

HUNTINGTON BEACH



±30,000 SF ANCHOR SPACE | WARNER SPRINGDALE PLAZA | OFFERING MEMORANDUM

5858 WARNER AVENUE
HUNTINGTON BEACH, CA



COASTAL COMMERCIAL

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc., Graystone Advisors, Inc. ("GCA"), CBRE Group, Inc ("CBRE") and its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc., GCA, CBRE, And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, Inc., GCA, CBRE, And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.

5858 WARNER AVENUE

SECTIONS

1. INVESTMENT OVERVIEW

2. INVESTMENT HIGHLIGHTS

3. PROPERTY PHOTOS

4. CITY OF HUNTINGTON BEACH

5. DEMOGRAPHICS

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

Address 5858 Warner Avenue
Huntington Beach, CA 92649

Price \$13,495,000

Price Per SF (Building) \$448.79

Price Per SF (Lot) \$119.51

Current Cap Rate 6.59%

NOI \$889,572

Net Rentable Area 30,070 SF

Lot Size 2.59 AC

APN 163-080-12
163-080-13

Year Built/Renov 1970/1994

Occupancy 100%

Zoning CG*

Parking 160 Spaces

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



1. INVESTMENT OVERVIEW

Coastal Commercial and Graystone Capital Advisors is 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 through December 31, 2026 with one five-year option to renew. 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



FITNESS



Mobil

Springdale St 15,838 VPD

Walgreens

Warner Ave 31,037 VPD



ARCO



1. INVESTMENT OVERVIEW - RENT ROLL

Suite	Tenant	Unit GLA	% of GLA	Lease Start - Lease End	Monthly Rent	Annual Rent	PSF	Lease Type
5858	24 Hour Fitness	30.070	100%	Jan 1, 1995 - Dec 31, 2026	\$72,415	\$868,980	\$2.41	NNN 2, 5-YR Options)
Kiosk	Pocket Full Of Petals	Kiosk		Sept 1, 2024 - Aug 31, 2027	\$1,716	\$20,592		
		Increase 1		Sept 1, 2025 - Aug 31, 2026	\$1,785	\$21,420		
		Increase 2		Sept 1, 2026 - Aug 31, 2027	\$1,856	\$22,272		
TOTALS		30,070			\$74,131	\$889,572	\$2.41	

1. INVESTMENT OVERVIEW - INCOME & EXPENSES

ANNUALIZED EXPENSES	CURRENT	PSF
Real Estate Taxes	\$147,790	\$4.91
Total Insurance	\$16,000	\$0.53
Total Expenses	\$163,790	\$5.44
Expenses as % of EGI	15.54%	

Annualized Income	CURRENT
Gross Potential Rent	\$889,572
Expense Reimbursements	\$163,790
Effective Gross Income	\$1,053,362
Total Expenses	15.54% -\$163,790
Net Operating Income	\$889,572





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



100% OCCUPIED COASTAL ORANGE COUNTY RETAIL BIG BOX

±30,070 SF Freestanding Building on ±2.59 Acres



RARE OPPORTUNITY TO OWN IRREPLACEABLE COASTAL PROPERTY

24 Hour Fitness Lease Term Through 12/31/2026 with 1 x 5 Year Option



LOW RETAIL VACANCY

Exceptionally Low Retail Vacancy – Huntington Beach at 3.2%



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





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



ARCO



Mobil



Warner Ave 37,037 VPD

A full-page background image of a surfer riding a wave. The surfer is positioned in the lower center, riding inside the barrel of a wave. The water is a vibrant turquoise color, and white foam is visible on the left side of the wave. The sky is a pale, hazy 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 thinner, white, 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









CITY OF HUNTINGTON BEACH

4. CITY OF HUNTINGTON BEACH

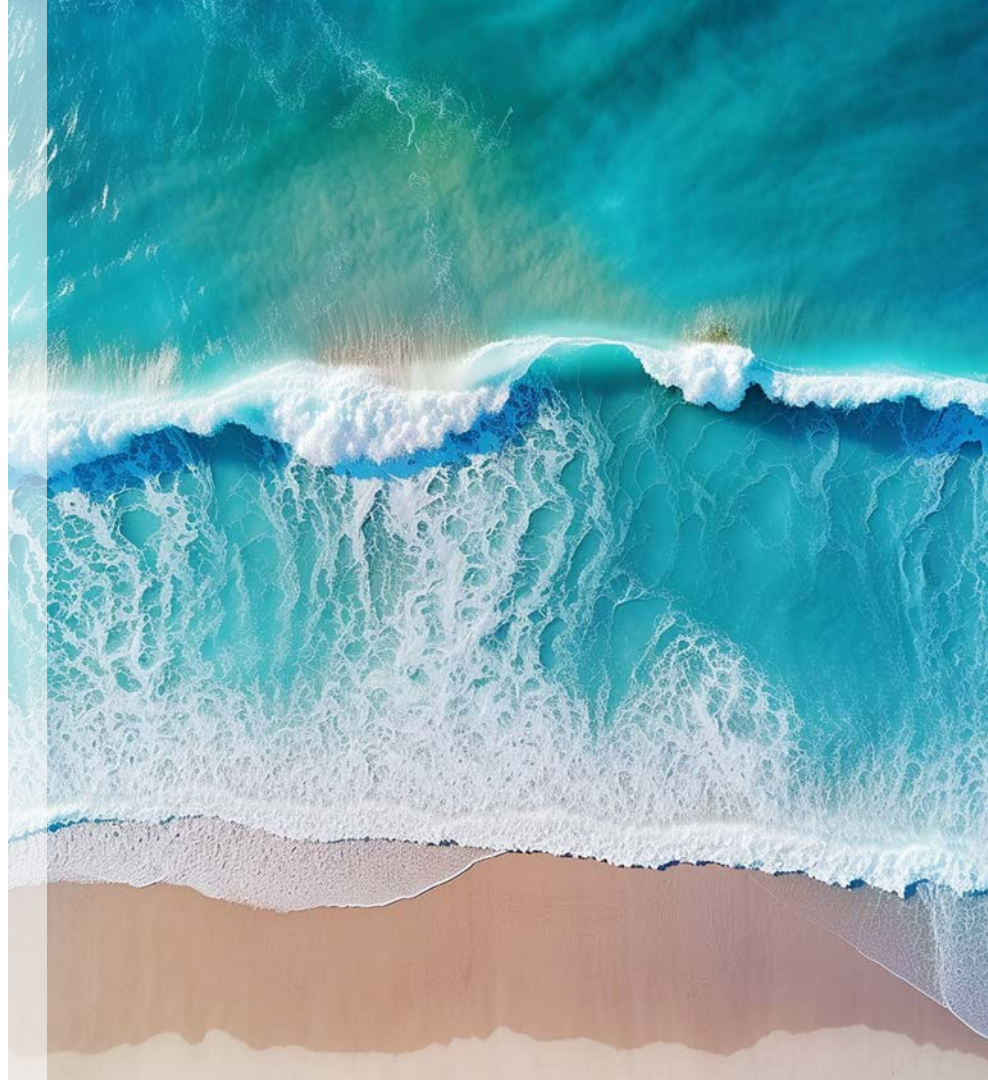
HUNTINGTON BEACH

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



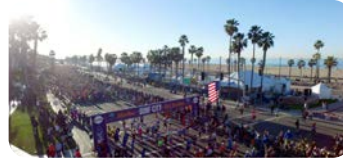
Vans US Open of Surfing



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, sandy beach, and coastal buildings. A title box is overlaid on the water. The title box is a white rounded rectangle containing the text "HUNTINGTON BEACH" in white bold sans-serif font and "DEMOGRAPHICS" in white outlined sans-serif font. 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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