

PRICE REDUCED



±1,713 SF FULLY FIXTURED
RESTAURANT AVAILABLE
FOR SUBLEASE

7862 WARNER AVE, UNIT 110, HUNTINGTON BEACH, CA 92647

JOIN CURRENT TENANTS



7862 WARNER AVE, UNIT 110

*±1,713 SF turnkey condition fully
furnished restaurant space in the
heart of Huntington Beach*

Address: 7862 Warner Ave, Unit 110
Huntington Beach, CA 92647 (End Unit)

Building Size: ±1,713 SF

Rent: \$4.12 NNN / Op. Ex: Est. \$1.53 PSF

Lease Expiration: 4/30/2034

Options to Renew: 2 x 5 Years

FF&E: Around 2.5 years old

Key Money Required: \$100,000 (Reduced)

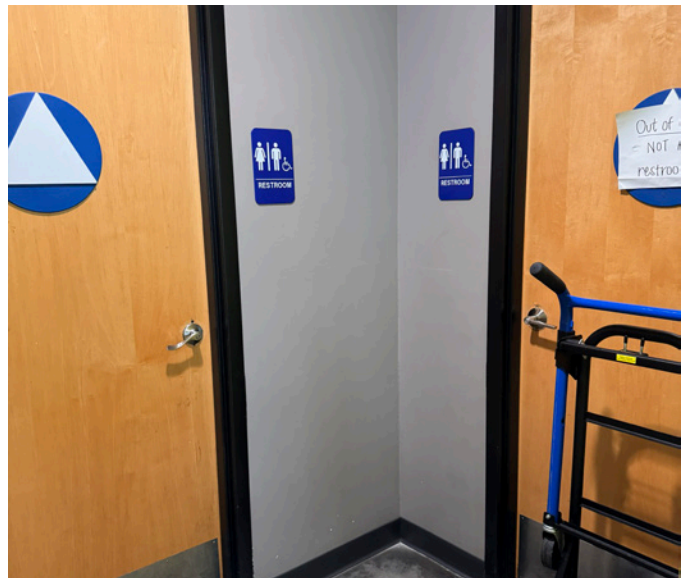
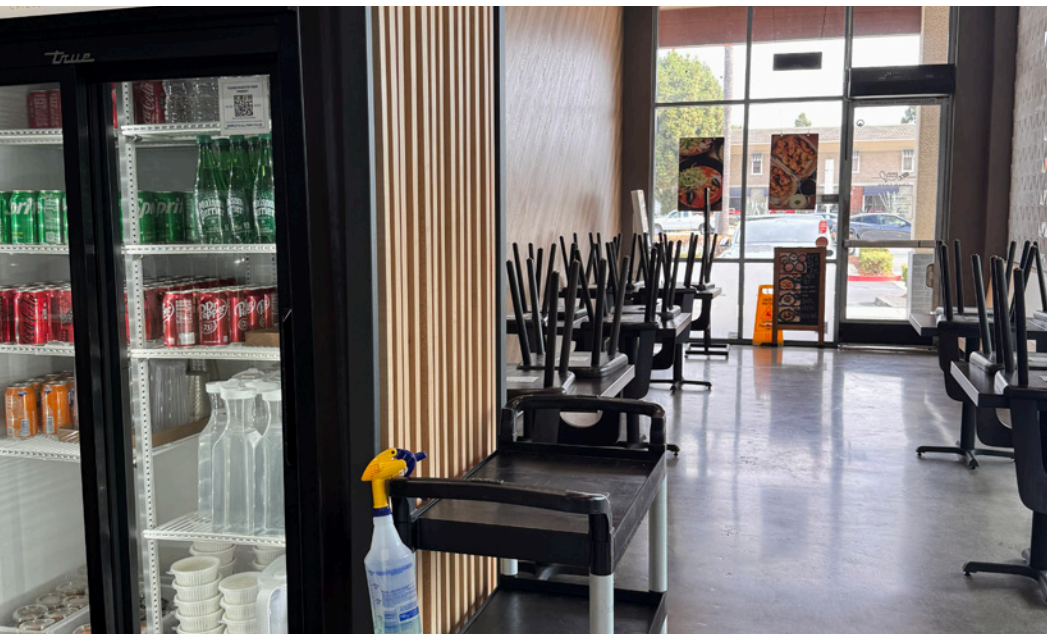
Important Note: Please contact the broker with any
questions. Do not disturb business.

Current Tenants: Gyu-Kaku, Subculture, Acai Republic,
Solid Coffee, Loft Hawaiian, Sola Salons, and Hand
Roll Bar (closed)

\$4.12
LEASE RATE

\$1.53
OPEX PSF (EST.)







DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	29,088	198,946	493,975
2020 CENSUS	30,130	207,498	505,635
2026 ESTIMATED	28,730	201,115	500,839
2031 PROJECTED	27,810	196,489	492,858

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	43.1	42.1
% FEMALE	50.0%	50.8%	50.5%
% MALE	50.0%	49.2%	49.5%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$92,842	\$123,384	\$120,158
2031 MEDIAN PROJECTED	\$93,212	\$123,297	\$120,089
2026 AVERAGE	\$114,107	\$150,804	\$147,637
2031 AVERAGE PROJECTED	\$114,704	\$150,786	\$147,640

Data Source: ©2026, Sites USA





7862 WARNER AVE, UNIT 110

*For more information on
this property, please contact*

JOSEPH KIM
949.557.5062
joseph.kim@kidder.com
LIC N° 01463895

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

