

HUNTINGTON BEACH



NNN 24 HOUR FITNESS - NEW 5-YEAR EXTENSION | WARNER SPRINGDALE PLAZA

5858 WARNER AVENUE
HUNTINGTON BEACH, CA



COASTAL COMMERCIAL



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5858 WARNER AVENUE

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

Address	5858 Warner Avenue Huntington Beach, CA 92649
Price	\$14,840,000
Price Per SF (Building)	\$493.51
Price Per SF (Lot)	\$131.53
Cap Rate (Current)	6.00%
NOI (Current)	\$890,401
Cap Rate (2027 Est)	6.36%
NOI (2027 Est)	\$944,174
Net Rentable Area	30,070 SF
Lot Size	112,820 SF
APN	163-080-12 163-080-13
Year Built/Renov	1970/1994/2023*
Occupancy	100%
Zoning	CG*
Parking	160 Spaces

*CG [HTTPS://ECODE360.COM/43803154/#43803155](https://ecode360.com/43803154/#43803155)

*Major Roof Work + New HVAC at Tenant's Expense 2023



1. INVESTMENT OVERVIEW

Coastal Commercial and Graystone Capital Advisors are pleased to present the exclusive opportunity to acquire 5858 Warner Avenue, a ±30,070 SF freestanding retail building located in one of Orange County's most desirable coastal submarkets - Huntington Beach, CA. The property is leased to 24 Hour Fitness who has lease term through December 31, 2031, with one five-year option to renew. The offering features rare biennial CPI rent increases that hedge against inflation. Placer AI foot traffic data shows this location is in 88th percentile (ranked 40/348) of all fitness center locations within a 15 mile radius and 89th percentile (ranked 349/3,822) of all California fitness center locations. Visits to this location have increased 13.4% year over year and 38.5% over the past 24 months.

Situated on ±2.59 acres at the signalized hard corner intersection of Warner Avenue and Springdale Street, the site offers ±433 feet of linear frontage and prominent pylon signage. The corner location benefits from a combined traffic volume of 46,905 vehicles per day, ensuring excellent visibility and accessibility. The surrounding trade area features dense residential neighborhoods, strong daytime employment, and immediate proximity to coastal amenities - key drivers of retail and service-oriented demand.

Within a 3-mile radius, there are approximately 51,770 households, with a median household income of \$106,000 and average income exceeding \$134,000. Notably, over 43% of households earn more than \$125,000 annually, supporting consistent discretionary spending. Consumer expenditures total \$2.1 billion annually in the trade area, including \$537 million on food and alcohol, \$301 million on entertainment and hobbies, and \$520 million on transportation and maintenance - highlighting the strength and depth of local purchasing power.

With flexible zoning and strategic proximity to major transportation corridors, coastal tourism hubs, and affluent residential enclaves, 5858 Warner Avenue represents a rare opportunity to own a high performing STNL asset with a national credit tenant in a market defined by tight vacancy, zero construction pipeline, and consistent rent growth.

Bolsa Chica
State Beach

Huntington
Harbor

24 HOUR FITNESS

DEL TACO

W
Wenerschnitzel

Mobil

RITE
AID

Springdale St 15,838 VPD

Warner Ave 31,037 VPD

ARCO

Walgreens



1. INVESTMENT OVERVIEW - RENT ROLL

Suite	Tenant	Unit GLA	% of GLA	Term	Monthly Rent	Annual Rent	PSF Monthly	Cap Rate	Lease Terms
5858	24 Hour Fitness (01/01/1995-12/31/2031, 1 x 5-Yr Option)	30,070	100%	Current	\$72,415.07	\$868,981	\$2.41		NNN, Biennial CPI Inc Not Exceeding 4% Ann Est @ 3% Ann
				2027	\$76,825.15	\$921,902	\$2.55		
				2029	\$81,503.80	\$978,046	\$2.71		
				2031	\$86,467.38	\$1,037,609	\$2.88		
Kiosk	Pocket Full Of Petals (02/01/2003-08/31/2027)			Current	\$1,785.00	\$21,420			
				2027	\$1,856.00	\$22,272			Scheduled Rent, Expires 8/31/27
				2029	\$2,007.45	\$24,089			Est Rent, Assumes 4% Ann Inc / Lease
				2031	\$2,171.26	\$26,055			Est Rent, Assumes 4% Ann Inc / Lease
Total				Current		\$890,401		6.00%	Scheduled Rent for 24 Hour Fitness & Kiosk
				2027		\$944,174		6.36%	Est 24 Hour Fitness Rent + Scheduled Rent for Kiosk
				2029		\$1,002,135		6.75%	Est 24 Hour Fitness Rent + Est Rent for Kiosk
				2031		\$1,063,664		7.17%	Est 24 Hour Fitness Rent + Est Rent for Kiosk

1. INVESTMENT OVERVIEW - INCOME & EXPENSES

ANNUALIZED EXPENSES	CURRENT	PSF
Real Estate Taxes	\$161,959*	\$5.39
Total Insurance	\$16,000	\$0.53
Total Expenses	\$177,959	\$5.92

Annualized Income	CURRENT
Gross Potential Rent	\$890,401
Expense Reimbursements	\$177,959
Effective Gross Income	\$1,068,360
Total Expenses	-\$177,959
Net Operating Income	\$890,401

*Based on Tax Rate 1.09137% at List Price.





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



COASTAL OC NNN LEASED ASSET WITH RARE BIENNIAL RENT INCREASES

±30,070 SF Freestanding Building on ±2.59 Acres



LONG TERM TENANT COMMITMENT TO LOCATION

24 Hour Fitness has operated at this location since 1994 and exercised 1st, 5-Year lease extension through 12/31/2031



RANKED 88th PERCENTILE

Ranked 88th percentile (40/348) of all fitness centers in a 15-mile radius and 89th percentile (349/3,822) of all California fitness centers based on Placer AI foot traffic data



CONSISTENT GROWTH

Visits to this location have increased 10% or more on average year over year for the past three years



LOW RETAIL VACANCY

Exceptionally Low Retail Vacancy – Huntington Beach at 3.2%





2. INVESTMENT HIGHLIGHTS



SUPPLY-CONSTRAINED MARKET

Supply-Constrained Market – No Active Construction in the Submarket



STRONG COASTAL DEMOGRAPHICS

Strong Coastal Demographics – 134,962+ Residents in 3 Miles



SIGNALIZED INTERSECTION

Signalized Intersection - $\pm 433'$ of Warner Ave Frontage



HIGH TRAFFIC COUNT

High Traffic Counts – Combined 46,905 VPD at Warner & Springdale



AFFLUENT DEMOGRAPHICS

Affluent Trade Area - Average Household Income 1-mile \$142,517

amazon fresh



O'Reilly AUTO PARTS



Walgreens

Springdale St 15,838 VPD



Mobil



Warner Ave 37,037 VPD



A photograph of a surfer riding a wave. The surfer is positioned in the lower center, riding the face of a wave that is curling over. The water is a vibrant teal color, and there is a lot of white foam and spray. The sky is a pale, clear blue. Overlaid on the center of the image is a white rounded rectangle containing the text 'PROPERTY PHOTOS'. The word 'PROPERTY' is in a bold, white, sans-serif font, and 'PHOTOS' is in a white, outlined, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

PROPERTY PHOTOS





Springdale St 15,838 VPD

Warner Ave 31,037 VPD



FARM

SEASON
CREATIONS

Mr. KEYS

LIQUOR
& MARKET

LIQUOR
STORE

FAMILY MAIL

STATIONERY

MARAZZI

FITNESS

FITNESS

DEL TACO

ELI FITNESS
DENTAL
SURF CITY NUTRITION
Only Cop
BREAKFAST / LUNCH
Animal Clinic
ACE CLEANERS
DELI
NIYA SUSHI
STATE FARM INS.
LIQUOR
Surf City's Sports Grill
U-CA-TAN
Edward Jones
CUTY HAIR & NAIL DESIGN





CITY OF
HUNTINGTON BEACH

4. CITY OF HUNTINGTON BEACH

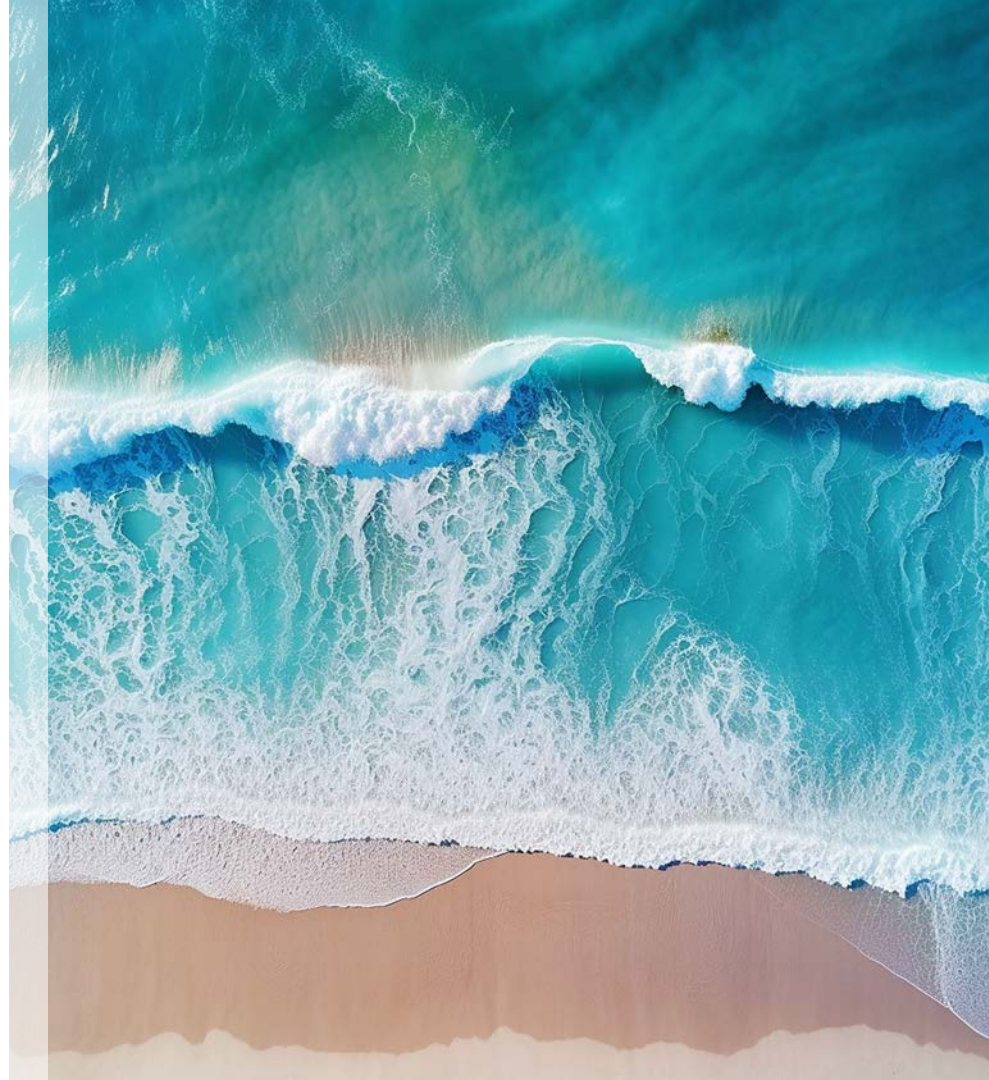
HUNTINGTON BEACH

Located along the iconic Southern California coast, Huntington Beach is one of Orange County's most sought-after retail submarkets, blending lifestyle-driven consumer behavior, strong household demographics, and fundamentally tight real estate conditions. Known for its affluent residential base, vibrant tourism economy, and walkable beachside communities, the city offers a balanced mix of daily-needs and destination retail that consistently outperforms regional and national benchmarks.

The broader Huntington Beach trade area is both dense and mature, with a population of over 366,000 residents within five miles. The median household income exceeds \$96,000, while average household income reaches \$124,000, with more than 34,600 households earning over \$125,000 annually. These demographics underpin a high level of discretionary spending and support a resilient and diversified retail environment.

Annual consumer spending surpasses \$5.2 billion within five miles, including \$1.35 billion on food and alcohol, \$750 million on entertainment and hobbies, and nearly \$1.3 billion on transportation and maintenance. This substantial demand base drives strong leasing fundamentals across all retail categories.

As of Q2 2025, the Huntington Beach retail submarket reports a vacancy rate of just 3.2%, significantly below both the national and Orange County averages. Importantly, there is no active retail construction underway, further intensifying competition for space and contributing to sustained rent growth of 4.5% year-over-year.



4. CITY OF HUNTINGTON BEACH

TOURISM IN HUNTINGTON BEACH

Huntington Beach is one of Southern California's most popular coastal destinations, attracting over 11 million unique visitors annually and more than 16 million beachgoers each year, with peak attendance during summer, weekends, and major events. In 2024, visitors from outside Orange County contributed an estimated \$531.1 million in direct spending, supporting approximately 4,388 local jobs and generating more than \$18 million in tax revenue for the city.

TOP TOURIST ATTRACTIONS



Pacific City



Vans US Open of Surfing



Pacific Airshow



AVP Huntington Beach Open



Surf City Marathon



Huntington Beach Pier



Old World Village



Independence Day Celebration (Soul Festival)

4. CITY OF HUNTINGTON BEACH

TOP EMPLOYERS IN HUNTINGTON BEACH

RANK	EMPLOYER	# OF EMPLOYEES
1	Boeing	±3,112
2	City of Huntington Beach	±1,600
3	Quiksilver	±1,200
4	HB Union High School District	±1,100
5	Cambro Manufacturing	650
6	Hyatt Regency Huntington Beach	641
7	Huntington Beach Hospital	527
8	Walmart, Inc	462
9	Hilton Waterfront Beach and Resort	450
10	No Ordinary Moments/Home Depot/Target	±350-450 each

AIRPORTS

10.8 miles

John Wayne Airport (SNA)

12.7miles

Long Beach Airport (LGB)

49.5 miles

Ontario International Airport (ONT)

32.3 miles

Los Angeles International Airport (LAX)

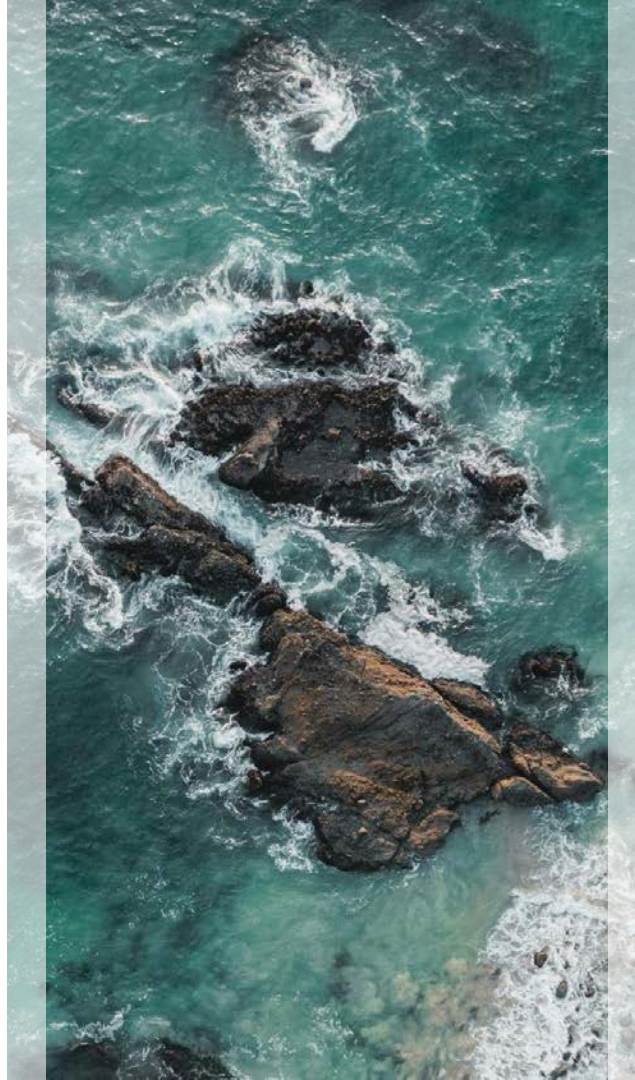
*Reported from City's 2024 Annual Comprehensive Financial Report

4. CITY OF HUNTINGTON BEACH

ECONOMY IN HUNTINGTON BEACH

Huntington Beach's economy is powered by tourism, manufacturing, and energy, with healthcare and professional services adding stability. Branded "Surf City USA," the city draws over 2 million visitors annually, supporting hospitality, dining, and retail through attractions like the Huntington Beach Pier, luxury resorts, and major events such as the U.S. Open of Surfing. Its historic oil infrastructure and thriving aerospace and defense industries, led by major employers like Boeing, highlight a strong industrial base that complements its vibrant coastal tourism economy.

With a workforce of more than 100,000 employees, Huntington Beach maintains high education levels, low poverty, and median household incomes between \$110,000–\$120,000, well above state and national averages. Manufacturing, healthcare, and technical services are top employment sectors, and projected job growth of roughly 31% over the next decade underscores its economic resilience. This mix of industry diversity, skilled labor, and a strong visitor market makes Huntington Beach a leading economic hub in Orange County.



EDUCATION IN HUNTINGTON BEACH

Huntington Beach offers a robust public education system comprising multiple school districts. The Huntington Beach City School District (HBCSD) serves elementary and middle school students, operating nine schools. The Ocean View School District caters to Pre-K through 8th grade students, managing 15 schools. High school education is provided by the Huntington Beach Union High School District (HBUHSD), which includes four comprehensive high schools—Edison, Huntington Beach, Marina, and Ocean View—along with an independent study option, Coast High School. Additionally, the city is home to Golden West College, a two-year institution offering associate degrees and transfer programs to four-year universities.

Collectively, these districts serve a diverse student population, with HBUHSD enrolling approximately 14,104 students. The district maintains a student-teacher ratio of about 23:1 and employs over 1,600 staff members. Educational quality is supported by a range of specialized programs, including English language development and special education services. The community also benefits from several private schools and adult education opportunities, ensuring comprehensive educational access for residents of all ages.

An aerial photograph of Huntington Beach, California, showing the ocean, a crowded sandy beach, and a coastal town with palm trees and buildings in the background. The sky is clear and blue. The text 'HUNTINGTON BEACH' is written in a bold, white, sans-serif font, and 'DEMOGRAPHICS' is written in a white, outlined, sans-serif font below it. The text is contained within a white rounded rectangular border. A horizontal bar with a blue-to-yellow gradient is positioned behind the word 'DEMOGRAPHICS'.

HUNTINGTON BEACH

DEMOGRAPHICS

5. HUNTINGTON BEACH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	24,362	137,224	371,597
2024 Population	23,636	134,962	366,523
2029 Population Projection	23,300	133,410	362,507
HOUSEHOLD INCOME			
2020 Households	9,706	152,985	133,980
2024 Households	9,365	51,770	132,039
2029 Household Projection	9,217	51,093	130,536
2020-2024 Annual Growth	0.1%	08%	0.8%
INCOME			
Median Household Income	\$115,345	\$105,992	\$96,417
Average Household Income	\$142,517	\$133,506	\$127,744
Consumer Spending	\$394 MIL	\$2.070 BIL	\$5.208 BIL



INVEST IN WHAT YOU LOVE

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