors and provides excellent access to the I-405
- Benefits from an exceptionally dense and affluent trade area, serving over 520,000 residents within a 5-mile radius



**FOR LEASING INFORMATION**  
Mark Ross  
858-798-1465  
mross@shopcore.com  
www.ShopCore.com

# GOLDENWEST & WARNER

7101 WARNER AVENUE // HUNTINGTON BEACH, CA, 92647



| SUITE#Tenant Name              | GLA(SF)   | SUITE#Tenant Name          | GLA(SF)  | SUITE#Tenant Name           | GLA(SF)  | SUITE#Tenant Name             | GLA(SF)  |
|--------------------------------|-----------|----------------------------|----------|-----------------------------|----------|-------------------------------|----------|
| 1 STATER BROS.                 | 43,295 SF | 8 REHABILITATION PARTNERS  | 4,690 SF | 16 AVAILABLE                | 1,400 SF | 24 FLAME BROILER              | 1,600 SF |
| 2 OREILLY AUTO PARTS           | 5,600 SF  | 9 AULANI NAIL SPA AND LASH | 910 SF   | 17 MANE MOVES AND BODY W... | 2,250 SF | 25 LVCO OPTOMETRY             | 1,600 SF |
| 3 CVS                          | 22,800 SF | 10 AVAILABLE               | 2,100 SF | 18A BANK OF AMERICA         | 1,230 SF | 26 H&R BLOCK                  | 1,400 SF |
| 4 ROSS DRESS FOR LESS          | 25,000 SF | 11 UPTOWN PAW RESORT & SPA | 2,800 SF | 18B WILD BIRDS UNLIMITED    | 1,800 SF | 27 UNITED STUDIOS OF SELF ... | 1,750 SF |
| 5A CAFE RIO                    | 2,461 SF  | 12 COLDSTONE CREAMERY      | 1,400 SF | 20 AVAILABLE                | 3,920 SF | 28 FIREHOUSE SUBS             | 1,750 SF |
| 5B/C SCHOOLS FIRST CREDIT U... | 4,988 SF  | 13 JUICE IT UP!            | 1,155 SF | 21 JENNY CRAIG              | 1,680 SF | 29 EXER URGENT CARE           | 4,000 SF |
| 5D AVAILABLE                   | 2,455 SF  | 14 THE UPS STORE           | 1,540 SF | 22 AVAILABLE                | 1,560 SF |                               |          |
| 6 EL POLLO LOCO                | 2,127 SF  | 15 SURF CITY DENTAL        | 1,505 SF | 23 ISSARA THAI              | 1,600 SF |                               |          |

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION  
 Mark Ross  
 858-798-1465  
 mross@shopcore.com  
 www.ShopCore.com