



±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: \$150,000 (Negotiable)

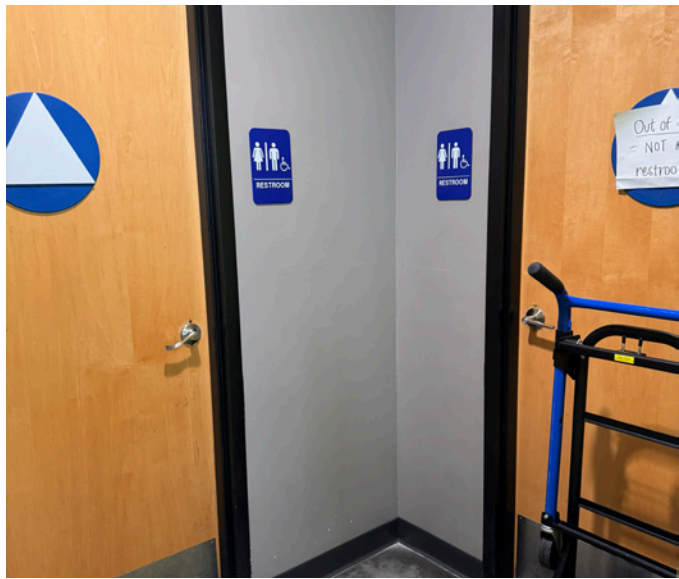
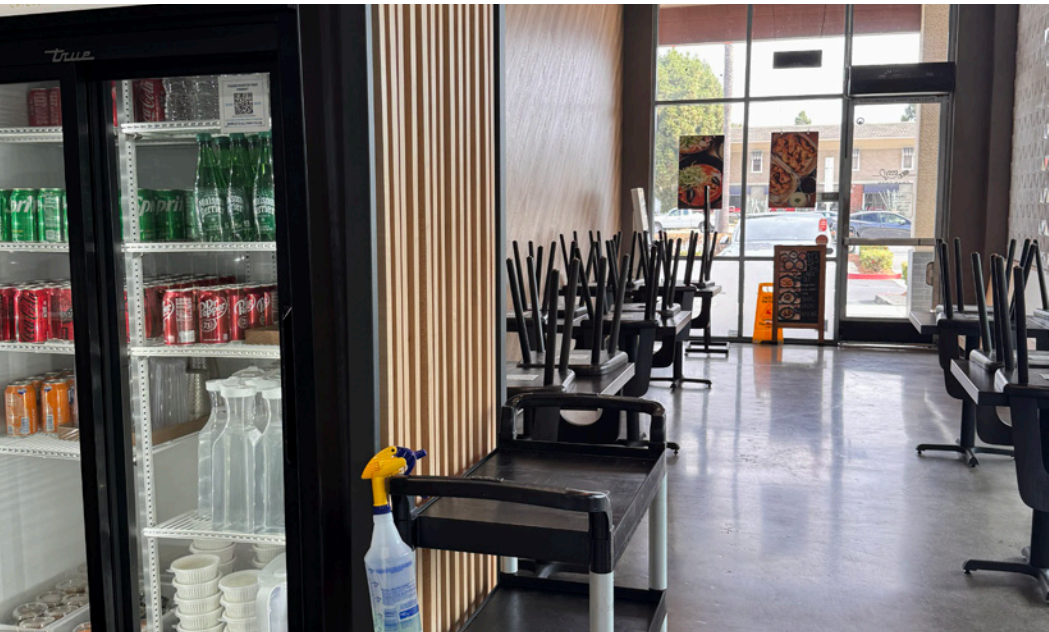
Important Note: Please contact the broker with any
questions. Do not disturb business.

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*

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