

**FOR LEASE**

# 7772 Warner Avenue, Suite 102

HUNTINGTON BEACH, CALIFORNIA 92647



**Warner Ave ±35,800 Cars per Day**

Up to ±1,350 sf Medical Office | Huntington Beach Health Plaza



**ALLWEST  
PROPERTIES INC**

Providing Quality Service & Trust

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*Lots of parking and handicap parking in large gated lot.*

## PROPERTY FEATURES

- Located in the Huntington Beach Health Plaza
- Lots of Parking 5.47/1000 sf Ratio
- Secure Gated Lot
- High Traffic Count on Warner ≈35,000 cpd
- Signage
- Close to Restaurant, shopping and 405 FRWY
- Private Restrooms
- Upstairs Shared Office Space also available



**Allwest Properties** is pleased to announce two suites for lease in the Huntington Beach Health Plaza, an attractive building with good visibility/exposure along Warner Avenue just west of Beach Boulevard (Hwy. 39).

**Suite 102 is ±1,000 sf** for lease separately or combined with purchase of pharmacy. **Suite 102A is a ±273 sf for lease only with purchase of the Pharmacy** and comes complete with license's, insurance and extra room for compounding. Both suites have there own private bathroom and are ADA compliant. There is also shared office space upstairs for lease. Perfect for a doctor's office or other medical related business.



*Signage available on high traffic street. Warner Avenue with ±35,800 cpd.*

## LEASE DETAILS

LEASE RATE:	\$3.00
LEASE TYPE:	NNN
RENTABLE SPACE:	
SUITE 102A	273 SF
SUITE 102	1,000 sf
LEASE TERM:	Negotiable
DATE AVAILABLE:	Immediate



**FOR LEASE**

# **7772 Warner Ave, Suite 102, Huntington Beach**

Office Retail Space and Pharmacy



## SUITE 102A

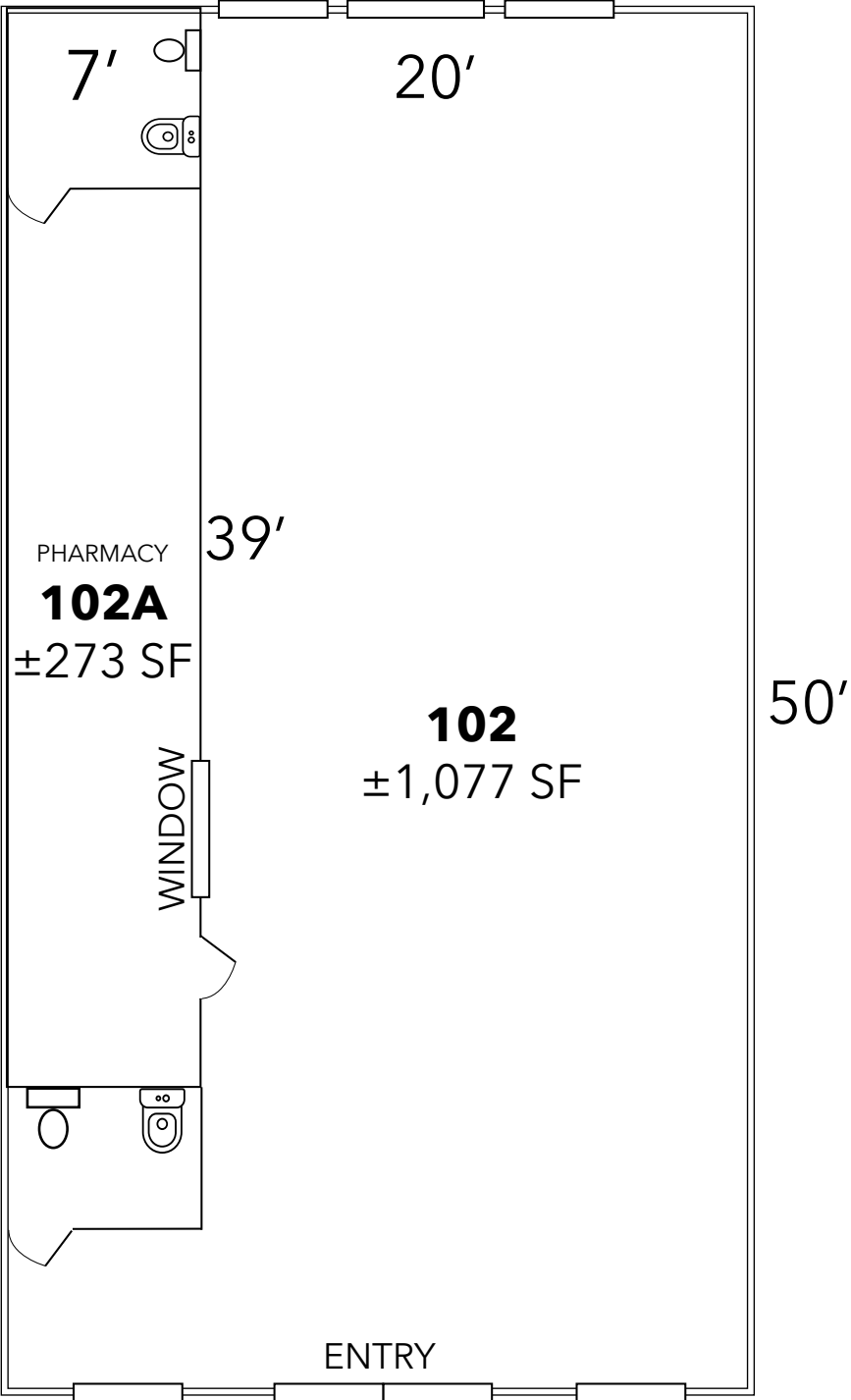
### PHARMACY FOR SALE

- ±273 SF for lease with sale of pharmacy
- Includes Board of Pharmacy and All insurances
- Fixtures and Equipment included
- Extra room for compounding
- Private bathroom
- ADA compliant

## SUITE 102

### OFFICE/RETAIL SPACE FOR LEASE

- ±1077 SF for lease
- \$3.00 sf (NNN)
- Perfect for Doctors office or medical supplies
- Reception area
- Private bathroom
- ADA compliant



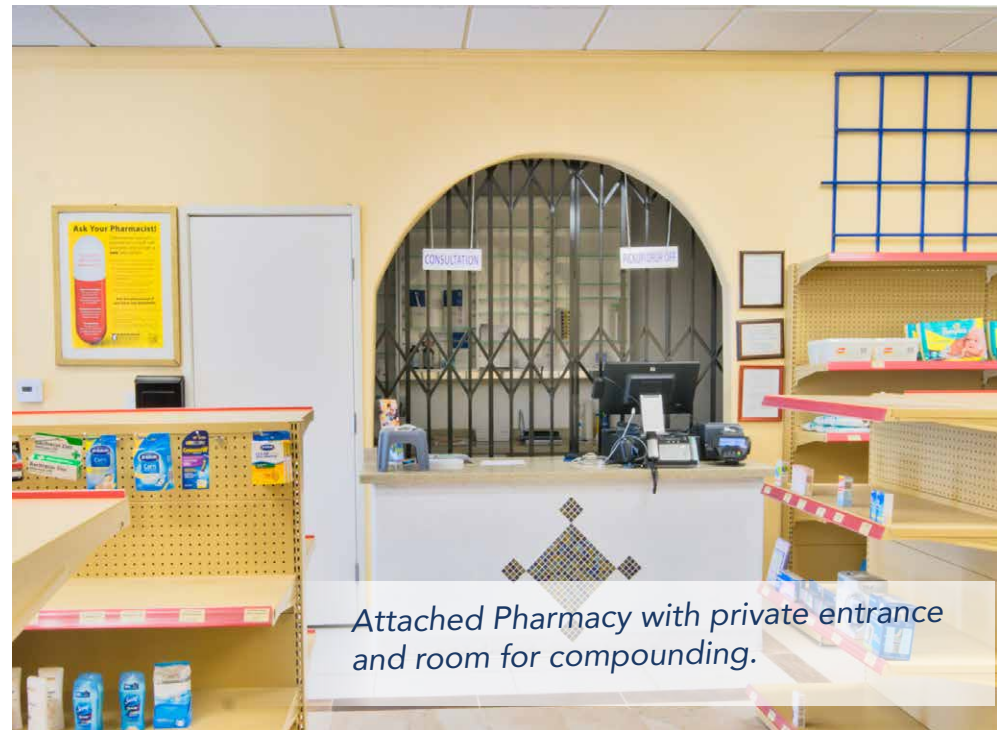
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*Currently a 1,077 sf drug store. Can be converted into a Doctors office or other medical office.*



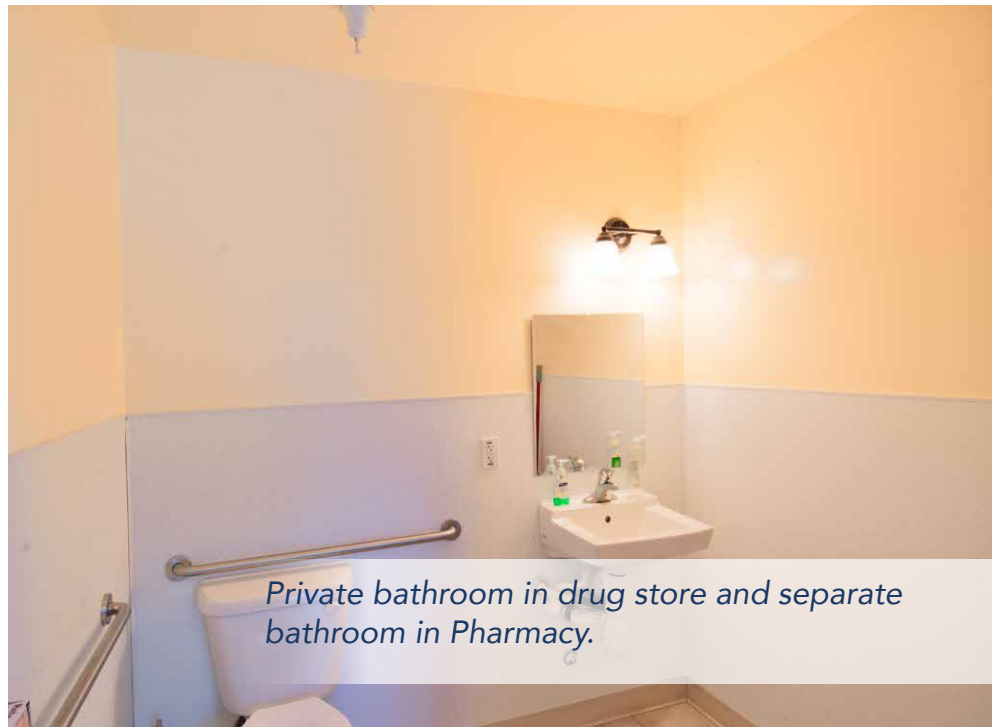
Central Air Conditioning and Heating.  
High Ceilings, lots of light.



Attached Pharmacy with private entrance  
and room for compounding.



Lots of parking and handicap parking right  
outside door.



Private bathroom in drug store and separate  
bathroom in Pharmacy.

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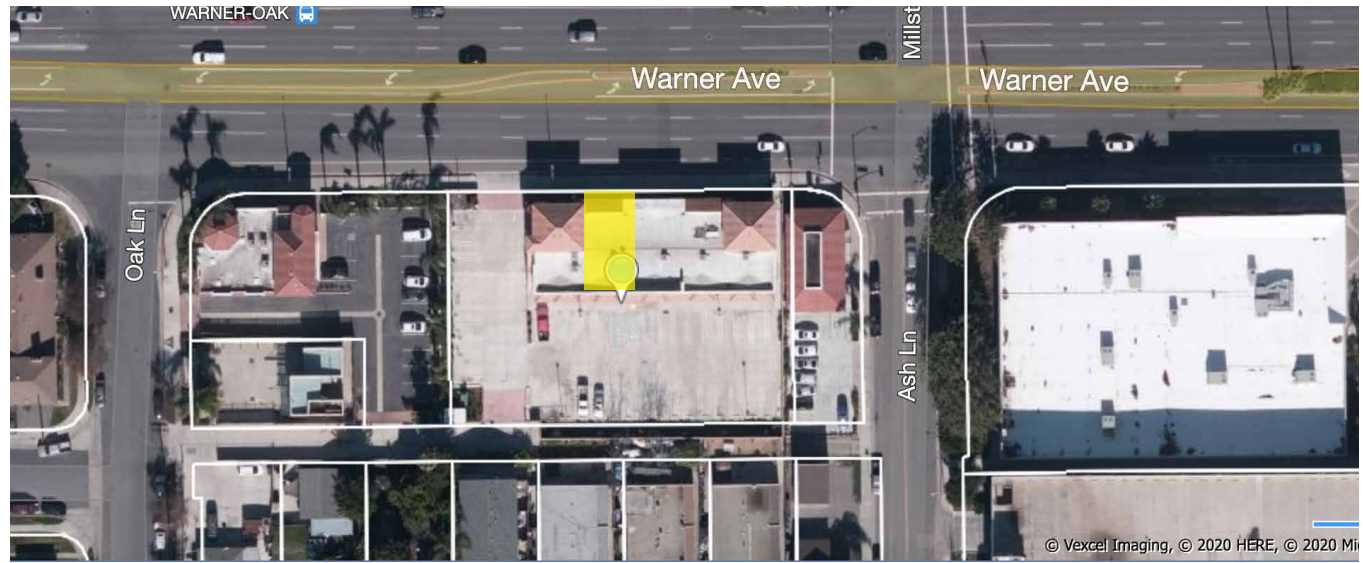


*Large upstairs shared office with kitchenette and private bathroom and storage also available.*



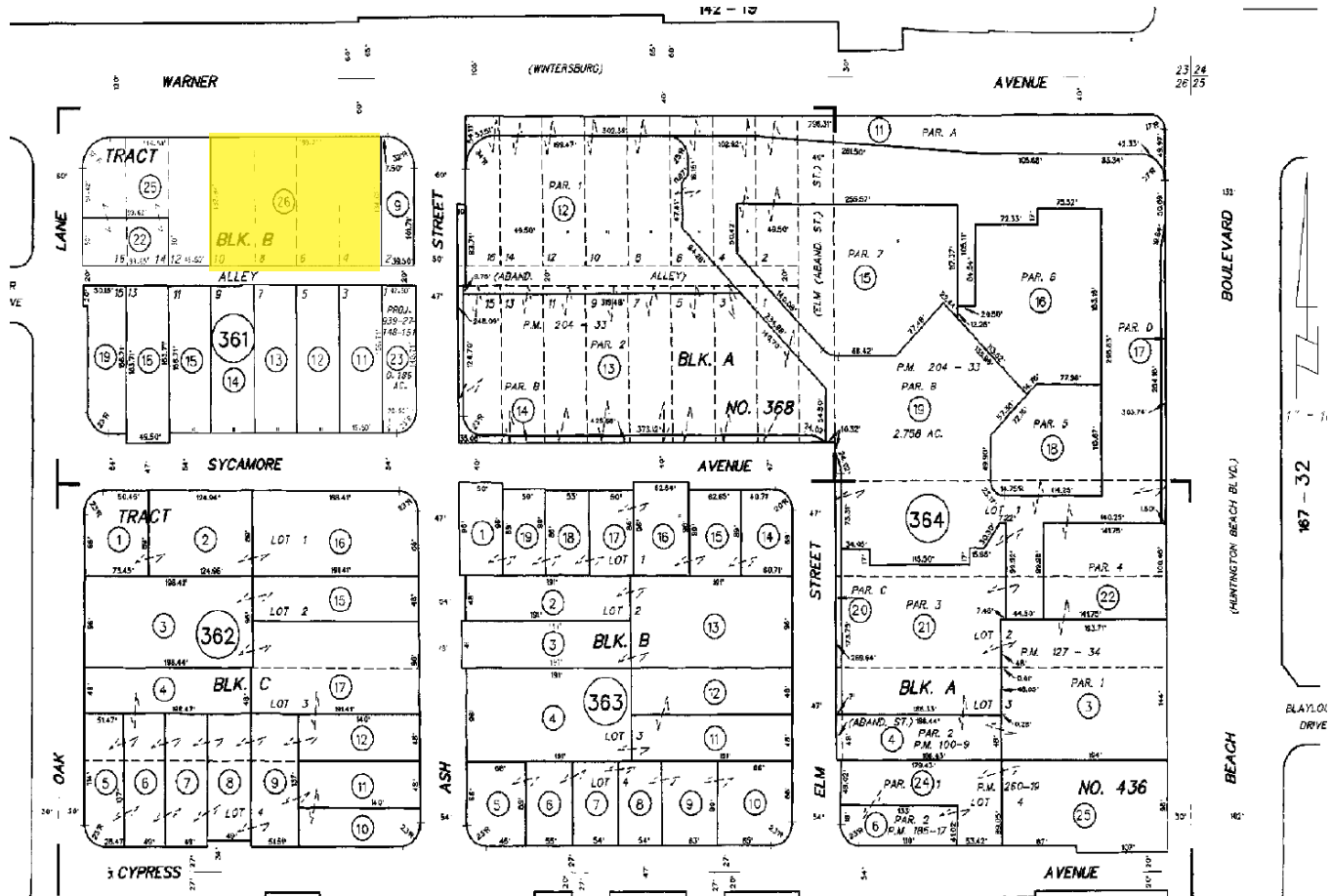
## LEASE DETAILS

Zip: 92647  
 Submarket: Huntington Beach  
 Market: Orange County  
 County: Orange  
 State: California  
 CBSA: Anaheim-Santa Ana-Irvine, CA  
 DMA: Los Angeles, CA-NV



## PUBLIC TRANSPORTATION

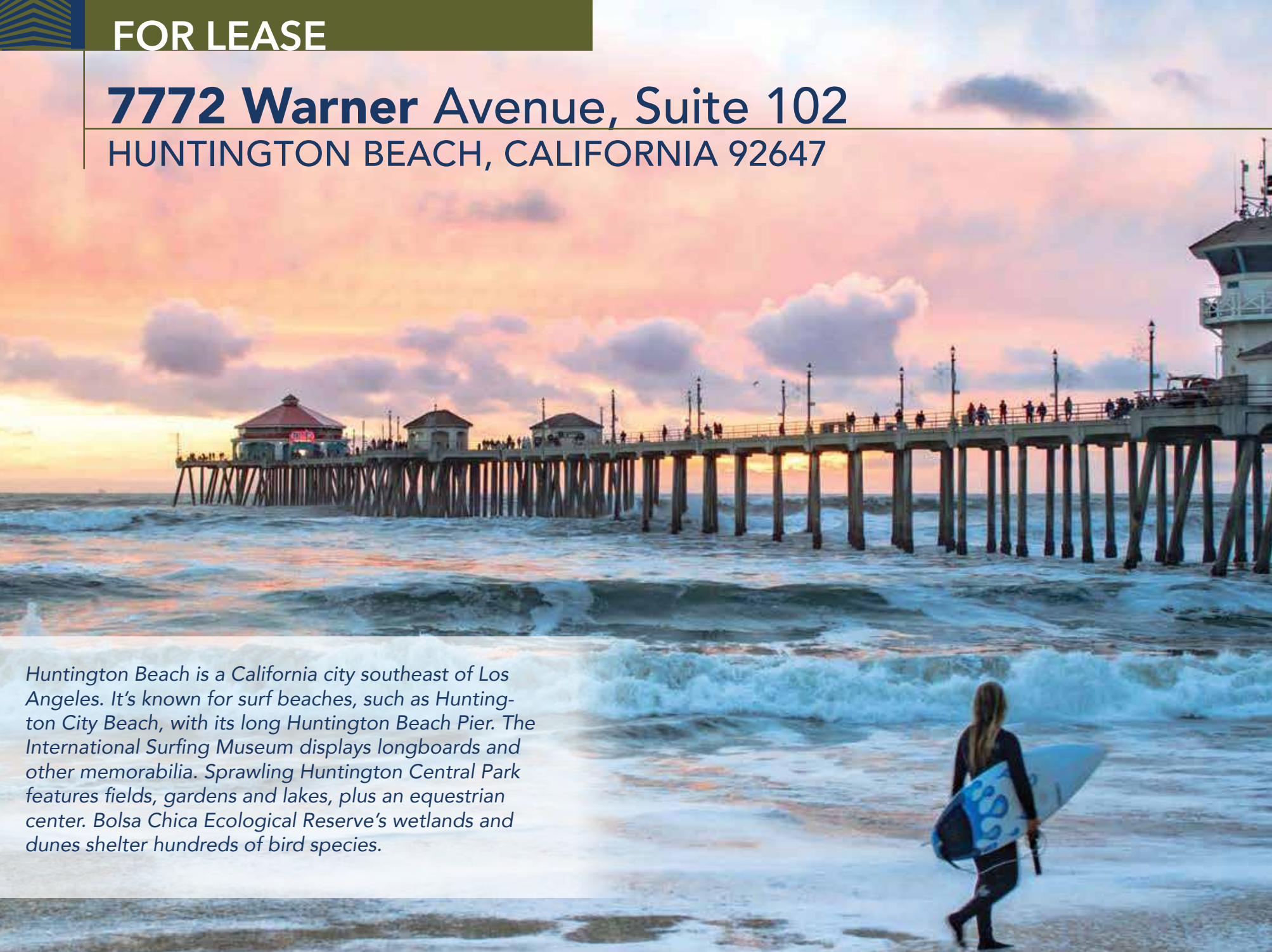
John Wayne Airport: 8.1 mi  
 Long Beach-Daugherty Field Airport: 15.1 mi  
 (LAX) Los Angeles International Airport: 33.9 mi





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*Huntington Beach is a California city southeast of Los Angeles. It's known for surf beaches, such as Huntington City Beach, with its long Huntington Beach Pier. The International Surfing Museum displays longboards and other memorabilia. Sprawling Huntington Central Park features fields, gardens and lakes, plus an equestrian center. Bolsa Chica Ecological Reserve's wetlands and dunes shelter hundreds of bird species.*

## AREA OVERVIEW

**Huntington Beach, California-Surf City, USA.** Located in Southern California between Los Angeles and San Diego, with **three airports near Huntington Beach.** Surf City USA **10 miles/16 kilometers wide open sandy beaches** make it a paradise for families, couples, dogs, and surfers.

Our endless summer weather offers relaxation, things to do, and oceanfront dining year-round. Some visitors favorites include biking, bonfire pits, kayaking, and of course, the **iconic Huntington Beach Pier spanning 1,850 feet** in length.

Our pier sits in the heart of Huntington Beach and allows visitors to experience the breathtaking views amidst the sounds of crashing waves and the ocean breeze.

## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	30,451	208,928	496,256
2025 Population:	31,139	211,482	500,850
Pop Growth 2020-2025:	2.26%	1.22%	0.93%
Average Age:	35.90	40.60	40.30
Households			
2020 Total Households:	9,769	71,375	162,940
HH Growth 2020-2025:	2.41%	1.22%	0.96%
Median Household Inc:	\$67,643	\$86,078	\$83,969
Avg Household Size:	3.10	2.90	3.00
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$686,401	\$754,685	\$727,756
Median Year Built:	1971	1971	1971



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