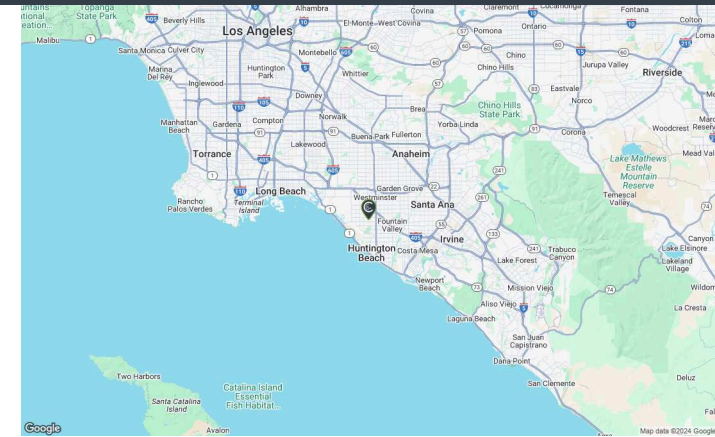


GOLDENWEST & WARNER

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

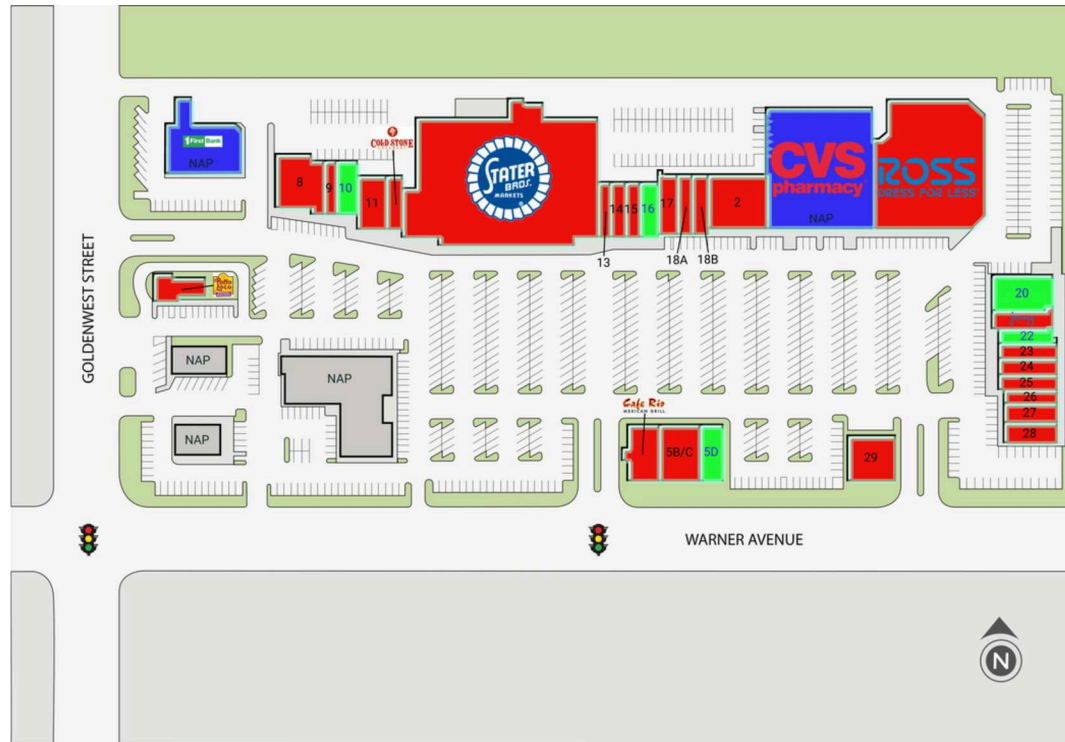
- Anchored by Stater Bros. Market, Ross and CVS Pharmacy
- Asset is located at two highly trafficked corridors and provides excellent access to the I-405
- Benefits from an exceptionally dense and affluent trade area, serving over 520,000 residents within a 5-mile radius



FOR LEASING INFORMATION
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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		

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