

**RETAIL MARKET IMPACT ANALYSIS
FOR
HUNTINGTON BEACH WALMART SUPERCENTER**

February 2, 2011

Prepared for:

Walmart Stores, Inc.

Prepared by:

**THE NATELSON DALE GROUP, INC.
24835 E. La Palma Avenue, Suite I
Yorba Linda, California 92887
Telephone: (714) 692-9596
Fax: (714) 692-9597
www.natelsondale.com**

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I. INTRODUCTION

This report evaluates the economic impacts of the Walmart Supercenter project proposed for development in the City of Huntington Beach, California. In particular, the study evaluates the extent to which the proposed project would have competitive impacts on existing retail facilities in the trade area and consequently have the potential to result in urban decay. In addition to addressing the potential impacts of the proposed project itself, the study also considers cumulative impacts, taking into account the impacts from other planned/proposed retail projects in the trade area.

The proposed store would reoccupy an existing 100,865 square foot vacant retail space that was previously occupied by a Home Depot Design Expo Center. The project site is located at the southwest corner of Edinger Avenue and Goldenwest Street (6912 Edinger Avenue). For purposes of this analysis, the project is assumed to include a 100,865 square foot Walmart Supercenter store, including approximately 30,000 square feet devoted to grocery sales and support space. The remainder of the store – 70,865 square feet – would be devoted to general merchandise or GAFO¹ sales.

The analysis assumes that the project would open in 2012. The economic impact analysis addresses three key issues:

1. The potential for the proposed grocery component of the Wal-Mart Supercenter to negatively impact the existing supermarkets in the relevant trade area (as defined below);
2. The potential for the proposed Wal-Mart GAFO space to negatively impact existing general merchandise and specialty stores in the trade area; and
3. The cumulative impacts associated with the project when its economic impacts are considered together with the economic impacts of all major retail projects currently planned for development in the trade area.

¹ “GAFO” is a retail industry acronym for the General Merchandise, Apparel, Furniture, and Other/Specialty sales categories. These categories correspond to the typical merchandise mix of a discount department store such as Walmart. The GAFO retail categories are also referred to as “shopper” or “comparison” goods.

Overview of Methodology

For purposes of estimating impacts in the relevant retail categories, this analysis considers a trade area defined by a polygon covering significant portions of the cities of Huntington Beach and Westminster, along with small portions of the cities of Garden Grove and Fountain Valley (see below). The analysis projects total resident purchasing power within this trade area, and uses this projection of total demand as the basis for determining the extent to which the proposed project could be supported in the market area without negatively impacting existing businesses.

The study methodology includes the following major steps:

1. Estimate the current potential demand for retail sales in the trade area, based on existing demographics;
2. Estimate the portion of total trade area demand that could realistically be “captured” by retail facilities in the trade area, based on an evaluation of the amounts and locations of competitive retail facilities outside of the evaluated trade area;
3. Forecast future (10-year) growth in the amount of supportable retail sales, based on projected increases in the trade area’s resident population;
4. Translate potential retail sales into supportable square feet of retail space, based on standard sales per square foot factors by individual retail category; and
5. Compare this “potential” demand for retail space to the actual amount of retail space in the trade area, based on estimates from a field survey completed by the consultant.

Description of Trade Area

According to the International Council of Shopping Centers (ICSC) – the premier trade association of the shopping center industry – a stand-alone supermarket would typically have a primary trade area of 3 miles or less. Since the proposed project would create a “supercenter” (combining a general merchandise store with a full-scale supermarket), it would be expected to draw consumers from a larger trade area than a stand-alone supermarket. Nevertheless, to remain analytically conservative, The Natelson Dale Group, Inc. (TNDG) has used the standard 3-mile radius boundary – instead of a larger area – as an initial basis for delineating the primary trade area boundaries. Instead relying on a somewhat arbitrary radius, TNDG further customized the trade area to account for likely resident shopping patterns given local traffic patterns, accounting for the location of competitive facilities and “psychological” traffic barriers such as major streets and freeways.

In addition to a primary trade area (“PTA”), TNDG also evaluated a regional trade area (“RTA”) to account for the fact that the primary trade area includes two superregional malls – the Bella Terra Mall (Huntington Beach) and the Westminster Mall (Westminster)² – that draw shoppers from well beyond the PTA boundaries. Based on the presences of the two superregional malls, the PTA is a net attractor of retail sales from the larger RTA. That is, the PTA draws shoppers from this larger regional trade area, who in turn make some retail purchases at other retail establishments within the PTA. Given the relatively large area encompassed by the RTA, the PTA is only projected to capture a small share of the retail

² The Bella Terra Mall is over 800,000 square feet, and the Westminster mall is approximately 1.1 million square feet.

demand from this larger regional area (see Section III-E for further analysis). The RTA was defined based on the location of competitive superregional shopping centers.

The market area boundaries have been defined in terms of the polygons shown on Figure I-1 on page 4. As shown on Figure I-1, the PTA boundaries are defined as follows: North – State Route (SR)-22, South – Warner Avenue, West – Bolsa Chica Road, East – Brookhurst Street. In addition, the RTA boundaries are defined as follows: North – Katella Avenue, South – Ellis Avenue, West – Harbor Boulevard, East – Pacific Coast Highway/Interstate (I)-605.

Figure I-1: Huntington Beach Retail Trade Area



 = Primary Trade Area (PTA)

 = Regional Trade Area (RTA)

What This Study Provides

Since this study is being completed as part of the Environmental Impact Report (EIR) process for the proposed project, it focuses strictly on the types of economic impacts that are recognized by the California Environmental Quality Act (CEQA). Specifically, per Section 15131(b) of the CEQA Guidelines, a project's economic impacts on a community are considered significant only if they can be tied to direct physical changes in the market area (i.e., physical deterioration of existing retail centers/facilities). For purposes of the analysis prepared for this project, TNDG has established the following criteria to determine if the project's market impacts would be significant enough to create a lasting physical change in a market area:

- Any diversion of sales from existing retail facilities would have to be severe enough to result in business closings; and
- The business closures would have to be significant enough in scale (i.e., in terms of the total square footage affected and/or the loss of key "anchor" tenants) that they would be presumed to lead to significant physical deterioration. Physical deterioration includes, but is not limited to, abandoned buildings and commercial sites, boarded doors and windows, long-term unauthorized use of properties and parking lots, extensive gang or offensive graffiti painted on buildings, dumping of refuse or overturned dumpsters on properties, dead trees or shrubbery, extensive litter, uncontrolled weed growth, and homeless encampments.

What this Study Does Not Provide

Given the CEQA-defined focus on physical urban decay impacts, this study is not intended to quantify all potential economic impacts that the proposed project may have on existing businesses and municipalities in the market area. For example, temporary sales impacts to competitive supermarkets or big box stores in the market area (i.e., revenue losses that are not deemed to be severe enough to result in closure of the competitors' stores) would not meet the CEQA significance threshold and are therefore not specifically addressed in this report.

II. EXECUTIVE SUMMARY

II-A. OVERVIEW OF EXISTING RETAIL MARKET IN HUNTINGTON BEACH RETAIL TRADE AREA

As part of this analysis, TNDG completed an inventory of existing retail space in the PTA described above (and shown in Figure I-1). The main purpose of this task was to provide a quantitative and qualitative measure of the overall “health” of the retail climate in the trade area. Table II-1, below, provides a summary of the survey findings. A detailed inventory by tenant is provided in Appendix B. The summary square footages shown in Table II-1 exclude the Bella Terra Mall and the Westminster Mall, the two superregional malls located in the PTA. These superregional malls are excluded from the inventory and are not evaluated in this analysis, given that their trade areas are likely to be significantly larger than the trade area for the proposed project.

**Table II-1:
Inventory of Existing Retail Development
(excluding superregional malls)
Huntington Beach Retail Trade Area
Primary Trade Area**

Retail Category	Square Feet
GAFO*	2,142,242
Food	901,963
Eating and Drinking	1,186,259
Building Materials/Hardware	398,486
Auto Parts	112,575
Service Stations	N/A
Services Space	1,402,403
Vacant Space	564,317
Total	6,708,245

Source: TNDG; Appendix B.

*GAFO = General Merchandise, Apparel, Furniture/Appliances, Other (Specialty).

In addition to the two superregional malls, the retail environment in the PTA is largely characterized by neighborhood- and community-scale shopping centers, along with a significant portion of the retail inventory focused on the trade area’s Asian population (e.g., Asian-format supermarkets and Asian-format mini-malls).³ Based on findings from the field survey completed by TNDG, the current vacancy rate of non-regional mall space in the primary trade area is approximately 8.4%. This overall vacancy rate is within the range (5% to 10%) generally considered to be reflective of a healthy retail market.

TNDG did identify some significant vacant spaces within trade area, as highlighted below:

³ More than one-third (36%) of the primary trade area’s 2010 population is classified as “Asian Alone”.

- A former Albertson's store located at 7212 Edinger Avenue in the 184,000 square foot Huntington Center. According to a retail development strategy recently prepared for the City of Huntington Beach⁴, this space will likely be occupied by a discount value retailer by 2012.
- A former CVS drug store located at 7542 Edinger Avenue in the Edinger Plaza. The property owner has plans to physically redevelop this center to more suitable contemporary retail standards, with Phase 1 targeted for 2013 and Phase 2 targeted for 2016-18.
- A former Bally's Furniture store located at 6902 Edinger Avenue. This store was located next to former Home Depot Expo Design Center, which is proposed to be reused by the Walmart store evaluated in this analysis. The Bally's Furniture store moved to a new location in the City of Orange in late 2009, reportedly due to a drop off in sales as a result of the Expo Design Center closing⁵.
- A former Levitz furniture store located at 7441 Edinger Ave. There is a pending proposal to demolish the store and redevelop the site with a mixed-use project in 2013. The project will include 447 apartments and 14,500 square feet of local-serving retail space.
- Former Montgomery Wards⁶ and Mervyn's stores at the Bella Terra mall. The Wards site will be redeveloped as a mixed-used project ("The Village at Bella Terra"), with Phase 1 proposed for 2012 and Phase 2 in 2014. The project will include 467 apartment units along with 12,000 square feet of retail in Phase 1 and 18,000 square feet in Phase 2.

As noted above, all of the vacant stores except for the Albertson's and the Bally's Furniture either have new tenants in place to reoccupy the space, or will be demolished and redeveloped to accommodate new uses. In addition, although the former Levitz store shows some signs of physical deterioration (some boarded up windows, peeling paint, etc.), none of the vacant stores exhibited signs of urban decay or major physical deterioration at the time of TNDG's field survey.⁷

⁴ "Economic Development Strategic Plan: Huntington Beach, CA", October 1, 2010. Linda S. Congleton & Associates.

⁵ "Bally's Furniture & Décor on Edinger is closing", July 14, 2009, Orange County Register, CA.

⁶ The Montgomery Wards store was demolished in December 2010.

⁷ As noted above, the former Levitz store will be demolished, with site proposed for a mixed-use development.

II-B. POTENTIAL IMPACT OF WALMART GROCERY COMPONENT

It is TNDG's conclusion that a supermarket component of the proposed Walmart Supercenter is not likely to cause the closure of any existing supermarkets in the Primary Trade Area. The analysis supporting this conclusion is summarized below.

Project Description: For purposes of this analysis, it is assumed that the grocery component of the proposed Wal-Mart would total approximately 30,000 square feet (22,500 square feet of grocery sales area plus 7,500 square feet of grocery support space⁸). TNDG projects that this supermarket space would generate sales levels based on the national average for grocery sales in Walmart Supercenters, or approximately \$643 per square foot (gross area)⁹.

Evaluation of Existing Grocery Market: The PTA currently has 20 supermarkets totaling an estimated 685,550 square feet (See Appendix B, Table B-4, for a detailed inventory of the supermarkets). TNDG's demand analysis indicates that there is currently (year 2010) sufficient demand to support average supermarket sales volumes in the trade area of \$414 per square foot at all 20 supermarkets. In comparison, the industry median for supermarkets is approximately \$473 per square foot nationally and \$418 in the Western United States.¹⁰ Thus, TNDG estimates that, on average, supermarkets in the PTA currently have sales volumes which are just slightly below the Western regional median.

Projected Growth in Grocery Demand: Total demand for supermarket sales in the trade area is projected to increase from approximately \$283.6 million in 2010 to approximately \$287.4 million in 2012, the assumed opening date of the proposed project (see Section III-H, Table III-13, for grocery demand projections). By 2020, total demand for supermarket sales in the trade area is projected to reach approximately \$331.1 million (all projections are given in 2010 constant dollars). Table II-2, on the following page, evaluates the impact of the Walmart's grocery sales in terms of the potential reduction in the sales per square foot volume at the 20 existing supermarkets.

⁸ This estimate of sales area and support area is based on the assumption that the sales area would account for the 75% of the total grocery area, the average ratio of grocery sales area to total grocery area for similar type Walmart Supercenters.

⁹ Based on data from Progressive Grocer's 2010 *Super 50* publication, the national average sales volumes for Walmart grocery space is approximately \$857 per square foot of sales area. Based on the floor area configuration for the grocery component of the proposed Supercenter, the grocery sales area is equal to approximately 75% of the grocery component's gross building space. Thus, the sales volume for the gross building area of the store's grocery component is estimated at \$643 per square foot (\$857 x 75%).

¹⁰ According to the 2008 edition of the Urban Land Institute's (ULI) *Dollars & Cents of Shopping Centers*, based on ULI's sample of supermarkets in neighborhood shopping centers.

**Table II-2:
Potential Sales Impacts to Existing Supermarkets
Grocery Component of Proposed Walmart
Huntington Beach Retail Trade Area – Primary Trade Area**

Description	2010	2012	2014	2016	2018	2020
Total Food Sales Demand	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Estimated Supermarket Share	88%	88%	88%	88%	88%	88%
Total Potential Sales	\$283,638	\$287,427	\$322,419	\$325,814	\$328,426	\$331,059
Less Demand Absorbed by New Facilities:						
--Walmart Supercenter 1/	\$0	(\$19,290)	(\$19,290)	(\$19,290)	(\$19,290)	(\$19,290)
Net Demand Available to Support Existing Supermarkets	\$283,638	\$268,137	\$303,129	\$306,524	\$309,136	\$311,769
Existing Supermarket Square Feet	685,550	685,550	685,550	685,550	685,550	685,550
Sales per Square Foot Existing Supermarkets	\$414	\$391	\$442	\$447	\$451	\$455

Source: TNDG; Progressive Grocer, The Super 50, May 2010.

1/ Sales per square foot (gross area) assumptions: \$643. Typically, new retail stores operate below average sales volumes in the first few years after opening, and then reach stabilized sales volume levels after being open for a few years. However, in order to remain analytically conservative (i.e., to depict the maximum potential impact), we have assumed that store would reach its full sales potential (based on the chain-wide average) in year 1.

Conclusion: The above analysis indicates that the opening of the proposed project would initially cause the average sales volumes at the 20 existing supermarkets to decrease from the current level of \$414 per square foot to \$391 per square foot. However, within two years of the proposed project's opening, demand growth in the PTA would be sufficient to more than offset this initial impact. It is TNDG's conclusion that the average sales level of \$391 per square foot in year 2012 is unlikely to be low enough to cause the closure of any of the PTA's existing supermarkets. The projected minimum average sales of \$391 per square foot represents a decrease of only 5.5% from the combined sales volumes of \$414 per square foot currently estimated for the 20 existing supermarkets. As further documented below, this impact is not likely to be severe enough to result in the closure of an existing supermarket – especially given the expectation that the impact would be more than fully mitigated within two years.

It should be noted that the previously cited national and western median regional sales per square foot figures of \$473 and \$418, respectively, do not necessarily reflect break-even thresholds for all supermarkets. Since the \$473 and \$418 per square foot factors reflect median sales figures, by definition half of all supermarkets are operating below these levels. Some supermarkets operate at substantially lower sales levels than the median. As described in detail below, more than half (54%) of supermarket chains in California operate at average sales volumes of less than \$400 per square foot, while 20% operate below \$300 per square foot.

To further evaluate the “typical” sales volumes of California supermarkets, TNDG utilized a proprietary database of chain-specific supermarket sales estimates provided by Trade Dimensions International, Inc., a market research firm of The Nielsen Company. The database, based on data from more than 3,100 individual stores, includes sales estimates for 49 supermarket chains operating in California along with aggregate sales estimates for independent supermarkets¹¹. According to this database, average sales per square foot by chain ranges from \$212 to \$801 per square foot. For all chains combined, the median and average sales per square foot measures are \$385 and \$412, respectively, with a standard deviation of \$133 per square foot. As indicated in the sales per square foot estimates above, there is significant variability in sales volumes at individual supermarkets, and evidence indicating that a number of stores (and entire chains) are operating at well below the \$473 national threshold previously identified in this analysis. In fact, of the 50 grocery chains represented in the database (including the aggregated independent category), 35, or 70% of the total, generate average sales volumes below \$473 per square foot. Further, more than half (54%) of the chains operate at sales volumes below \$400 per square foot, while 20% operate below \$300 per square foot.

It should be noted that the data provided by Trade Dimensions are sales estimates and not the supermarkets’ actual sales volumes. However, TNDG has also evaluated similar sales estimates from Trade Dimensions in the form of their Retail Performance Reports, which provide store-level sales estimates for individual trade areas. For trade areas which TNDG has evaluated, the sales estimates in these reports are generally consistent with actual sales data available from the California State Board of Equalization (BOE), suggesting that the Trade Dimensions’ sales estimates are reasonably accurate.

¹¹ Trade Dimensions defines a “chain” as 11 or more stores; for supermarkets with fewer than 11 stores in California, the estimates have been aggregated and treated as a single group.

II-C. POTENTIAL IMPACT OF PROPOSED PROJECT'S "GAFO" SALES

It is TNDG's conclusion that the proposed project's added GAFO (General Merchandise, Apparel, Furniture/Appliances and Other/Specialty) sales will not have significant impacts on existing retailers. The analysis supporting this conclusion is summarized below.

Project Description: The proposed project would include approximately 70,865 square feet of space devoted to merchandise in the GAFO retail categories. This analysis assumes the project's first full year of operations would be in 2012.

Comparison of Existing Supply and Demand: TNDG's demand analysis indicates base year (year 2010) market support for approximately \$562.1 million in non-regional GAFO sales in the PTA (i.e., GAFO sales occurring outside of superregional malls). Our demand estimate focuses on non-regional retail sales due to the fact that the trade area includes two superregional shopping centers (the Westminster Mall and the Bella Terra Mall) that draw market support from a much larger trade area. Thus, this analysis nets out superregional retail demand that would be captured by the two malls by reducing the potential capture rate of demand in the GAFO categories (see Section III-E for further detail). The \$562.1 million in non-regional GAFO demand translates into approximately 2.25 million square feet of non-regional GAFO retail space that could be currently supported in the PTA. As described in Section III-G of the report, potential retail sales are translated into supportable square feet based on sales-per-square foot support standards. For the GAFO categories, the sales-per-square-foot requirement is estimated at \$250. Based on estimates from the field survey completed by TNDG, there is approximately 2.14 million square feet of GAFO space in the PTA. Thus, TNDG estimates that the trade area could currently support approximately 106,000 square feet of additional GAFO space over and above the existing inventory.

Projected Growth in Demand: Within the trade area, potential demand for new GAFO space is projected to grow to approximately 135,700 square feet by 2012, 439,400 square feet by 2016, and to 481,300 square feet by 2020. These demand projections are based on the detailed analysis and data provided in Section III, Tables III-1 through III-12.

Conclusion: As indicated above, the proposed project would result in a net increase of 70,865 square feet of GAFO retail space. Residual market support for GAFO retail space in the trade area in 2012 (the proposed project's planned completion date) is projected to be approximately 135,700 square feet, indicating that demand for new GAFO space in 2012 would be sufficient to absorb the space associated with the proposed project. Based on these findings, TNDG believes that it is unlikely that the GAFO component of the project would result in economic impacts to existing stores in the trade area, and that it is therefore unlikely that any existing retail stores will be forced to close due to the project.

II-D. CUMULATIVE IMPACTS OF PROJECTS PLANNED IN THE HUNTINGTON BEACH RETAIL TRADE AREA

Whereas the above sections examine potential impacts strictly related to the proposed project, this section evaluates the cumulative impacts to the market based on all known pending retail development/reuse projects (including the proposed project evaluated in this analysis) in the retail trade area. At the time of this writing, there are six known planned and/or pending commercial-retail projects (including the proposed project evaluated in this analysis) in the trade area. Table II-3, below, provides the name, location, square feet, and status of each project.

As shown on the table, there is approximately 393,200 square feet¹² of retail space planned for development within the trade area over the next four years.

**Table II-3:
Planned and Pending Retail Projects
Huntington Beach Retail Trade Area - PTA**

Project	Location	Non-Grocery Square Feet (SF)	Grocery SF	Total SF	Status	Potential Year Developed
Proposed Project (former Expo)	6912 Edinger Ave	70,865	30,000	100,865	Staff review	2012
Vacant Albertsons Reuse	7212 Edinger Ave	65,750		65,750	N/A	2012
Costco (Bella Terra)	Edinger Ave/Center Ave	154,113		154,113	Approved	2012
Village at Bella Terra	Edinger Ave/Center Ave	12,000		12,000	Approved	2012
CVS Pharmacy	16961 Beach Blvd	18,000		18,000	Staff review	2013-14
Mixed-use (former Levitz)	7441 Edinger Ave	14,500		14,500	Staff review	2013-14
Amstar Red Oak (Mixed-use)	7302 Center Ave	10,000		10,000	Approved	2013-14
Village at Bella Terra	Edinger Ave/Center Ave	18,000		18,000	Approved	2014
TOTAL – 2012		302,728		332,728		
TOTAL – 2013		345,228		375,228		
TOTAL – 2014		363,228		393,228		

Source: City of Huntington Beach, Planning Department; Economic Development Strategic Plan, Huntington Beach, CA, October 1, 2010.

¹² This list does not include potential redevelopment of the Edinger Plaza site, as this project would replace the existing space with a more suitable retail format for contemporary standards. Thus, the project would not provide a net increase to the existing retail inventory in the PTA.

Cumulative Impacts – Non-Grocery Categories

Within the evaluated trade area, demand for new non-grocery retail space is projected to reach approximately 170,600 square feet in 2012 and 753,300 square feet by 2020. See Table II-4, below, for a breakdown of supportable square feet by retail category from 2012 to 2020.

**Table II-4:
Potential Demand for NEW Retail Space
by Retail Category (non-grocery)
Huntington Beach Retail Trade Area**

Retail Category	2012	2014	2016	2018	2020
GAFO	135,653	412,562	439,372	460,267	481,331
Eating and Drinking	0	64,677	77,754	88,087	98,504
Building Materials / Hardware	15,576	65,952	70,835	74,613	78,422
Auto Parts	2,281	16,264	17,621	18,664	19,716
Services Space @ 10% of Retail	17,057	62,162	67,287	71,292	75,330
Total	170,566	621,616	672,869	712,923	753,303
Square Feet Absorbed by Planned and Pending Projects 1/	302,728	363,228	363,228	363,228	363,228
NET DEMAND	N/A	258,388	309,641	349,695	390,075

Source: TNDG, based on data provided in Tables III-1 through III-12 in Section III.

1/ Non-grocery square feet. Includes proposed project. See Table II-3 for a list of the planned and pending projects.

Based on the potential demand for new non-grocery retail space (as shown on Table II-4 above), the total square feet of planned and approved retail projects in the trade area (as shown on Table II-3) would absorb all of the residual retail demand through 2012¹³. However, due to projected continued growth in retail demand, the trade area would be able to support an additional 390,100 square feet of non-grocery space by 2020. Thus, TNDG believes that the planned and pending projects will not have significant cumulative impacts on trade area retailers in the non-grocery categories.

Cumulative Impacts – Supermarket Category

Aside from the proposed project evaluated in this analysis, there are no other known planned or pending supermarket projects. Thus, there would not be any cumulative impacts to the grocery category above and beyond the project-specific impacts analyzed in Section II-B.

¹³ As shown in the table, the trade area would technically be overbuilt by approximately 132,000 square feet in 2012. However, this would not lead to significant economic impacts to existing retailers, for two reasons. First, this assumes that the 2012 planned and pending projects would actually developed over the next two years; it is possible that they could be delayed to correspond to growth in market demand. Second, even if the projects were developed by 2012, any potential impacts would be temporary, as the projects would be fully supportable in 2013 (just one year after development).

II-E. POTENTIAL FOR URBAN DECAY

As discussed in Sections II-B, II-C, and II-D, no store closures are projected under the project-specific analysis or the cumulative analysis. Although the potential short-term reduction in supermarket sales volumes projected in Section II-B would clearly be undesirable from the standpoint of existing supermarket owners, it is TNDG's conclusion that it is not reasonably foreseeable that urban decay conditions would result from completion of the project alone or in combination with the other planned projects in the trade area.

As discussed in Section II-A, there are five significant vacant properties in the PTA. However, three of these projects are planned for some type of reuse or physical redevelopment. Thus, it is unlikely that the proposed project would prevent the other two existing vacant properties from being reused or physically redeveloped. In fact, the proposed project would likely aid in the reuse of the vacant Bally's Furniture store (which is located next to the proposed project), as this store reportedly closed due to a drop off in sales resulting from the closure of the center's previous anchor tenant (Home Depot Expo Design Center). Moreover, the three re-use projects underscore the relative strength of the local market, as these stores and sites are being adapted to meet new market demands.

Urban decay is a potential consequence of a downward spiral of store closures and long-term vacancies¹⁴. While urban decay is not defined under CEQA, it is assumed to be indicated by significant deterioration of structures and/or their surroundings. Such deterioration can occur when property owners reduce property maintenance activities below that required to keep their properties in good condition. Property-owners are likely to make reductions in maintenance under conditions where they see little likelihood of future positive returns due to prolonged vacancy.

Given the conclusion by TNDG that no store closures are likely to occur as a result of the project, it is unlikely that owners of existing occupied retail space will allow their properties to physically deteriorate. While some large vacant spaces exist in the trade area, the development of the project is not anticipated to have any negative effect on the reuse of properties (given the existing proposals to reuse or physically redevelop these properties) and will not contribute to their falling into a state of urban decay.

¹⁴ As cited in the *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal. App 4th 1184, p 2.

III. HUNTINGTON BEACH RETAIL TRADE AREA – RETAIL DEMAND ANALYSIS

This section examines potential retail demand associated with the population residing in the market area that would be served by the proposed project. Based on projected population and retail spending growth, the analysis forecasts the future retail demand of trade area residents.

III-A. MARKET AREA BOUNDARIES

According to the International Council of Shopping Centers (ICSC) – the premier trade association of the shopping center industry – a stand-alone supermarket would typically have a primary trade area of 3 miles or less. Since the proposed project would create a “supercenter” (combining a general merchandise store with a full-scale supermarket), it would be expected to draw consumers from a larger trade area than a stand-alone supermarket. Nevertheless, to remain analytically conservative, The Natelson Dale Group, Inc. (TNDG) has used the standard 3-mile radius boundary – instead of a larger area – as an initial basis for delineating the primary trade area boundaries. Instead of relying on a somewhat arbitrary radius, TNDG further customized the trade area to account for likely resident shopping patterns given local traffic patterns, accounting for the location of competitive facilities and “psychological” traffic barriers such as major streets and freeways.

In addition to a primary trade area (“PTA”), TNDG also evaluated a regional trade area (“RTA”) to account for the fact that the primary trade area includes two superregional malls – the Bella Terra Mall (Huntington Beach) and the Westminster Mall (Westminster)¹⁵ – that draw shoppers from well beyond the PTA boundaries. Based on the presences of the two superregional malls, the PTA is a net attractor of retail sales from the larger RTA. That is, the PTA draws shoppers from this larger regional trade area, who in turn make some retail purchases at other retail establishments within the PTA. Given the relatively large area encompassed by the RTA, the PTA is only projected to capture a small share of the retail demand from this larger regional area (see Section III-E for further analysis). The RTA was defined based on the location of competitive superregional shopping centers.

The market area boundaries have been defined in terms of the polygons shown on Figure III-1 on the following page. As shown on Figure III-1, the primary trade area (“PTA”) boundaries are defined as follows: North – State Route (SR)-22, South – Warner Avenue, West – Bolsa Chica Road, East – Brookhurst Street. In addition, the regional trade area (“RTA”) boundaries are defined as follows: North – Katella Avenue, South – Ellis Avenue, West – Harbor Boulevard, East – Pacific Coast Highway/Interstate (I)-605.

¹⁵ The Bella Terra Mall is over 800,000 square feet, and the Westminster mall is approximately 1.1 million square feet.

Figure III-1: Huntington Beach Retail Trade Area



= Primary Trade Area



= Regional Trade Area

III-B. POPULATION AND INCOME LEVELS

Population growth in the primary and regional trade areas is projected as follows:

**Table III-1:
Population Projections by Year
Huntington Beach Retail Trade Area**

Market Area	Estimated 2010 Population	Estimated 2012 Population	Projected 2014 Population	Projected 2016 Population	Projected 2018 Population	Projected 2020 Population
Primary Trade Area (PTA)	155,393	157,469	159,545	161,225	162,518	163,820
Regional Trade Area (RTA)	331,043	335,051	339,058	342,529	345,481	348,458
Total	486,436	492,520	498,603	161,225	162,518	163,820

Source: Claritas; Southern California Association of Governments (SCAG); TNDG.

The current year (2010) estimate of population (155,393 persons) was obtained from Claritas, a national demographic research services firm, in addition to projections through 2015. From 2015 to 2020, population projections are based on demographic projections prepared by the Southern California Association of Governments (SCAG) at the Traffic Analysis Zone (TAZ) level of geography. That is, we calculated the population growth rate from 2015 to 2020 for the TAZs which are located within the trade areas evaluated in this analysis. The most recent SCAG projections were released in March 2010 as a draft update of the "Integrated Growth Forecast". As shown in Table III-1 above, the largely built out trade area is expected to experience fairly limited growth over the study period. The projected annual growth rates are as follows:

Area	2010-2015	2015-2020
PTA	0.66%	0.40%
RTA	0.60%	0.43%

**Table III-2:
Average Household Income
Huntington Beach Retail Trade Area**

Market Area	2010 Per Capita Income
PTA	\$37,989
RTA	\$42,452

Source: Claritas, TNDG

The indicated estimate of per capita income estimates were obtained from Claritas and increased 52% by TNDG. The reason for this increase factor is that these income estimates are based on "money income" definition of income utilized by the U.S. Census Bureau. This measure of income is narrower than the "personal income" definition used by the U.S. Department of Commerce, Bureau of Economic Analysis. The broader definition includes additional income sources such as fringe benefits (health insurance, retirement funding), imputed income (interest, rent), and direct payments to medical providers by governments. Personal income therefore represents a more complete gauge of a household's economic status. According to the Center for the Continuing Study of the California Economy (CCSCE), personal income is the preferred measure for purposes of projecting a household's purchasing

power (i.e., retail demand). Thus, this analysis increases the Claritas estimates of money income by 52% to estimate average household personal income¹⁶.

III-C. RETAIL SALES DEMAND

The portion of total income spent on retail purchases varies by the income level of the individual household and also varies depending on the strength of the overall economy. In general, the percentage of income spent on retail goods decreases as income levels rise (more affluent households spend more on retail goods in *absolute* dollar terms, but less as a *percentage* of their total income).

In order to forecast the ratio of total trade area income likely to be spent on retail purchases, TNDG evaluated county level data for the period 1999 through 2008 (the latest 10-year period for which official income data are available from the Bureau of Economic Analysis (BEA). In particular, TNDG calculated the ratio of total retail sales (based on data from the State Board of Equalization¹⁷) to aggregate income (per the BEA). At the countywide level, the ratio of retail sales to total income is estimated as follows for each year of the evaluation period:

**Table III-3:
Total Retail Sales
As a Percentage of Aggregate Personal Income
Orange County**

1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	10-Year Average
28%	28%	28%	28%	29%	30%	30%	29%	28%	26%	28%

Source: TNDG, based on income data from BEA and retail sales data from State Board of Equalization.

Whereas the above data are based on countywide income levels, data from the National Consumer Expenditure Survey (CES) allow for evaluation of the variation in retail expenditures by household income level. Since income levels in the trade area are lower than the countywide average, it is expected that retail expenditures as a percentage of income are somewhat higher in the trade area. Based on an evaluation of the CES data for households with income levels comparable to those in the trade area and in the county as a whole, TNDG estimates that the retail-to-income ratio is approximately 3 percentage points higher in the trade area compared to the countywide averages estimate in the table above. Thus, TNDG's estimates of the retail-to-income ratio for the primary and regional trade areas are as follows:

¹⁶ Per capita "personal income" is a full 52% higher than per capita "money income" in Orange County, based on income data (for the period from 2002 through 2008) provided by the Bureau of Economic Analysis and the U.S. Census Bureau.

¹⁷ The Board of Equalization provides data on *taxable* retail sales. In order to estimate total retail sales, TNDG multiplied *taxable* sales in the Food category by a factor of 3.2. This factor has been derived by TNDG based on numerous analyses of supermarket supply and demand in comparable communities throughout California, and based on data we have reviewed from the State Board of Equalization (BOE) and selected supermarket chains.

**Table III-4:
Total Retail Sales
As a Percentage of Aggregate Personal Income
Huntington Beach Retail Trade Area**

Area	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	10-Year Average
PTA	31%	31%	31%	31%	32%	33%	32%	31%	30%	28%	31%
RTA	30%	30%	31%	31%	32%	32%	32%	31%	30%	28%	31%

Source: TNDG, based on BEA, SBOE and CES data.

The above data clearly show the effects of a strong economy from 2004 to 2006 and the severe recession beginning in 2007. In order to remain analytically conservative, TNDG's analysis assumes that the retail expenditure ratio for the trade area will remain at the recession-depressed level of 28% through 2012 and then will return to the long-term average level of 31% for the remainder of the forecast period. It is important to note that TNDG is projecting that the ratio will remain well below the 2004 peak of 33% in the PTA.

**Table III-5:
Income and Retail Demand
Huntington Beach Retail Trade Area**

Market Area	2010	2012	2014	2016	2018	2020
PTA	\$5,903,225	\$5,982,090	\$6,060,955	\$6,124,789	\$6,173,885	\$6,223,375
RTA	\$14,053,437	\$14,223,568	\$14,393,699	\$14,541,023	\$14,666,344	\$14,792,746
Total Income	\$19,956,662	\$20,205,658	\$20,454,654	\$20,665,812	\$20,840,230	\$21,016,121
Percent of Income Spent on Retail Goods	28.0%	28.0%	31.0%	31.0%	31.0%	31.0%
PTA	1,652,903	1,674,985	1,878,896	1,898,685	1,913,904	1,929,246
RTA	3,934,962	3,982,599	4,462,047	4,507,717	4,546,567	4,585,751
Total Retail Demand	5,587,865	5,657,584	6,340,943	6,406,402	6,460,471	6,514,998

Source: TNDG

III-D. DISTRIBUTION OF RETAIL EXPENDITURES

Projected retail demand from market area residents is disaggregated into various retail categories based upon retail expenditure patterns observed in the state of California. The basic distribution of retail sales by retail category is projected as follows in Table III-6 below.

**Table III-6:
Distribution of Retail Sales by Category
Huntington Beach Retail Trade Area**

Retail Category	Distribution
<u>Shopper Goods:</u>	
Apparel	6.5%
General Merchandise	12.5%
Furniture/Appliances	5.0%
Specialty	13.0%
<i>Subtotal</i>	<i>37.0%</i>
<u>Convenience Goods:</u>	
Food / Liquor	19.5%
Eating and Drinking	13.5%
<i>Subtotal</i>	<i>33.0%</i>
<u>Heavy Commercial Goods:</u>	
Building Materials/Hardware	7.0%
Auto Dealers	12.5%
Service Stations	10.5%
<i>Subtotal</i>	<i>30.0%</i>
Total	100.0%

Source: State Board of Equalization; TNDG

III-E. CAPTURE RATE ANALYSIS

The PTA's capture rates of resident demand are projected to be relatively high due to the tendency of residents to shop relatively close to their homes, especially for convenience goods. Generally, it is reasonable to expect that residents will make the vast majority of their retail purchases locally, provided that a competitive mix of retail stores reflective of consumer needs is available. This is consistent with one of the findings from standard urban land use theory, which indicates, all else equal, the relative attractiveness of retail outlets decreases as travel time increases for the consumer¹⁸. Table III-7, on the following page, shows the projected capture rates of PTA demand for each retail category.

The PTA is projected to potentially capture all of its demand in the Food (grocery), Eating & Drinking (restaurant), and Building Materials/Hardware categories, because of the strong propensity of consumers to purchase goods in these categories as close as possible to their residences. As mentioned previously, the two superregional malls in the trade area have been excluded from the analysis of the PTA, because their market area and the shopping patterns of their customers differ significantly from those of the proposed Walmart store. The PTA capture rates in the "Shopper Goods" categories have been lowered to 80% to reflect the capture of spending in those categories by the two regional malls (and by other major retail facilities outside the PTA). That is, non-regional facilities in the PTA are projected to capture 80% of the trade area's resident demand in the shopper goods category. The remaining 20% would be captured by the two regional malls and by major shopping malls outside the PTA. The 80%

¹⁸ See, for example, Blair, John. *Urban & Regional Economics*. Irwin, 1991. Hoover, Edgar M. *An Introduction to Regional Economics*. Alfred A. Knopf, 1975. McCann, Phillip. *Urban and Regional Economics*. Oxford University Press, 2001.

factor has been derived by TNDG based on evaluation of proprietary databases of retail development patterns in major metropolitan areas comparable to the PTA; these data indicate that approximately 15% of retail space is in regional scale retail facilities (shopping centers that exceed 800,000 square feet, as defined by ICSC). Conversely, 85% of retail space is typically in facilities that are smaller than regional scale. Thus, the 80% capture rate assumption is somewhat conservative in that it allows for an additional 5% (i.e., the difference between 80% and 85%) of resident demand to be spent outside the trade area.

In addition to the projected capture rates of PTA demand, the retail demand analysis also projects the PTA's capture rates of retail demand from the larger RTA. As shown in Table III-7 below, the PTA is projected to capture a limited share of the retail demand from the larger RTA, given the location of the regional Bella Terra Mall and Westminster Mall. As residents from the RTA shop at these two regional malls, some of their retail purchases are likely to occur at other non-regional retail facilities in the PTA, as estimated by the projected capture rates in the table below.

The RTA capture rates in the Shopper Goods, Eating and Drinking, and Building Materials/Hardware categories have been calibrated to account for current retail sales estimated for the existing occupied retail space (excluding the two major regional malls) in the PTA. That is, the capture rates have been set at exactly the percentage which TNDG estimates that the PTA attracts from the RTA based on the current inventory of occupied retail space in the PTA in each category. The analysis conservatively assumes that these capture rates will remain constant in the future.

**Table III-7:
Potential Capture Rates of Trade Area Demand
Huntington Beach Retail Trade Area**

Retail Category	Capture Rate	
	PTA	RTA
<u>Shopper Goods:</u>		
Apparel	80.0%	5.0%
General Merchandise	80.0%	5.0%
Furniture/Appliances	80.0%	5.0%
Specialty	80.0%	5.0%
<u>Convenience Goods:</u>		
Food	100.0%	0.0%
Eating and Drinking	100.0%	15.0%
<u>Heavy Commercial Goods:</u>		
Building Materials/Hardware	100.0%	2.5%
Auto Dealers and Parts	80.0%	0.0%
Service Stations	80.0%	0.0%

Source: TNDG

III-F. POTENTIAL RETAIL SALES VOLUMES

Based on the capture rates shown above, Table III-8, below, projects the potential market area demand in the PTA for each retail category.

**Table III-8:
Potential Capture of Sales from
Huntington Beach Retail Trade Area
in thousands of constant dollars**

Retail Category	2010	2012	2014	2016	2018	2020
<u>Shopper Goods:</u>						
Apparel	\$98,740	\$100,043	\$112,204	\$113,382	\$114,299	\$115,225
General Merchandise	\$189,884	\$192,390	\$215,777	\$218,042	\$219,806	\$221,586
Furniture/Appliances	\$75,954	\$76,956	\$86,311	\$87,217	\$87,923	\$88,634
Specialty	\$197,479	\$200,085	\$224,408	\$226,763	\$228,599	\$230,449
<i>Subtotal</i>	<i>\$562,056</i>	<i>\$569,474</i>	<i>\$638,701</i>	<i>\$645,403</i>	<i>\$650,627</i>	<i>\$655,893</i>
<u>Convenience Goods:</u>						
Food	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Eating and Drinking	\$302,825	\$306,771	\$344,007	\$347,604	\$350,445	\$353,310
<i>Subtotal</i>	<i>\$625,141</i>	<i>\$633,393</i>	<i>\$710,392</i>	<i>\$717,847</i>	<i>\$723,656</i>	<i>\$729,513</i>
<u>Heavy Commercial Goods:</u>						
Bldg. Materials/Hardware	\$122,589	\$124,219	\$139,331	\$140,796	\$141,930	\$143,072
Auto Dealers and Parts	\$165,290	\$167,499	\$187,890	\$189,868	\$191,390	\$192,925
Service Stations	\$138,844	\$140,699	\$157,827	\$159,490	\$160,768	\$162,057
<i>Subtotal</i>	<i>\$426,724</i>	<i>\$432,416</i>	<i>\$485,048</i>	<i>\$490,154</i>	<i>\$494,088</i>	<i>\$498,054</i>
Total	\$1,613,921	\$1,635,282	\$1,834,141	\$1,853,405	\$1,868,372	\$1,883,460

Source: TNDG

III-G. SUPPORTABLE RETAIL SPACE (NON-GROCERY CATEGORIES)

Sales per Square Foot Standards

Projected sales volume requirements per square foot of retail space by retail category are derived from typical sales standards from the Urban Land Institute's (ULI's) Dollars & Cents Publication and from typical sales per square foot data from representative stores in each retail category (as reported by Retail MAXIM).

**Table III-9:
Sales per Square Foot Standards for Retail Space
Huntington Beach Retail Trade Area**

Retail Category	Sales/ Square Foot
GAFO 1/	\$250
Eating / Drinking Establishments	\$275
Building Materials / Hardware	\$300
Automotive Parts	\$175

Source: TNDG, based on data published by ULI and Retail Maxim.

Notes: 1/ GAFO = General Merchandise, Apparel,
Furniture/Appliances, Other/Specialty

Demand for Retail Space

The sales per square foot standards are applied to the net demand numbers for each relevant retail category, as shown in Table III-10 below. This calculation essentially converts potential sales volumes to supportable square feet of new retail space. Supportable development levels will increase in the future by virtue of anticipated growth of the population in the trade area (see Table III-1).

**Table III-10:
Demand for Retail Space (Non-Grocery)
Huntington Beach Retail Trade Area – Primary Trade Area**

Retail Category	2010	2012	2014	2016	2018	2020
Shopper Goods:						
GAFO Total	2,248,224	2,277,895	2,554,804	2,581,614	2,602,509	2,623,573
Convenience Goods:						
Eating and Drinking	1,101,181	1,115,530	1,250,936	1,264,013	1,274,346	1,284,763
Heavy Commercial Goods:						
Bldg. Materials/Hardware	408,631	414,062	464,438	469,321	473,099	476,908
Auto Dealers and Parts 1/	113,342	114,856	128,839	130,196	131,239	132,291
Service Stations	N/A	N/A	N/A	N/A	N/A	N/A
<i>Subtotal</i>	<i>521,973</i>	<i>528,918</i>	<i>593,276</i>	<i>599,517</i>	<i>604,339</i>	<i>609,199</i>
Total	3,871,379	3,922,342	4,399,017	4,445,144	4,481,193	4,517,535

Source: TNDG

1/ Assumes that automotive parts stores account for 12% of sales in overall Automotive group category. (based on statewide average in 2009).

Existing Square Feet of Retail Space

Provided in Table III-11 is an estimate of the amount of existing square feet of retail space, broken down by retail category, in the PTA. As shown in the table, there is an existing inventory of approximately 6.7 million square feet of non-regional retail space (including service-related and vacant space) in the trade area.

**Table III-11:
Estimate of Existing Square Feet of
Retail Development (excluding superregional malls)
Huntington Beach Retail Trade Area – Primary Trade Area**

Retail Category	Square Feet
<u>Shopper Goods:</u>	
GAFO Total	2,142,242
<u>Convenience Goods:</u>	
Food	901,963
Eating and Drinking	1,186,259
<i>Subtotal</i>	<i>2,088,222</i>
<u>Heavy Commercial Goods:</u>	
Building Materials/Hardware	398,486
Auto Parts	112,575
Service Stations	N/A
<i>Subtotal</i>	<i>511,061</i>
Services Space	1,402,403
Vacant Space	564,317
Total	6,708,245

Source: TNDG

Demand for New Retail Space

By subtracting the existing amount of retail space (see Table III-11) from the potential supportable amount (see Table III-10), Table III-12, on the following page, provides the amount of new retail space that could be supported in the PTA. Currently (as of 2010) the PTA could support approximately 129,900 square feet of additional retail space. Due to continued growth in the trade area population and retail spending (see Table III-1), the PTA would be able to support an additional 753,300 square feet of retail space, over and above existing levels, by 2020.

In addition, based on analysis of a proprietary database of shopping centers in a major metropolitan area, TNDG has determined that services space (e.g., dry cleaners, hair salons, banks, etc.) accounts for 10% to 25% of total shopping center space, depending on type of retail development (i.e., regional, community, neighborhood, etc.). To be analytically conservative, this analysis assumes that, on average, services space accounts for 10% of total space in typical shopping center settings.

**Table III-12:
Demand for NEW Retail Space
Huntington Beach Retail Trade Area – Primary Trade Area**

Retail Category	2010	2012	2014	2016	2018	2020
Shopper Goods:						
GAFO Total	105,982	135,653	412,562	439,372	460,267	481,331
Convenience Goods:						
Eating and Drinking	0	0	64,677	77,754	88,087	98,504
Heavy Commercial Goods:						
Building Materials/Hardware	10,145	15,576	65,952	70,835	74,613	78,422
Auto Parts	767	2,281	16,264	17,621	18,664	19,716
Service Stations	N/A	N/A	N/A	N/A	N/A	N/A
<i>Subtotal</i>	<i>10,912</i>	<i>17,857</i>	<i>82,215</i>	<i>88,456</i>	<i>93,278</i>	<i>98,138</i>
Services Space @ 10% of Total Space	12,988	17,057	62,162	67,287	71,292	75,330
Total	129,883	170,566	621,616	672,869	712,923	753,303

Source: TNDG

III-H. DEMAND FOR GROCERY SALES AND SUPPORTABLE GROCERY SPACE

Since the proposed project would include a supermarket¹⁹ component, this section evaluates the demand for grocery sales and supportable grocery space in the PTA. Table III-13, on the following page, forecasts total demand in the Food category from 2010 to 2020, and provides projections of the potential average sales per square foot for major supermarkets in the trade area.

Based on analysis of available sales tax data, TNDG estimates that the 20 existing supermarkets²⁰ in PTA currently capture approximately 88% of the overall Food category sales. The balance of sales in the overall Food category accrues to smaller convenience and specialty markets. For purposes of projecting future demand, we have assumed that supermarkets will continue to capture 88% of residents' Food demand.

The table also provides an estimate of the PTA supermarkets' average sales volumes, in terms of sales per square foot, by dividing the estimate of supermarket demand (in dollars) by the square feet of existing supermarket space. Projections of future average sales volumes are net of the demand that would be absorbed by the proposed grocery component of the Walmart Supercenter.

¹⁹ For purposes of this analysis, it is assumed that the supermarket component of the Walmart Supercenter would be 30,000 square feet.

²⁰ For purposes of this analysis, "supermarkets" have been defined as food stores larger than 10,000 square feet.

**Table III-13:
Demand for Supermarket Sales and
Estimate of Sales per Square Foot
Huntington Beach Retail Trade Area – Primary Trade Area
in thousands of constant dollars**

Description	2010	2011	2013	2015	2017	2020
Total Food Sales Demand	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Estimated Supermarket Share	88%	88%	88%	88%	88%	88%
Total Potential Sales	\$283,638	\$287,427	\$322,419	\$325,814	\$328,426	\$331,059
Less Demand Absorbed by New Facilities:						
--Walmart Supercenter 1/	\$0	(\$19,290)	(\$19,290)	(\$19,290)	(\$19,290)	(\$19,290)
Net Demand Available to Support Existing Supermarkets	\$283,638	\$268,137	\$303,129	\$306,524	\$309,136	\$311,769
Existing Supermarket Square Feet	685,550	685,550	685,550	685,550	685,550	685,550
Sales per Square Foot Existing Supermarkets	\$414	\$391	\$442	\$447	\$451	\$455

Source: TNDG; Progressive Grocer, The Super 50, May 2010.

1/ Sales per square foot (gross area) assumptions:

Walmart: \$643

APPENDIX A:
RETAIL DEMAND ANALYSIS
HUNTINGTON BEACH RETAIL TRADE AREA

**Table A-1
Population Projections
Huntington Beach Retail Trade Area**

Area	2010	2012	2014	2016	2018	2020
Primary Trade Area (PTA)	155,393	157,469	159,545	161,225	162,518	163,820
Regional Trade Area (RTA)	331,043	335,051	339,058	342,529	345,481	348,458
Total Market Area	486,436	492,520	498,603	161,225	162,518	163,820

Source: Claritas; Southern California Association of Governments (SCAG); The Natelson Dale Group, Inc. (TNDG).

**Table A-2
Per Capita Income Projections
Huntington Beach Retail Trade Area
In constant dollars**

	2010					
Primary Trade Area (PTA)	\$37,989					
Regional Trade Area (RTA)	\$42,452					
Annual Increase Factor	0.00%					

Area	2010	2012	2014	2016	2018	2020
Primary Trade Area (PTA)	\$37,989	\$37,989	\$37,989	\$37,989	\$37,989	\$37,989
Regional Trade Area (RTA)	\$42,452	\$42,452	\$42,452	\$42,452	\$42,452	\$42,452

Source: Claritas; TNDG

Table A-3
Total Income and Potential Retail Sales Projections
Huntington Beach Retail Trade Area
In thousands of constant dollars

Area	2010	2012	2014	2016	2018	2020
<i>Percent of Income Spent on Retail Goods:</i>						
Primary Trade Area (PTA)	28.0%	28.0%	31.0%	31.0%	31.0%	31.0%
Regional Trade Area (RTA)	28.0%	28.0%	31.0%	31.0%	31.0%	31.0%
<i>Total Income:</i>						
Primary Trade Area (PTA)	\$5,903,225	\$5,982,090	\$6,060,955	\$6,124,789	\$6,173,885	\$6,223,375
Regional Trade Area (RTA)	\$14,053,437	\$14,223,568	\$14,393,699	\$14,541,023	\$14,666,344	\$14,792,746
Total	\$19,956,662	\$20,205,658	\$20,454,654	\$20,665,812	\$20,840,230	\$21,016,121
<i>Potential Retail Sales:</i>						
Primary Trade Area (PTA)	\$1,652,903	\$1,674,985	\$1,878,896	\$1,898,685	\$1,913,904	\$1,929,246
Regional Trade Area (RTA)	\$3,934,962	\$3,982,599	\$4,462,047	\$4,507,717	\$4,546,567	\$4,585,751
Total	\$5,587,865	\$5,657,584	\$6,340,943	\$6,406,402	\$6,460,471	\$6,514,998

Source: TNDG; Bureau of Economic Analysis (BEA), CA State Board of Equalization (SBOE).

Table A-4
Distribution of Retail Sales by Retail Category
Huntington Beach Retail Trade Area

Retail Category	%Distribution 2010	%Distribution 2012	%Distribution 2014	%Distribution 2016	%Distribution 2018	%Distribution 2020
<i>Shopper Goods:</i>						
Apparel	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
General Merchandise	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%
Home Furnishings	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Specialty	13.0%	13.0%	13.0%	13.0%	13.0%	13.0%
Subtotal	37.0%	37.0%	37.0%	37.0%	37.0%	37.0%
<i>Convenience Goods:</i>						
Food	19.5%	19.5%	19.5%	19.5%	19.5%	19.5%
Eating and Drinking	13.5%	13.5%	13.5%	13.5%	13.5%	13.5%
Subtotal	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Auto Dealers and Parts	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%
Service Stations	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
Subtotal	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: TNDG, based on historic trends (2008 taxable sales) reported by the SBOE for California.

Table A-5
Projected Demand for Retail Sales by Major Retail Category - Primary Trade Area
Huntington Beach Retail Trade Area
In thousands of constant dollars

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	\$107,439	\$108,874	\$122,128	\$123,415	\$124,404	\$125,401
General Merchandise	\$206,613	\$209,373	\$234,862	\$237,336	\$239,238	\$241,156
Furniture/Appliances	\$82,645	\$83,749	\$93,945	\$94,934	\$95,695	\$96,462
Specialty	\$214,877	\$217,748	\$244,256	\$246,829	\$248,808	\$250,802
Subtotal	\$611,574	\$619,745	\$695,192	\$702,513	\$708,145	\$713,821
<i>Convenience Goods:</i>						
Food	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Eating and Drinking	\$223,142	\$226,123	\$253,651	\$256,322	\$258,377	\$260,448
Subtotal	\$545,458	\$552,745	\$620,036	\$626,566	\$631,588	\$636,651
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	\$115,703	\$117,249	\$131,523	\$132,908	\$133,973	\$135,047
Auto Dealers and Parts	\$206,613	\$209,373	\$234,862	\$237,336	\$239,238	\$241,156
Service Stations	\$173,555	\$175,873	\$197,284	\$199,362	\$200,960	\$202,571
Subtotal	\$495,871	\$502,496	\$563,669	\$569,605	\$574,171	\$578,774
Total	\$1,652,903	\$1,674,985	\$1,878,896	\$1,898,685	\$1,913,904	\$1,929,246

Source: TNDG

Table A-6
Projected Demand for Retail Sales by Major Retail Category - Regional Trade Area
Huntington Beach Retail Trade Area
In thousands of constant dollars

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	\$255,773	\$258,869	\$290,033	\$293,002	\$295,527	\$298,074
General Merchandise	\$491,870	\$497,825	\$557,756	\$563,465	\$568,321	\$573,219
Furniture/Appliances	\$196,748	\$199,130	\$223,102	\$225,386	\$227,328	\$229,288
Specialty	\$511,545	\$517,738	\$580,066	\$586,003	\$591,054	\$596,148
Subtotal	\$1,455,936	\$1,473,562	\$1,650,957	\$1,667,855	\$1,682,230	\$1,696,728
<i>Convenience Goods:</i>						
Food	\$767,318	\$776,607	\$870,099	\$879,005	\$886,581	\$894,222
Eating and Drinking	\$531,220	\$537,651	\$602,376	\$608,542	\$613,787	\$619,076
Subtotal	\$1,298,538	\$1,314,258	\$1,472,475	\$1,487,547	\$1,500,367	\$1,513,298
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	\$275,447	\$278,782	\$312,343	\$315,540	\$318,260	\$321,003
Auto Dealers and Parts	\$491,870	\$497,825	\$557,756	\$563,465	\$568,321	\$573,219
Service Stations	\$413,171	\$418,173	\$468,515	\$473,310	\$477,390	\$481,504
Subtotal	\$1,180,489	\$1,194,780	\$1,338,614	\$1,352,315	\$1,363,970	\$1,375,725
Total	\$3,934,962	\$3,982,599	\$4,462,047	\$4,507,717	\$4,546,567	\$4,585,751

Source: TNDG

Table A-7
Potential Capture of Market Area Demand for Retail Sales Expressed in Percentages
Huntington Beach Retail Trade Area - Primary Trade Area

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
General Merchandise	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Furniture/Appliances	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Specialty	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
<i>Convenience Goods:</i>						
Food	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Eating and Drinking	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Auto Dealers and Parts	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Service Stations	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%

Source: TNDG

Table A-8
Potential Capture of Market Area Demand for Retail Sales Expressed in Percentages
Huntington Beach Retail Trade Area - Regional Trade Area

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
General Merchandise	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Furniture/Appliances	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Specialty	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
<i>Convenience Goods:</i>						
Food	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Eating and Drinking	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Auto Dealers and Parts	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Service Stations	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: TNDG

Table A-9
Potential Capture of Market Area Demand for Retail Sales
Huntington Beach Retail Trade Area - Primary Trade Area
In thousands of constant dollars

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	\$85,951	\$87,099	\$97,703	\$98,732	\$99,523	\$100,321
General Merchandise	\$165,290	\$167,499	\$187,890	\$189,868	\$191,390	\$192,925
Furniture/Appliances	\$66,116	\$66,999	\$75,156	\$75,947	\$76,556	\$77,170
Specialty	\$171,902	\$174,198	\$195,405	\$197,463	\$199,046	\$200,642
Subtotal	\$489,259	\$495,796	\$556,153	\$562,011	\$566,516	\$571,057
<i>Convenience Goods:</i>						
Food	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Eating and Drinking	\$223,142	\$226,123	\$253,651	\$256,322	\$258,377	\$260,448
Subtotal	\$545,458	\$552,745	\$620,036	\$626,566	\$631,588	\$636,651
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	\$115,703	\$117,249	\$131,523	\$132,908	\$133,973	\$135,047
Auto Dealers and Parts	\$165,290	\$167,499	\$187,890	\$189,868	\$191,390	\$192,925
Service Stations	\$138,844	\$140,699	\$157,827	\$159,490	\$160,768	\$162,057
Subtotal	\$419,837	\$425,446	\$477,240	\$482,266	\$486,132	\$490,029
Total	\$1,454,555	\$1,473,987	\$1,653,429	\$1,670,842	\$1,684,236	\$1,697,737

Source: TNDG

Table A-10
Potential Capture of Market Area Demand for Retail Sales
Huntington Beach Retail Trade Area - Regional Trade Area
In thousands of constant dollars

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	\$12,789	\$12,943	\$14,502	\$14,650	\$14,776	\$14,904
General Merchandise	\$24,594	\$24,891	\$27,888	\$28,173	\$28,416	\$28,661
Furniture/Appliances	\$9,837	\$9,956	\$11,155	\$11,269	\$11,366	\$11,464
Specialty	\$25,577	\$25,887	\$29,003	\$29,300	\$29,553	\$29,807
Subtotal	\$72,797	\$73,678	\$82,548	\$83,393	\$84,111	\$84,836
<i>Convenience Goods:</i>						
Food	\$0	\$0	\$0	\$0	\$0	\$0
Eating and Drinking	\$79,683	\$80,648	\$90,356	\$91,281	\$92,068	\$92,861
Subtotal	\$79,683	\$80,648	\$90,356	\$91,281	\$92,068	\$92,861
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	\$6,886	\$6,970	\$7,809	\$7,889	\$7,956	\$8,025
Auto Dealers and Parts	\$0	\$0	\$0	\$0	\$0	\$0
Service Stations	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$6,886	\$6,970	\$7,809	\$7,889	\$7,956	\$8,025
Total	\$159,366	\$161,295	\$180,713	\$182,563	\$184,136	\$185,723

Source: TNDG

Table A-11
Potential Capture of Market Area Demand for Retail Sales
Huntington Beach Retail Trade Area - Combined Trade Areas
In thousands of constant dollars

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
Apparel	\$98,740	\$100,043	\$112,204	\$113,382	\$114,299	\$115,225
General Merchandise	\$189,884	\$192,390	\$215,777	\$218,042	\$219,806	\$221,586
Furniture/Appliances	\$75,954	\$76,956	\$86,311	\$87,217	\$87,923	\$88,634
Specialty	\$197,479	\$200,085	\$224,408	\$226,763	\$228,599	\$230,449
Subtotal	\$562,056	\$569,474	\$638,701	\$645,403	\$650,627	\$655,893
<i>Convenience Goods:</i>						
Food	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Eating and Drinking	\$302,825	\$306,771	\$344,007	\$347,604	\$350,445	\$353,310
Subtotal	\$625,141	\$633,393	\$710,392	\$717,847	\$723,656	\$729,513
<i>Heavy Commercial Goods:</i>						
Building Materials/Hardware	\$122,589	\$124,219	\$139,331	\$140,796	\$141,930	\$143,072
Auto Dealers and Parts	\$165,290	\$167,499	\$187,890	\$189,868	\$191,390	\$192,925
Service Stations	\$138,844	\$140,699	\$157,827	\$159,490	\$160,768	\$162,057
Subtotal	\$426,724	\$432,416	\$485,048	\$490,154	\$494,088	\$498,054
Total	\$1,613,921	\$1,635,282	\$1,834,141	\$1,853,405	\$1,868,372	\$1,883,460

Source: TNDG

Table A-12
Sales Per Square Foot Standards (non-grocery categories)
Huntington Beach Retail Trade Area
Expressed in Sales/Square Feet

Retail Category	Sales/Square Feet
<i>Shopper Goods:</i>	
GAFO*	\$250
Eating/Drinking	\$275
Building/ Hardware/ Farm	\$300
Automotive Parts	\$175

*GAFO: General Merchandise, Apparel, Furniture/Appliances, Other/Specialty

Source: Retail Maxim; Urban Land Institute (ULI); TNDG.

Table A-13
Potential Demand for Retail Space (non-grocery categories)
Huntington Beach Retail Trade Area
Expressed in Square Feet

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
GAFO	2,248,224	2,277,895	2,554,804	2,581,614	2,602,509	2,623,573
<i>Convenience Goods:</i>						
Eating and Drinking	1,101,181	1,115,530	1,250,936	1,264,013	1,274,346	1,284,763
<i>Heavy Commercial Goods:</i>						
Building/ Hardware/ Farm	408,631	414,062	464,438	469,321	473,099	476,908
Automotive Parts*	113,342	114,856	128,839	130,196	131,239	132,291
Service Stations	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal	521,973	528,918	593,276	599,517	604,339	609,199
Total Retail Space	3,871,379	3,922,342	4,399,017	4,445,144	4,481,193	4,517,535

*Assumes that automotive parts stores account for 12% of sales in overall Automotive group category (based on statewide average in 2009).

Source: TNDG

Table A-14
Existing Square Feet of Retail Space
Huntington Beach Retail Trade Area

Retail Category	Square Feet
<hr/>	
<i>Shopper Goods:</i>	
GAFO	2,142,242
<i>Convenience Goods:</i>	
Food (Supermarkets/Liquor)	901,963
Eating and Drinking	1,186,259
Subtotal	<hr/> 2,088,222
<i>Heavy Commercial Goods:</i>	
Building/ Hardware/ Farm	398,486
Auto Parts	112,575
Service Stations	N/A
Subtotal	<hr/> 511,061
Services Space	1,402,403
Vacant	564,317
GRAND TOTAL	6,708,245

Source: TNDG

Table A-15
Net Demand for Retail Space (non-grocery categories)
Huntington Beach Retail Trade Area
Expressed in Square Feet

Retail Category	2010	2012	2014	2016	2018	2020
<i>Shopper Goods:</i>						
GAFO Total	105,982	135,653	412,562	439,372	460,267	481,331
<i>Convenience Goods:</i>						
Eating and Drinking	0	0	64,677	77,754	88,087	98,504
<i>Heavy Commercial Goods:</i>						
Building/ Hardware/ Farm	10,145	15,576	65,952	70,835	74,613	78,422
Auto Parts	767	2,281	16,264	17,621	18,664	19,716
Service Stations	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal	10,912	17,857	82,215	88,456	93,278	98,138
Total Retail Space	116,894	153,510	559,455	605,582	641,631	677,973
Services Space @ 10% of Total Space	12,988	17,057	62,162	67,287	71,292	75,330
GRAND TOTAL	129,883	170,566	621,616	672,869	712,923	753,303

Source: TNDG

Table A-16
Potential Sales Impacts to Existing Supermarkets
Huntington Beach Retail Trade Area
Expressed in Sales per Square Feet

Demand Variable	2010	2012	2014	2016	2018	2020
Total Food Sales Demand (000's)	\$322,316	\$326,622	\$366,385	\$370,244	\$373,211	\$376,203
Estimated Supermarket Share	88%	88%	88%	88%	88%	88%
Total Potential Supermarket Sales	\$283,638	\$287,427	\$322,419	\$325,814	\$328,426	\$331,059
Less Demand Absorbed by New Facilities*: --Wal-Mart Supercenter		(\$19,290)	(\$19,290)	(\$19,290)	(\$19,290)	(\$19,290)
Net Demand Available to Support Existing Supermarkets	\$283,638	\$268,137	\$303,129	\$306,524	\$309,136	\$311,769
Existing Supermarket Sq. Ft.	685,550	685,550	685,550	685,550	685,550	685,550
Sales Per Square Foot Existing Supermarkets	\$414	\$391	\$442	\$447	\$451	\$455

*Sales per square foot (gross area) assumptions:
Wal-Mart \$643

Source: TNDG; Progressive Grocer, The Super 50, May 2010.

APPENDIX B:
RETAIL INVENTORY
HUNTINGTON BEACH RETAIL TRADE AREA

**Table B-1
Retail Tenant Inventory
Huntington Beach Retail Trade Area: East-West Streets (Primary Trade Area)**

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Warner				
Taco Bell	9925 Warner	Fountain Valley	ED	2,250
Hot Off The Grill	9___ Warner	Fountain Valley	ED	2,588
Moonlight Pizza	9895 G Warner	Fountain Valley	ED	3,125
7 Always Cleaners	9895 F Warner	Fountain Valley	SRV	1,250
Audiologist	9895 D&E Warner	Fountain Valley	SRV	2,188
Linda's Hair & Nail	9895 C Warner	Fountain Valley	SRV	1,250
Hamle Super Market	9895 A Waner	Fountain Valley	FOOD	2,031
Los Primos Mexican Food	9475 A Warner	Fountain Valley	ED	2,194
Toxic Board Shop	9475 B Warner	Fountain Valley	GAFO	1,013
Subway	9475 C Warner	Fountain Valley	ED	1,013
Vacant	9475 D Warner	Fountain Valley	VAC	2,500
Sports Authority	9065 Warner	Fountain Valley	GAFO	47,725
Verizon	9025 B Warner	Fountain Valley	GAFO	956
Starbucks	9025 A Warner	Fountain Valley	ED	1,169
Game Stop	9025 C Warner	Fountain Valley	GAFO	1,488
Karen's Décor Flowers	9025 D Warner	Fountain Valley	GAFO	850
Vacant	9025 E Warner	Fountain Valley	VAC	1,063
Tommys Hamburgers	9024 Recreation Circle	Fountain Valley	ED	2,188
Plummers Furniture	8881 Warner	Huntington Beach	GAFO	34,800
Tap House Coming 2011	8901 Warner	Huntington Beach	UC	
America's Tire	8281 Warner	Huntington Beach	AUTO	6,181
Carl's kr.	8271 Warner	Huntington Beach	ED	3,400
Lowe's	8175 Warner	Huntington Beach	HARD	130,022
Baka Willie's Mexican Restaurant	7891 Warner	Huntington Beach	ED	5,319
Woody's Diner	7871 Warner	Huntington Beach	ED	3,150
La Bodega Ranch Market	7451 I Warner	Huntington Beach	FOOD	2,531
Sigue Money Transfer	7451 H Warner	Huntington Beach	SRV	1,856
T'Kila Mexican Food	7451 G Warner	Huntington Beach	ED	1,688
Sweet Heaven Bakery	7451 F Warner	Huntington Beach	ED	1,519
Mail Box Ent	7451 E Warner	Huntington Beach	SRV	1,350
Vacant	7451 B-D Warner	Huntington Beach	VAC	6,300
Synergy Physical Theropy	7451 A Warner	Huntington Beach	SRV	2,700
Cosmo Prof	7391 Warner Ave #J	Huntington Beach	GAFO	2,869
Bravo Avo Mediteranian	7391 Warner Ave #G	Huntington Beach	ED	2,025
Guitar Repair	7391 Warner Ave #F	Huntington Beach	SRV	1,013
Donuts & Burgers	7393 Warner Ave	Huntington Beach	ED	1,013
Carpet & More	7391 Warner Ave #D	Huntington Beach	HARD	1,856
Vacant	7395 Warner Ave	Huntington Beach	VAC	1,856
Hydrophonics	739_ Warner Ave	Huntington Beach	GAFO	2,869
Hiltop kr. Market	7351 Warner 102	Huntington Beach	FOOD	2,731
Dukes	7351 Warner 101	Huntington Beach	ED	1,869
Sweet Elle Café	7251 Warner #L	Huntington Beach	ED	1,994
Karate	7251 Warner #K	Huntington Beach	SRV	1,631
H&R Block	7251 Warner	Huntington Beach	SRV	1,631
Stein Optometrey	7251 Warner #H	Huntington Beach	SRV	2,975
Beauty Supply	7251 Warner #G	Huntington Beach	GAFO	1,913
China Kitchen	7251 Warner #F	Huntington Beach	ED	1,913
Check into Cash	7251 Warner #E	Huntington Beach	SRV	1,913

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Jenny Craig	7251 Warner Ave # C	Huntington Beach	SRV	1,913
Schools First Credit Union	7251 Warner	Huntington Beach	SRV	6,163
Ross	7201 Warner	Huntington Beach	GAFO	26,250
CVS	7191 Warner	Huntington Beach	GAFO	26,250
Oriley Auto Parts	7171 Warner Avenue	Huntington Beach	AUTO	15,750
Fashion Time	7171 H&G Warner	Huntington Beach	GAFO	7,875
Mane Moves & Body Works Salon	7171 E Warner	Huntington Beach	SRV	6,125
Cleaners	7171 D Warner	Huntington Beach	SRV	4,375
Surf City Dentist	7171 C Warner	Huntington Beach	SRV	4,375
Hair Masters	7171 B Warner	Huntington Beach	SRV	1,400
Happy Bee Fruit Paradise	7171 A Warner	Huntington Beach	FOOD	1,400
US Bank	7211 Warner	Huntington Beach	SRV	4,688
Stater Bros	7101 Warner	Huntington Beach	FOOD	35,500
Cold Stone	7071 G Warner	Huntington Beach	ED	1,575
UPS Store	7071 F Warner	Huntington Beach	SRV	3,150
Laundry	7071 C Warner	Huntington Beach	SRV	2,275
Fancy Nails	7071 B Warner	Huntington Beach	SRV	1,225
Lampost Pizza	7071 A Warner	Huntington Beach	ED	4,725
From Head to Toes Salon	7011 A Warner	Huntington Beach	SRV	10,500
Vacant	7011 Warner	Huntington Beach	VAC	1,650
Cleaners	7011 H Warner	Huntington Beach	SRV	825
Boost Mobil	7011 k Warner	Huntington Beach	GAFO	825
Cherry on Top	7011 L Warner	Huntington Beach	ED	3,588
The Wok Experience	7011 Warner	Huntington Beach	ED	1,125
Whatta Lotta Pizza	7011 M Warner	Huntington Beach	ED	1,238
Tacos Cancun	7011 Warner	Huntington Beach	ED	1,650
Water Market	7011 Warner	Huntington Beach	ED	894
C Furnishings	7151 102 Warner	Huntington Beach	GAFO	2,800
Alfred Angelo Bridal	7151 101 Warner	Huntington Beach	GAFO	7,600
Circle K & 76 Station	69__ Warner	Huntington Beach	GAS	1,594
Bk Clothes	6967 Warner	Huntington Beach	GAFO	4,000
Joe's Sushi	6973 Warner	Huntington Beach	ED	3,000
Tae Kwon Do	6979 Warner	Huntington Beach	SRV	3,800
Radio Shack	6991 Warner	Huntington Beach	GAFO	3,000
Men&Women Hair Salon	6955 Warner	Huntington Beach	SRV	1,094
Laserimage	6953 Warner	Huntington Beach	SRV	1,406
Cash Advance	6951 Warner	Huntington Beach	SRV	938
Laundry	6949 Warner	Huntington Beach	SRV	1,350
Cleaners	6945 Warner	Huntington Beach	SRV	1,350
Shear Wonder Salon	69__ Warner	Huntington Beach	SRV	1,050
HB Liquor	6937 Warner Avenue	Huntington Beach	FOOD	1,650
Big Lots	6911 Warner	Huntington Beach	GAFO	34,000
Universal Carpet & Flooring	6905 Warner Ave	Huntington Beach	HARD	14,250
Great Dane Baking Co	6855 Warner	Huntington Beach	ED	2,700
Shoe Repair	6853 Warner	Huntington Beach	SRV	750
Tailor	6851 Warner	Huntington Beach	SRV	750
Allstate	6849 Warner	Huntington Beach	SRV	1,200
Hair Salon	6849 Warner	Huntington Beach	SRV	1,350
Pizza	6841 Warner	Huntington Beach	ED	2,700
Jewelry Repair	6837 Warner	Huntington Beach	SRV	1,650
Smoke Shop	6835 Warner	Huntington Beach	GAFO	1,200
Massage	6833 Warner	Huntington Beach	SRV	1,200
Mocha Tan	6831 Warner	Huntington Beach	SRV	2,100
Curves	6829 Warner	Huntington Beach	SRV	1,500
Tailor/Cleaners	6827 Warner	Huntington Beach	SRV	1,500
Animal Kingdom Pet Store	6821 Warner	Huntington Beach	GAFO	2,400
Book Junction	6817 Warner	Huntington Beach	GAFO	1,500

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Gong's Chinese Food	6815 Warner	Huntington Beach	ED	3,300
Anaheim Patio & Fireside	6811 Warner	Huntington Beach	GAFO	9,150
Bank of the West	6791 Warner	Huntington Beach	SRV	5,313
Pizza Hut	6789 Warner	Huntington Beach	ED	1,350
Health Foods	6785 Warner	Huntington Beach	FOOD	3,300
Steve's Charburger	6033 Warner	Huntington Beach	ED	1,913
Salon Dion	6031 Warner	Huntington Beach	SRV	1,125
M&P Liquor	6092 Warner	Huntington Beach	FOOD	1,013
Barkingham Palace Pet Grooming	6027 Warner	Huntington Beach	SRV	1,013
General Dentistry	6025 Warner	Huntington Beach	SRV	900
Vet Hospital	6023 Warner	Huntington Beach	SRV	675
Vacant	6019-6021 Warner	Huntington Beach	VAC	1,463
Best Cleaners	6017 Warner	Huntington Beach	SRV	1,013
Lovely Nails & Spa	6015 Warner	Huntington Beach	SRV	1,013
Flowers	6013 Warner	Huntington Beach	GAFO	1,013
Any Old Time Donuts	6011 Warner	Huntington Beach	ED	1,013
Glossy Nails	5965 Warner	Huntington Beach	SRV	650
Baskin Robins	5971 Warner	Huntington Beach	ED	1,625
Petco	5961 Warner Avenue	Huntington Beach	GAFO	19,213
Laundry	5941 Warner	Huntington Beach	SRV	1,619
Crown Cleaners	5935 Warner	Huntington Beach	SRV	2,313
Hair Safari	5931 Warner	Huntington Beach	SRV	1,388
Vittorio's	5921 Warner Avenue	Huntington Beach	ED	4,625
Vacant	5915 Warner	Huntington Beach	VAC	1,600
Vacant	5911 Warner	Huntington Beach	VAC	1,600
Tailor	5905 Warner	Huntington Beach	SRV	1,400
Mail Secretary	5901 Warner	Huntington Beach	SRV	1,000
Beef Palace Butcher Shop	5895 Warner	Huntington Beach	FOOD	2,800
Chiropractor	5891 Warner	Huntington Beach	SRV	1,600
Hair & Nails	5885 Warner	Huntington Beach	SRV	800
Rite Aid	5881 Warner	Huntington Beach	GAFO	17,225
Wells Fargo	5355 Warner 101	Huntington Beach	SRV	2,625
Coldwell Banker	5355 Warner 103	Huntington Beach	SRV	4,313
CVS	5295 Warner	Huntington Beach	GAFO	26,825
Mail Center	5267 Warner	Huntington Beach	SRV	1,294
Hair Master	5263 Warner	Huntington Beach	SRV	1,581
Beauty Supply & Salon	5259 Warner	Huntington Beach	GAFO	1,581
GNC	5255 Warner	Huntington Beach	GAFO	1,581
Ralph's	5241 Warner	Huntington Beach	FOOD	44,600
Cleaners	5225 Warner	Huntington Beach	SRV	1,869
Harbor Dental	5219 Warner	Huntington Beach	SRV	1,294
Nail & Spa Co	5215 Warner	Huntington Beach	SRV	1,294
Vacant	5209 Warner	Huntington Beach	VAC	719
Baci di Roma	5205 Warner	Huntington Beach	ED	2,444
Pick Up Sticks	5143 Warner	Huntington Beach	ED	2,338
Starbucks	5141 Warner	Huntington Beach	ED	1,513
Sammy's Burgers	5171 Warner	Huntington Beach	ED	2,475
Dairy Queen	5183 Warner	Huntington Beach	ED	1,650
Blockbuster	5341 Warner	Huntington Beach	GAFO	6,188
Jamba Juice	5353 Warner	Huntington Beach	ED	1,238

Heil Avenue				
Vacant	9475 Heil	Fountain Valley	VAC	2,138
California Pain Center	9475 D Heil	Fountain Valley	SRV	1,069
Bad Influence Tatoo	9475 C Heil	Fountain Valley	SRV	1,306
The Red Claw	9475 A Heil	Fountain Valley	ED	1,900
Alley Cat & Dog Grooming	9475 Heil	Fountain Valley	SRV	1,900

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Vacant	94__ Heil	Fountain Valley	VAC	1,663
Full Service Salon	9449-9453 Heil	Fountain Valley	SRV	2,138
Musician's Music	9445 Heil	Fountain Valley	GAFO	1,069
Struff 4 Health	9443 Heil	Fountain Valley	GAFO	831
Agape Insurance	9437 Heil	Fountain Valley	SRV	1,663
Lynn's Cleaners	9435 Heil	Fountain Valley	SRV	713
Fountain Valley Printing	9431 Heil	Fountain Valley	SRV	950
Image Salon	8481 A Heil	Westminster	SRV	1,000
Dentist	8481 B Heil	Westminster	SRV	1,000
Videoman	8481 C&D Heil	Westminster	GAFO	2,250
Cleaners	8481 E Heil	Westminster	SRV	1,125
Launderland Coin Laundry	8481 F&G Heil	Westminster	SRV	2,125
Taco Grill	8481 H Heil	Westminster	ED	956
Sterling Liquor	8501 Heil	Westminster	FOOD	2,656
Flowers & More	8511 Heil	Westminster	SRV	956
Mental Amusement	8515 Heil	Westminster	SRV	1,806
Vacant	8517-8527 Heil	Westminster	VAC	1,806
Vacant	5050 C Heil	Huntington Beach	VAC	2,888
Izzy's Café	5050 B Heil	Huntington Beach	ED	1,575
Hyroy's Cocktails	5050 A Heil	Huntington Beach	ED	1,838
Top Tech Auto	7234 Heil	Huntington Beach	AUTO	1,750
Office Building	7236 Heil	Huntington Beach	SRV	1,575
Insco painting Co	7238 Heil	Huntington Beach	GAFO	1,575
Purple Feet Wine Shop	7240 Heil	Huntington Beach	ED	1,575
Brew Baker's Beer & Soda	7242 Heil	Huntington Beach	ED	1,575
Home Design Center	7244 Heil	Huntington Beach	HARD	1,750
Drake's Carpet	7246 Heil	Huntington Beach	HARD	1,575
Goldenwest Trading	7248 Heil	Huntington Beach	SRV	1,575
Vacant	7250 Heil	Huntington Beach	VAC	1,575
Franks' Cane & Rush Supply	7252 Heil	Huntington Beach	SRV	1,575

Edinger Avenue				
Hair Harbor	5050 Edinger	Huntington Beach	SRV	919
K-9 Pet Grooming & Supplies	5048 Edinger	Huntington Beach	GAFO	919
Tile & Wood	5046 Edinger	Huntington Beach	HARD	919
Carpet & flooring	5044 Edinger	Huntington Beach	HARD	1,181
Pacific Edge Bait & Tackle	5042 Edinger	Huntington Beach	GAFO	3,544
K&M Donuts	5040 Edinger	Huntington Beach	ED	1,444
Subway/Chevron Foot Mart	5002 Edinger	Huntington Beach	ED	1,150
Bank of America	5812 Edinger	Huntington Beach	SRV	9,588
CVS	5822 Edinger Avenue	Huntington Beach	GAFO	23,275
Pro Beauty	5828 Edinger	Huntington Beach	GAFO	5,513
kTs Bagel Co	5840 B Edinger	Huntington Beach	ED	3,675
Radio Shack	5840 Edinger	Huntington Beach	GAFO	3,369
Vacant	5842 Edinger	Huntington Beach	VAC	3,063
Prudential Realty	5848 Edinger	Huntington Beach	SRV	3,413
Orange County Dance Center	5872 E Edinger	Huntington Beach	SRV	788
Miracle Acupuncture	5860 Edinger	Huntington Beach	SRV	525
Sushi Ya	5864 Edinger	Huntington Beach	ED	3,250
Orance County Dance Center	5872 A Edinger	Huntington Beach	SRV	1,463
Octane Alley	5876 Edinger	Huntington Beach	ED	6,500
Helen Grace Chocolates	5886 Edinger	Huntington Beach	ED	2,275
Marina Family Medical Group	5888 Edinger	Huntington Beach	SRV	2,600
Huntington Beach Optometry	5890 Edinger	Huntington Beach	SRV	1,788
24 Hour Fitness	5898 Edinger	Huntington Beach	SRV	6,338
Cleaners	5904 Edinger	Huntington Beach	SRV	1,300
Simply Yogurt	5906 Edinger	Huntington Beach	ED	1,138

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Kings Pizza	5908 Edinger	Huntington Beach	ED	1,138
Martial Arts	5910 Edinger	Huntington Beach	SRV	1,788
Vacant	5912 Edinger	Huntington Beach	VAC	5,038
Vons	5922 Edinger	Huntington Beach	FOOD	41,250
Dental Associates	5942 Edinger 101	Huntington Beach	SRV	4,988
Flame Broiler	5942 Edinger 103	Huntington Beach	ED	1,188
Pee Wee's	5943 Edinger 104	Huntington Beach	ED	1,425
Super Cuts	5944 Edinger 105	Huntington Beach	SRV	1,663
Corner Deli	5945 Edinger 106	Huntington Beach	ED	2,613
Noal Jewelry	5946 Edinger 108A	Huntington Beach	GAFO	1,188
Surf City Nails	5947 Edinger 108B	Huntington Beach	SRV	1,544
Edward's Salon	5948 Edinger 110	Huntington Beach	SRV	1,188
k&S Smoke Shop	5949 Edinger 111	Huntington Beach	GAFO	950
Westshore Cash	5950 Edinger 112	Huntington Beach	SRV	1,069
The Mailbox Center	5942 Edinger 113	Huntington Beach	SRV	1,900
Jack in the Box	6402 Edinger	Huntington Beach	ED	2,156
Pardise Nails	6482 Edinger	Huntington Beach	SRV	2,500
Admralty Cleaners	6486 Edinger	Huntington Beach	SRV	1,406
Unicorn Sports Coming Oct. 1	6488 Edinger	Huntington Beach	GAFO	1,406
Subway	6490 Edinger	Huntington Beach	ED	1,406
Style Council Hair & Skin Care	6492 Edinger	Huntington Beach	SRV	1,406
Dey's Donuts	6494 Edinger	Huntington Beach	ED	1,406
76 Station	6502 Edinger	Huntington Beach	GAS	468
Animal Hospital	6832 Edinger	Huntington Beach	SRV	2,519
Ocean Aire Cleaners	6834 Edinger	Huntington Beach	SRV	1,313
Ocean Gear Scuba Center (Coming Soo	6836 Edinger	Huntington Beach	GAFO	1,313
Nail Tymes	6838 Edinger	Huntington Beach	SRV	1,313
Kung Pao Bowl	6840 Edinger	Huntington Beach	ED	2,888
Sno on the Go	684 Edinger	Huntington Beach	ED	1,313
De Simone Deli	6850 Edinger	Huntington Beach	ED	1,313
The Mane Event Hair Salon	6852 Edinger	Huntington Beach	SRV	1,313
Catch of the Day	6852 Edinger	Huntington Beach	ED	1,313
Family Dentist	6856 Edinger	Huntington Beach	SRV	1,313
Interior Accents	6862 Edinger	Huntington Beach	GAFO	2,494
Smart & Final	6882 Edinger	Huntington Beach	FOOD	26,100
Vacant (Former furniture store)	6902 Edinger	Huntington Beach	VAC	77,000
Watch Repair	6858 Edinger	Huntington Beach	SRV	1,050
7 Eleven	7012 Edinger Ave	Huntington Beach	FOOD	3,281
Sunny's Family Restaurant	7148 Edinger	Huntington Beach	ED	6,375
Vacant	7088 Edinger	Huntington Beach	VAC	1,706
US Bank	7222 Edinger	Huntington Beach	SRV	7,875
Toys R Us	7212 Edinger	Huntington Beach	GAFO	43,988
Goodyear	7232 Edinger	Huntington Beach	AUTO	4,869
Vacant (Former Albertsons)	7212 Edinger	Huntington Beach	VAC	65,750
Smoke Shop	7194 Edinger	Huntington Beach	GAFO	1,625
Optometry	7192 Edinger	Huntington Beach	SRV	2,500
Anime King	7188 Edinger	Huntington Beach	GAFO	875
Game Place	7184 Edinger	Huntington Beach	GAFO	1,125
Pro Nail Care	7180 Edinger	Huntington Beach	SRV	1,125
Mystery Inc Book Store	7176 Edinger	Huntington Beach	GAFO	1,013
Dance Works Dance Wear	7176 Edinger	Huntington Beach	GAFO	2,025
Hair & Nails	7170 Edinger	Huntington Beach	SRV	1,500
Quality Dry Cleaning	7166-7168 Edinger	Huntington Beach	SRV	2,000
Great Earth Vitamin Store	7164 Edinger	Huntington Beach	GAFO	1,125
Embroid Me	7162 Edinger	Huntington Beach	SRV	1,375
Coins	7160 Edinger	Huntington Beach	GAFO	1,000
OreCk	7158 Edinger	Huntington Beach	GAFO	1,000

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Golden Smile Dental	7154 Edinger	Huntington Beach	SRV	1,250
Exit Realty	7152 Edinger	Huntington Beach	SRV	1,625
Keigo's kapanese Food	7144 Edinger	Huntington Beach	ED	1,406
kk Bread	7142 Edinger	Huntington Beach	ED	1,406
Adam's Electronics	7128-7140 Edinger	Huntington Beach	GAFO	5,469
Eat at koe's	7120 Edinger Ave	Huntington Beach	ED	2,813
East Winds	7114 Edinger	Huntington Beach	GAFO	2,656
Lamps Plus	7266 Edinger	Huntington Beach	GAFO	17,550
Vacant	7262 Edinger	Huntington Beach	VAC	1,200
LA Boxing	7362 A Edinger	Huntington Beach	SRV	5,225
OC Mattress Superstore	7362 B Edinger	Huntington Beach	GAFO	7,838
LA Choza Restaurant	7402 Edinger	Huntington Beach	ED	6,125
Fazee Paint	7450 Edinger	Huntington Beach	GAFO	5,625
Nickel Nickel	7454 Edinger	Huntington Beach	SRV	7,656
Doggetown USA	7466 Edinger	Huntington Beach	SRV	4,063
Surf City Cyclery	7470 Edinger	Huntington Beach	GAFO	10,313
Taco Bell	7480 Edinger	Huntington Beach	ED	3,188
City Bank	7552 Edinger	Huntington Beach	SRV	5,363
AT&T	7590 Edinger	Huntington Beach	GAFO	2,031
Bukhara Cuisine of India	7594 Edinger	Huntington Beach	ED	1,406
Subway	7596 Edinger	Huntington Beach	ED	1,406
Rich Donuts	7596 Edinger	Huntington Beach	ED	1,406
Vacant	7622 Edinger	Huntington Beach	VAC	2,275
Arizona Leather	7662 Edinger	Huntington Beach	GAFO	6,475
Kuzu Tailor	7656 Edinger	Huntington Beach	SRV	1,563
Launderland	7656 Edinger	Huntington Beach	SRV	3,125
Dentistry	7648 Edinger	Huntington Beach	SRV	1,406
Linda's Hair & Spa	7640 Edinger	Huntington Beach	SRV	1,719
Vacant	7644 Edinger	Huntington Beach	VAC	1,406
Mit Asie	7636 Edinger	Huntington Beach	ED	1,094
Soccer Store	7632 Edinger	Huntington Beach	GAFO	1,406
Pestmart	7600 Edinger	Huntington Beach	GAFO	22,313
Michael's Craft	7600 Edinger Ave # A	Huntington Beach	GAFO	30,188
Bong Bong	7572 Edinger	Huntington Beach	ED	1,406
Citi Financial	7568 Edinger	Huntington Beach	SRV	2,188
Vacant	7566 Edinger	Huntington Beach	VAC	2,656
Golf Tec	7564 Edinger	Huntington Beach	GAFO	2,031
Weight Watchers	7562 Edinger	Huntington Beach	SRV	1,719
Vacant (Former CVS)	7542 Edinger	Huntington Beach	VAC	28,875
Howard's TV	7532 Edinger Ave	Huntington Beach	GAFO	24,194
Vacant	7492 Edinger	Huntington Beach	VAC	11,813
Denny's	7490 Edinger	Huntington Beach	ED	5,250
Vitamin Shoppe	7672 Edinger	Huntington Beach	GAFO	5,156
3 Day Blinds	7682 Edinger	Huntington Beach	GAFO	3,375
Stone Henger	7700 Edinger	Huntington Beach	GAFO	7,688
Men's Wearhouse	7738 Edinger	Huntington Beach	GAFO	13,950
Office Depot	7742 Edinger	Huntington Beach	GAFO	14,338
Barbers	7744 Edinger	Huntington Beach	SRV	1,125
Spectrum Nails	7746 Edinger	Huntington Beach	SRV	938
Big O Tires	7872 Edinger	Huntington Beach	AUTO	8,525
Arby's	7942 Edinger	Huntington Beach	ED	2,438
Great American Storage Center	8041 Edinger	Westminster	SRV	34,300
Vacant	8021-8031 Edinger	Huntington Beach	VAC	11,375
Nady's Liquor	8456 Edinger	Huntington Beach	FOOD	2,750
St. George Pizza	8454 Edinger	Huntington Beach	ED	1,513
CMK Barber	8452 Edinger	Huntington Beach	SRV	1,513
Chiropractor	8450 Edinger	Huntington Beach	SRV	1,513

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Taco Bell	9061 Edinger	Westminster	ED	1,100
Superior Real Estate	9134 Edinger Ave	Westminster	SRV	4,950
Whatta Lotta Pizza	9132 Edinger	Westminster	ED	1,138
Artist's Flowers	9130 Edinger	Westminster	GAFO	1,138
ATNT Travel & Tours	9126 Edinger	Westminster	SRV	1,625
ABC Copy	9120 Edinger	Westminster	SRV	2,600
Famly Dentist	9118 Edinger	Westminster	SRV	1,625
Vacant	9114 Edinger	Westminster	VAC	1,138
Chi Tam Productions	9110 Edinger	Westminster	GAFO	1,300
Holy Family Catholic Gifts	9106 Edinger	Westminster	GAFO	975
Mirada Chinese & Thai Restaurant	9102 Edinger	Westminster	ED	1,463
Thuy's Food to Go	9092 Edinger	Westminster	ED	2,175
Hair Today	9088 Edinger	Westminster	SRV	1,813
Tennis Racquet	9084 Edinger	Westminster	GAFO	1,088
Good Water	9080 Edinger	Westminster	ED	1,813
Estrella's Pet Grooming	9076 Edinger	Westminster	SRV	1,450
Truman Liquor	9074 Edinger	Westminster	FOOD	2,531
Edinger Cleaners	9064 Edinger	Westminster	SRV	1,519
Neighborhood Liquor	9461 Edinger	Westminster	FOOD	5,281
Paris Pasteries	9441 Edinger	Westminster	ED	3,413
State Farm	9439 Edinger	Westminster	SRV	1,313
Best Alterations	9437 Edinger	Westminster	SRV	1,313
La Vang Dental Center	9435 Edinger	Westminster	SRV	1,181
La Vang Medical Center	9433 Edinger	Westminster	SRV	1,313
Trung Tan	9431 Edinger	Westminster	SRV	1,313
76 Station	9020 Edinger	Fountain Valley	GAS	1,563
Whole Foods*	7881 Edinger	Huntington Beach	FOOD	15,750
Coco's	7311 Edinger	Huntington Beach	ED	6,750
Thomasville Home Furnishings	7227 Edinger	Huntington Beach	GAFO	18,038
Under Construction	7225 D Edinger	Huntington Beach	UC	16,188
L.A. Carpet	7225 H&F Edinger	Huntington Beach	HARD	4,050
Salma's Custom Sofas	7225 A Edinger	Huntington Beach	GAFO	6,450
Vacant	7225 k Edinger	Huntington Beach	VAC	2,850
George's Mexican Restaurant	6581 Edinger	Huntington Beach	ED	2,519
McDonalds	6561 Edinger	Huntington Beach	ED	5,119
Liquor Store	6541 Edinger	Huntington Beach	FOOD	2,550
Charo Chicken	6531 Edinger	Huntington Beach	ED	1,750
Perry's Pizza	6501 Edinger	Huntington Beach	ED	3,825
Bistro Liquor	6441 Edinger	Huntington Beach	FOOD	3,281
The Bee Hive Bar	6431 Edinger	Huntington Beach	ED	2,494
Mako Matt's Marine	6423 Edinger	Huntington Beach	GAFO	3,019
Penner's Hardwood Flooring	6411 Edinger	Huntington Beach	HARD	1,706
Baseball Cards Plus	6401 Edinger	Huntington Beach	GAFO	919

McFadden Avenue				
Sun Coast Mortgage	9035 McFadden Ave	Westminster	SRV	1,650
Bong Mai	9033 McFadden Ave	Westminster	ED	3,600
AAA Deli	9031 McFadden Ave	Westminster	FOOD	1,350
Higher Power Chiropractor	9029 McFadden Ave	Westminster	SRV	1,050
Vacant	9027 McFadden Ave	Westminster	VAC	1,350
Tae Kwon Do	9025 McFadden Ave	Westminster	SRV	2,400
Dolores's Beauty Salon	9019 McFadden Ave	Westminster	SRV	1,350
Farmer's Insurance	9017 McFadden Ave	Westminster	SRV	1,050
Dentist	9015 McFadden Ave	Westminster	SRV	1,350
Drinking Water	9011 McFadden Ave	Westminster	ED	1,050
Tuoc Khong Duong Medical Center	9009 McFadden Ave	Westminster	SRV	1,650

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Natal Drive				
Arco	6036 Natal Dr	Westminster	GAS	1,925

Hazard Avenue				
Pho 79	9941 Hazard Ave	Garden Grove	ED	2,550

Bolsa Avenue				
AMPM	6002 Bolsa Ave	Huntington Beach	GAS	2,500
Coco's	6886 Bolsa	Huntington Beach	ED	7,400
Wells Fargo	6952 Bolsa	Huntington Beach	SRV	5,688
Bank of America	8850 Bolsa	Westminster	SRV	8,125
Smoothie Land	8860 A Bolsa	Westminster	ED	1,313
Cellugape	8860 B Bolsa	Westminster	SRV	1,313
Kim Phu Express	8860 C Bolsa	Westminster	ED	1,750
OK Beauty Supply	8882 Bolsa	Westminster	SRV	1,969
Gift Shop	9200 Bolsa	Westminster	GAFO	1,750
Mai's cosmetics & Perfumes	9938 Bolsa Ave #214	Westminster	GAFO	1,750
Lam van Food to Go	8888 Bolsa	Westminster	ED	2,406
Quan Bun	8890 Bolsa	Westminster	ED	1,750
Page Tek	8892 Bolsa	Westminster	GAFO	1,531
OBGYN	8900 Bolsa	Westminster	SRV	956
Pharmacy	8900 Bolsa	Westminster	GAFO	3,506
Medical Office	8904 Bolsa	Westminster	SRV	1,750
Orange Cargo	9__ Bolsa	Westminster	GAFO	438
AT&T	9__ Bolsa	Westminster	GAFO	1,531
Royal Restaurant	9743 Bolsa	Westminster	ED	7,200
Gypsy Café	9741 Bolsa 120	Westminster	ED	1,463
Phong OBGYN	9741 Bolsa 119	Westminster	SRV	1,625
Cosmetic Spa	9741 Bolsa 118	Westminster	SRV	1,625
Nguyen M.D.	9741 Bolsa 117	Westminster	SRV	1,625
Audrey Pharmacy	9741 Bolsa 116	Westminster	GAFO	1,625
Ian Song Xanh Music	9741 Bolsa 115	Westminster	GAFO	1,625
Hong Mai Restaurant	9741 Bolsa 114	Westminster	ED	2,763
Massage	9741 Bolsa 112	Westminster	SRV	1,625
Realty World	9741 Bolsa 111	Westminster	SRV	1,625
Beauty Spa Expo	9741 Bolsa 110	Westminster	SRV	1,788
Deli	9741 Bolsa 109	Westminster	ED	1,625
Quan Minh Ky	9741 Bolsa 108	Westminster	GAFO	1,625
Tiem Yen Ten Lei	9741 Bolsa 107	Westminster	GAFO	1,788
SC Dental	9741 Bolsa 106	Westminster	SRV	1,625
M.D. Herbs	9741 Bolsa 105	Westminster	GAFO	1,138
Bellagio the Salon	9741 Bolsa 104	Westminster	SRV	1,463
Crown Dental	9741 Bolsa 102-103	Westminster	SRV	3,088
Yogurt Passion	9741 Bolsa 101	Westminster	ED	1,625
Thong Loi	9695 Bolsa	Westminster	GAFO	1,150
Thong Hoa	9697 Bolsa	Westminster	GAFO	1,150
Vacant	9699 Bolsa	Westminster	VAC	1,150
Lucky Fish & Water	9701 Bolsa	Westminster	GAFO	1,294
Vacant	9703 Bolsa	Westminster	VAC	1,150
Mimi Travel	9705 Bolsa	Westminster	SRV	1,294
Bangkok Pai	9707 Bolsa	Westminster	ED	1,150
Phong Fashion	9709 Bolsa	Westminster	GAFO	1,294
Viet Travel & Cargo	9711 Bolsa	Westminster	SRV	1,150
V&V Beauty Supplies	9713 Bolsa	Westminster	GAFO	1,294
Vua Tra	9715 Bolsa	Westminster	GAFO	1,294
Vua Kho Bo	9717 Bolsa	Westminster	GAFO	1,150
Vacant	9719-9721 Bolsa	Westminster	VAC	3,450

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Quan Sty	9727 Bolsa	Westminster	ED	3,875
East West Bank	9731 Bolsa	Westminster	SRV	3,294
yashi Hair Saon	9733 Bolsa	Westminster	SRV	2,000
tay ho Restaurant	9629 Bolsa	Westminster	ED	1,788
Pho Thanh Restaurant	9625 Bolsa	Westminster	ED	3,875
Sun Moon Bakery	9635 Bolsa	Westminster	ED	2,813
Tan Phat	9637 Bolsa	Westminster	GAFO	1,813
Hien Khanh	9639 Bolsa	Westminster	GAFO	1,631
Windlee Porcelan	9641 Bolsa	Westminster	GAFO	1,631
Vacant	9643 Bolsa	Westminster	VAC	1,813
Tong's Beauty Supply	9645 Bolsa	Westminster	GAFO	1,813
Bolsa Nails & Supply	9647 Bolsa	Westminster	SRV	1,631
Cleaners	9649 Bolsa	Westminster	SRV	1,813
Myopics Optometry	9651 Bolsa	Westminster	SRV	1,813
Vacant	9653 Bolsa	Westminster	VAC	1,813
L'amour Cosmetics	9655 Bolsa	Westminster	GAFO	1,813
Milan Hair Salon	9657 Bolsa	Westminster	SRV	1,813
Nha Thuoc Bac	9659 Bolsa	Westminster	GAFO	1,631
T&K Food Market	9681 Bolsa	Westminster	FOOD	27,200
Chinese Food	9683 Bolsa	Westminster	ED	750
Vacant	9687 Bolsa	Westminster	VAC	625
Plants & Flowers	9691 Bolsa	Westminster	GAFO	1,781
Rever Hair Design	9621 Bolsa	Westminster	SRV	1,169
Nha Thuoc Phuc Sinh Watch Sale & Rep	9617-9619 Bolsa	Westminster	GAFO	1,488
Luat Su Finance & Real Estate	9615 Bolsa	Westminster	SRV	1,063
Dalat Clinic Chirpractor	9613 Bolsa	Westminster	SRV	1,381
Saigon Wireless	9611 Bolsa	Westminster	GAFO	1,169
Song Thuy Restaurant	9609 Bolsa	Westminster	ED	956
Com Tam Tran	9607 Bolsa	Westminster	ED	2,763
Saigon Hair & Nails II	9605 Bolsa	Westminster	SRV	744
Do Xuan Hiet k.D. Legal	9603 Bolsa	Westminster	SRV	2,019
Beauty Slon	9587 Bolsa	Westminster	SRV	1,913
Books & Music	9581 Bolsa	Westminster	GAFO	2,975
Trung Tam Immigration, Translation, Inc	9577 Bolsa	Westminster	SRV	2,019
Italy Shoes	9575 Bolsa	Westminster	GAFO	956
Dr. Lucie Want	9573 Bolsa	Westminster	SRV	956
Vacant	9571 Bolsa	Westminster	VAC	2,019
Little Saigon Optometry	9567 Bolsa	Westminster	SRV	1,594
Asia Studio Photography & Video	9563 Bolsa	Westminster	GAFO	1,381
P.S. Dandg-Tran-Hao	9561 Bolsa	Westminster	SRV	1,063
Hollywood Bridal	9545 Bolsa	Westminster	GAFO	1,913
Gia Hoi Bun Bo Hue Restaurant	9541 Bolsa	Westminster	ED	2,975
Sasha Deli	9537 Bolsa	Westminster	ED	1,381
Viet Nam Dich Vu Immigration Services	9535 Bolsa	Westminster	SRV	956
Medical Office	9533 Bolsa	Westminster	SRV	1,063
Mua Hong Productions	9531 Bolsa	Westminster	SRV	956
Allstate	9529 Bolsa	Westminster	SRV	1,063
Kim Thing Co. kewelry	9527 Bolsa	Westminster	GAFO	956
Givral Bakery	9525 Bolsa	Westminster	ED	956
Mekong Investment	9523 Bolsa	Westminster	SRV	956
Bolsa Travel	9521 Bolsa	Westminster	SRV	1,063
Vacant	9547 A Bolsa	Westminster	VAC	2,625
Lincoln Credit Group	9547 B Bolsa	Westminster	SRV	2,625
Pharmacy	9549 A Bolsa	Westminster	GAFO	3,325
Discount cigarettes	9551 A Bolsa	Westminster	GAFO	1,050
Thanh My Restaurant	9553 Bolsa	Westminster	ED	3,150
AT&T	9517 Bolsa	Westminster	SRV	2,444

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Casa Blanca Flowers	9515 Bolsa	Westminster	GAFO	1,063
Dentist	9513 Bolsa	Westminster	SRV	1,275
Baskin Robbins	9511 Bolsa	Westminster	ED	1,169
Thien An Restaurant	9477 Bolsa	Westminster	ED	5,525
Hoa Phat	9455 Bolsa	Westminster	ED	1,181
Van Hanh Com Chay Restaurant	9455 D Bolsa Ave	Westminster	ED	4,725
Mossemo Hair Studio	9433 E Bolsa	Westminster	GAFO	1,181
Tasty Garden Restaurant	9433 C Bolsa Ave	Westminster	ED	2,363
Tho's Pharmacy	9433 B Bolsa Ave	Westminster	GAFO	1,313
Paul Tuan Duong M.D.	9433 A Bolsa	Westminster	SRV	1,313
Thuoc Bac Viet Hoa	9411 E Bolsa	Westminster	GAFO	1,313
ATC Financial	9411 D Bolsa	Westminster	SRV	1,181
Perfume Company	9411 C Bolsa	Westminster	GAFO	1,181
Bac Trung Chinh	9411 B Bolsa	Westminster	SRV	1,181
Imperial Beauty Supply	9411 A Bolsa	Westminster	GAFO	1,313
Hoa Phat	9393 A Bolsa	Westminster	GAFO	1,719
Dentistry	9393 B Bolsa	Westminster	SRV	1,250
Bolsa Optometry	9393 C Bolsa	Westminster	SRV	1,406
Kim Mon Photo	9393 D Bolsa	Westminster	GAFO	1,563
1989 Foot Massage	9393 E Bolsa	Westminster	SRV	1,406
Bac Si Nguyen M.D.	9393 F Bolsa	Westminster	SRV	1,094
Song Long Restaurant	9361 Bolsa #108	Westminster	ED	3,088
Medical Clinic Cam Van Le M.D.	9341 Bolsa	Westminster	SRV	1,463
Dentistry	9343 Bolsa	Westminster	SRV	1,463
Lido Printing	9345 Bolsa	Westminster	SRV	1,463
An Lac Bakery	9347 Bolsa	Westminster	ED	1,463
Winn's Beauty Salon	9349 Bolsa	Westminster	SRV	1,463
Blue Ocean Music	9351 Bolsa	Westminster	GAFO	600
BUI's Agency	9353 A Bolsa	Westminster	SRV	375
EV Princess	9353 B&C Bolsa	Westminster	GAFO	750
1 Hr Photo	9353 D Bolsa	Westminster	SRV	375
Dentistry	9353 E&F Bolsa	Westminster	SRV	375
Zip Post	9353 K Bolsa	Westminster	SRV	1,575
Vua Tra	9321 Bolsa	Westminster	SRV	1,463
Phouc Hanh Travel & Tours	9319 Bolsa	Westminster	SRV	1,463
U.S. Post Office	9317 Bolsa	Westminster	SRV	1,463
Little Saigon Traffic School	9315 Bolsa	Westminster	SRV	1,463
Pure Water	9313 Bolsa	Westminster	ED	1,575
The Lounge Sports Bar	9311 Bolsa	Westminster	ED	2,450
Zen Restaurant	9329 Bolsa Avenue	Westminster	ED	2,000
Crepe Corner	9329 Bolsa Avenue	Westminster	ED	1,250
Kang Lac Bakery	9301 Bolsa	Westminster	ED	2,100
Lien Hoa BBQ	9299 Bolsa	Westminster	ED	1,150
Vacant	9297 Bolsa	Westminster	VAC	1,438
Thuy NGA Video & Compact Disk	9295 Bolsa	Westminster	GAFO	1,150
Vacant	9293 Bolsa	Westminster	VAC	1,294
Tien Phat	9291 Bolsa	Westminster	SRV	1,294
Lee's Sandwiches	9261 Bolsa	Westminster	ED	5,250
Vacant	92_ Bolsa	Westminster	VAC	750
Verizon	9253 Bolsa	Westminster	GAFO	1,200
Quang Quach P.O. Cosmetic Surgen	9251 Bolsa	Westminster	SRV	1,500

Asian Village (2 Stories)				
Quang Trung Restaurant	9211 Bolsa #103	Westminster	ED	3,300
Seafood Cove Restaurant #2 (2nd story)	9211 Bolsa #104	Westminster	ED	7,800
Seafood Cove Restaurant	9211 Bolsa #106	Westminster	ED	2,400
Hai's Beauty Salon	9211 Bolsa #108	Westminster	SRV	1,200

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Ice Cream & Boba Le	9211 Bolsa #109	Westminster	ED	1,200
Vacant	9211 Bolsa #110	Westminster	VAC	1,350
Helen Fashion	9211 Bolsa #111	Westminster	GAFO	1,350
Phuong Dung Skin & Body Care	9211 Bolsa #112	Westminster	SRV	900
Vacant	9211 Bolsa #114	Westminster	VAC	600
New Duong Son BBQ	9211 Bolsa #115	Westminster	ED	1,350
Hung Jewelry	9211 Bolsa #116	Westminster	GAFO	1,350
Vacant	9211 Bolsa #117	Westminster	VAC	1,200
Dat Shun Tea	9211 Bolsa #118	Westminster	ED	1,200
Vacant	9211 Bolsa #119	Westminster	VAC	1,200
The Original Rock In Crawfish	9211 Bolsa #120	Westminster	ED	2,400
Cuoi DVDs	9211 Bolsa #122	Westminster	GAFO	1,200
PLT Nails & Beauty Salon	9211 Bolsa #123	Westminster	SRV	1,200
Van's Bakery	9211 Bolsa #125	Westminster	ED	3,450
Bao Tram Cosmetics	9191 Bolsa #120	Westminster	GAFO	1,313
Chez Rose	9191 Bolsa	Westminster	ED	1,875
Cuc Fashion	9191 Bolsa #129	Westminster	GAFO	400
Kum Lee	9191 Bolsa #129	Westminster	SRV	950
Sonny Video	9191 Bolsa #127	Westminster	GAFO	831
Vacant	9191 Bolsa #126	Westminster	VAC	831
Rio's Hair Salon	9191 Bolsa #119	Westminster	SRV	950
USA Beauty Supply	9191 Bolsa #118	Westminster	SRV	950
Dai Ha Gia	9191 Bolsa #117	Westminster	SRV	950
Drs of Optometry	9191 Bolsa #116	Westminster	SRV	1,781
Phap Quang	9191 Bolsa #115	Westminster	GAFO	831
Vacant	9191 Bolsa #114	Westminster	VAC	950
Thanh Kim My Cosmetics	9191 Bolsa #112	Westminster	GAFO	1,188
Thanh Lang Bakery	9191 Bolsa #125	Westminster	ED	831
Vacant	9191 Bolsa #124	Westminster	VAC	950
Vacant	9191 Bolsa #123	Westminster	VAC	2,019
BPSOS	9191 Bolsa #110	Westminster	SRV	1,063
Van Thong Phat	9191 Bolsa #109	Westminster	SRV	850
Asia Gift Ginseng Tea	9191 Bolsa #108	Westminster	GAFO	956
Beauty Health Care World	9191 Bolsa #107	Westminster	GAFO	956
Vua Kho Bo	9191 Bolsa #106	Westminster	SRV	956
Hu Tieu Thanh	9191 Bolsa #104	Westminster	SRV	1,700
Dentistry	9191 Bolsa #103	Westminster	SRV	956
Linh's Pharmacy	9191 Bolsa #102	Westminster	GAFO	956
Bora	9191 Bolsa #101	Westminster	SRV	425
A Dong Supermarket	9221 Bolsa	Westminster	FOOD	7,863
Vyen Thy Restaurant	9030 Bolsa 101	Westminster	ED	1,600
Dentistry	9309 Bolsa 103	Westminster	SRV	900
Flowers	9309 Bolsa 108	Westminster	GAFO	700
Cleaners	9309 Bolsa 105	Westminster	SRV	700
Vinh Hao Drinking Water	9309 Bolsa 106	Westminster	ED	600
Mode Salon	9309 Bolsa	Westminster	SRV	1,100
Family Optometry	9309 Bolsa 110	Westminster	SRV	300
Music	9309 Bolsa	Westminster	GAFO	600
Pacific Reality & Finance	9309 Bolsa 114	Westminster	SRV	1,300
Premiere Mobil	9309 Bolsa 116 A	Westminster	GAS	600
Lotus Dental	9309 Bolsa 116	Westminster	SRV	1,600
7 Eleven	9001 Bolsa Avenue	Westminster	FOOD	2,500
Mobil Mart	8961 Bolsa	Westminster	GAS	2,700
ABC Liquor	8121 Bolsa	Westminster	FOOD	2,500
TNT Carpet	8211 Bolsa	Westminster	GAFO	5,313
Thao Tailoring	8103 Bolsa	Westminster	SRV	1,300

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Starts Travel	8105 Bolsa	Westminster	SRV	600
#1 Wireless	8107 Bolsa	Westminster	GAFO	700
Butterfly Signs	8111 Bolsa	Westminster	GAFO	1,300
Harry's Café	6041 Bolsa 1	Huntington Beach	ED	2,550
California Teriyaki	6041 Bolsa 3	Huntington Beach	ED	1,350
The UPS Store	6041 Bolsa 4	Huntington Beach	SRV	1,350
Vacant	6041 Bolsa 5	Huntington Beach	VAC	1,350
Massage	6041 Bolsa 6	Huntington Beach	SRV	1,950
Ocean's Restaurant	6041 Bolsa 9	Huntington Beach	ED	3,900
Lipo Laser & Spa	6041 Bolsa 10	Huntington Beach	SRV	1,500

Little Saigon Market & Liberty Square				
Hair & Nails	8912 Bolsa	Westminster	SRV	1,313
Fruit & Flowers	8920 Bolsa	Westminster	GAFO	2,188
Thai Son	8922 Bolsa	Westminster	FOOD	2,406
China Chef Restaurant	8924 Bolsa	Westminster	ED	2,406
Van's Bakery	8926 Bolsa	Westminster	ED	2,844
Fresh Fruits & Produce	8930 Bolsa	Westminster	FOOD	1,969
Pho 54	8932 Bolsa Avenue	Westminster	ED	1,531
Bolsa BBQ	8938 Bolsa	Westminster	ED	1,750
Vietnamese Restaurant	_____ Bolsa	Westminster	ED	2,188
Yogurt	9741 Bolsa Ave # 101	Westminster	ED	1,750
Rex Hair Salon	8944 Bolsa	Westminster	SRV	1,094
Bolsa Cleaners	8946 Bolsa	Westminster	SRV	1,531
Bakery	8950 Bolsa	Westminster	ED	1,969
Gallop Liquor	8950 Bolsa Avenue	Westminster	FOOD	2,625
ABC Supermarket	8970 Bolsa Avenue	Westminster	FOOD	24,100
Shell Mart	8990 Bolsa	Westminster	GAS	1,375
Eye Laser	8860 Bolsa Avenue	Westminster	GAFO	1,313
Grand Garden	8894 Bolsa	Westminster	ED	6,806
East West Bank	9032 Bolsa	Westminster	SRV	5,250
Vo H Thuan MD	9024 Bolsa	Westminster	SRV	1,063
Optometry	9022 Bolsa	Westminster	SRV	531
ABC Wireless	9020 Bolsa	Westminster	GAFO	638
TT Travel & Tours	9018 Bolsa	Westminster	SRV	638
Top Baguette	9016 Bolsa	Westminster	ED	956
NGOC Mai Pharmacy	9014 Bolsa	Westminster	GAFO	1,063
Pulp Street Insurance	9012 Bolsa	Westminster	SRV	1,063
Muv N. Da MD	9010 Bolsa	Westminster	SRV	1,488
Yammy Restaurant (coming soon)	9060 Bolsa	Westminster	ED	3,750
the3mein.com	9070 Bolsa	Westminster	GAFO	1,875
My Kim Jewelry	9074 Bolsa	Westminster	GAFO	1,688
Fine Art Salon	9078 Bolsa	Westminster	SRV	1,875
Hanoi Restaurant	9082 Bolsa Avenue	Westminster	ED	3,563
Vacant	9090 Bolsa	Westminster	VAC	1,875
Saigon Dental	9094 Bolsa	Westminster	SRV	1,875
Lucky touch Nail Supply	9102 Bolsa	Westminster	SRV	1,875
Green Wasabi	9066 Bolsa Avenue	Westminster	ED	1,875
Vinh Chu Food to Go	9098 Bolsa	Westminster	ED	1,875
Xuan Lom Fabrics	9106 Bolsa	Westminster	GAFO	1,688
Van Hoi Xuan	9110 Bolsa	Westminster	GAFO	1,688
Fabrics & Tailoring	9114 Bolsa	Westminster	SRV	1,688
Vacant	9118 Bolsa	Westminster	VAC	1,875
La Crissant Dore	9122 Bolsa Avenue	Westminster	ED	2,063
AA Mini Fabric	9132 Bolsa	Westminster	GAFO	2,800
Professional Karaoke	9136 Bolsa	Westminster	SRV	1,875

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Lien Hoa Deli	9299 Bolsa Avenue	Westminster	ED	2,063
Vinh's Fabric & Gifts	9146 Bolsa	Westminster	GAFO	1,875
Banh Mi Ba Le Café	9152 Bolsa	Westminster	ED	1,875
Jewelry, Fabrics, Gifts	9156 Bolsa	Westminster	GAFO	2,625
Cho Ben Thanh Market	9166 Bolsa	Westminster	FOOD	5,525
Pharmacy	9182 Bolsa	Westminster	GAFO	1,625
Bac St Tri	9186 Bolsa	Westminster	SRV	1,625
Medical Doctor	___ Bolsa	Westminster	SRV	1,356
Phong Maen	___ Bolsa	Westminster	SRV	1,550
Asian Garden Mall (GAFO)	9200 Bolsa	Westminster	GAFO	66,445
Asian Garden Mall (E&D)	9200 Bolsa	Westminster	ED	36,914
Asian Garden Mall (Service)	9200 Bolsa	Westminster	SRV	29,531
Asian Garden Mall (Vacant)	9200 Bolsa	Westminster	VAC	14,766
Victoria's Beauty Supply	9306 Bolsa	Westminster	GAFO	1,800
Wireless City	9304 Bolsa	Westminster	GAFO	1,800
Wing Fat Arts & Crafts	9302 Bolsa	Westminster	GAFO	2,475
Nice Braces Orthodontics	9296 Bolsa	Westminster	SRV	2,700
Nam Bac Hang Chinese Herbs, Gensin	9292 Bolsa	Westminster	GAFO	2,700
Omnivision	9286 Bolsa	Westminster	SRV	2,925
Van Son Entertainment	9282 Bolsa Avenue	Westminster	GAFO	2,475
Huong Huong	9262 Bolsa	Westminster	GAFO	2,375
Minh's Hair Salon	9262 Bolsa Ave # B	Westminster	SRV	2,375
First Pharmacy	9262 Bolsa A	Westminster	GAFO	2,000
Café Angels	9550 Bolsa 129	Westminster	ED	1,275
Dry Cleaners	9550 Bolsa 128	Westminster	SRV	956
Comptek Computer	9550 Bolsa 127	Westminster	SRV	850
Travel Agent	9550 Bolsa 126	Westminster	SRV	956
Been Khoro	9550 Bolsa 125	Westminster	GAFO	850
Gia Phat Food Co	9550 Bolsa 123-124	Westminster	ED	1,913
Copy Center	9550 Bolsa 122	Westminster	SRV	956
Delux Cargo	9550 Bolsa 121	Westminster	SRV	850
Free Telecom	9550 Bolsa 120	Westminster	SRV	956
Tinh Nho Gifts	9550 Bolsa 119	Westminster	GAFO	956
tuong Long Plants	9550 Bolsa 118	Westminster	GAFO	956
Tuyet Fashion	9550 Bolsa 116-117	Westminster	GAFO	1,806
Pho Thang Long Restaurant	9550 Bolsa 115 F	Westminster	ED	4,500
Grand Com Ga Hai Nam Restaurant	9550 Bolsa 115 E-1	Westminster	ED	1,688
Cho Tam Bien Mini Market & Fast Food	9550 Bolsa 115 E-1	Westminster	FOOD	2,194
Kim Lien Fresh Fruit	9550 Bolsa 115 D	Westminster	ED	2,681
Passion Berry	9550 Bolsa 115 C	Westminster	ED	1,875
Wells Fargo	9550 Bolsa 115 B	Westminster	SRV	5,063
Thang Long Restaurant	9550 Bolsa 115 A	Westminster	ED	6,000
Minh Fung Gensing & Tea	9550 Bolsa 114	Westminster	GAFO	3,188
Phuong Oanh	9550 Bolsa 112	Westminster	GAFO	1,688
Rosa Florist	9550 Bolsa 111	Westminster	GAFO	1,688
Modern Beauty Salon	9550 Bolsa 110	Westminster	SRV	1,500
Travel Agent	9550 Bolsa 109	Westminster	SRV	1,688
Tea Zone	9550 Bolsa 108	Westminster	GAFO	1,500
Huong Music	9550 Bolsa 107	Westminster	GAFO	1,688
Sai Gon Beauty Supply	9550 Bolsa 106	Westminster	GAFO	3,375
Mihn Son	9550 Bolsa 103-104	Westminster	GAFO	3,188
Bolsa Hair Dresser	9550 Bolsa 102	Westminster	SRV	1,500
Vacant	9550 Bolsa 101	Westminster	VAC	2,250
Corner View Bakery	9600 Bolsa A	Westminster	ED	2,063
Optometry	9600 Bolsa H	Westminster	SRV	2,063
Mindy Fashion	9600 Bolsa I	Westminster	GAFO	1,688
K Fashion	9600 Bolsa	Westminster	GAFO	1,688

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Medical Bioanalysis	9600 Bolsa K	Westminster	SRV	1,875
Kim Tai Jewelry	9600 Bolsa	Westminster	GAFO	1,875
Hoang Yen Vietnamese Restaurant	9600 Bolsa	Westminster	ED	1,063
Lue Dinh Ky Restaurant	9600 Bolsa M	Westminster	ED	2,125
Huyah Restaurant	9500 Bolsa B	Westminster	ED	3,625
Pose Hair Salon	9500 Bolsa	Westminster	SRV	1,875
Pain Treatment Center	9500 Bolsa I	Westminster	SRV	1,781
Green World	9500 Bolsa	Westminster	GAFO	938
Medical Doctor	9500 Bolsa M	Westminster	SRV	1,875
Pharmacy	9500 Bolsa N	Westminster	GAFO	1,688
Son Ha & Diem Chi Inc.	9500 Bolsa P	Westminster	SRV	2,250
Katherine Nquyen Attorney	9500 Bolsa G	Westminster	SRV	938
Beautiful Wedding	9500 Bolsa D	Westminster	GAFO	938
Asia Entertainment	9500 Bolsa	Westminster	GAFO	1,781
Tay Ho Restaurant	9822 Bolsa	Westminster	ED	3,875
Unknown	9822 Bolsa G	Westminster	SRV	2,519
Vacant	9822 Bolsa F	Westminster	VAC	13,175
Nhu Thuan Video	9866 Bolsa 106	Westminster	GAFO	1,250
Nail Supply	9866 Bolsa 105	Westminster	SRV	1,356
Com Tam Restaurant	9872 Bolsa	Westminster	ED	3,325

Westminster Boulevard				
Donut Store	5972 Westminster	Westminster	ED	1,138
Westminster Cleaners	5970 Westminster	Westminster	SRV	2,363
Coin Laundry	5968 Westminster	Westminster	SRV	1,688
Taqueria Guerrero	5966 Westminster	Westminster	ED	1,181
Dolore's Hair & Nails	5964 Westminster	Westminster	SRV	1,013
Foot Reflexology	5962 Westminster	Westminster	SRV	2,194
Dales Shoe Repair	5960 Westminster	Westminster	SRV	875
Jewelry & Watch	5958 Westminster	Westminster	GAFO	1,125
H Salt Esq. Fish & Chips	5956 Westminster	Westminster	ED	1,238
Hong Kong Express	5954 Westminster	Westminster	ED	1,500
Ranchito Market	5952 Westminster	Westminster	FOOD	21,250
Goodwill	5948 Westminster	Westminster	GAFO	9,281
Vacant	5946 Westminster	Westminster	VAC	2,813
Frank's Big O Pizza & Grill	5944 Westminster	Westminster	ED	1,563
The Apple Nails	5940 Westminster	Westminster	SRV	938
Star Wigs	5938 Westminster	Westminster	GAFO	1,250
Water House	5936 Westminster	Westminster	ED	1,094
Dentist	5934 Westminster	Westminster	SRV	1,250
Angel's Video	5932 Westminster	Westminster	GAFO	2,344
Chevron	5992 Westminster	Westminster	GAS	525
99 Cent Store	9920 Westminster	Garden Grove	GAFO	23,450
Beauty Zone	9920 B Westminster	Garden Grove	SRV	5,063
Mobil Mart	9972 Westminster	Garden Grove	GAS	1,350
Hu Tieu Nam Vang	9902 Westminster	Garden Grove	SRV	2,588
kohn Q Salon	9910 Westminster	Garden Grove	SRV	1,050
Binh Minh	9908 Westminster	Garden Grove	GAFO	1,750
Kim Long Hue Food to Go	9906 Westminster	Garden Grove	ED	2,100
Tay Throng Restaurant	9902 A Westminster	Garden Grove	ED	1,225
Gaynor's Lounge	9902 Westminster Ave # A	Garden Grove	ED	2,100
Mall of Fortune (GAFO)	9892 Westminster Avenue	Garden Grove	GAFO	25,169
Mall of Fortune (Restaurant)	9892 Westminster Avenue	Garden Grove	ED	12,584
Mall of Fortune (Service)	9892 Westminster Avenue	Garden Grove	SRV	5,034
Mall of Fortune (Vacant)	9892 Westminster Avenue	Garden Grove	VAC	7,551
Tropical Fish	9872 Westminster	Garden Grove	GAFO	1,875
Big Sav Discount	9872 Westminster Ave	Garden Grove	GAFO	3,719

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Hong An Bo 7 Mon Restaurant	9862 Westminster Ave	Garden Grove	ED	3,719
Vacant	9862 A Westminster	Garden Grove	VAC	2,188
Fortune Cleaners	9862 B Westminster	Garden Grove	SRV	1,969
Vacant	9860 Westminster	Garden Grove	VAC	1,969
Da Lac Vien Evergreen World	985_ Westminster	Garden Grove	GAFO	2,625
McDonalds	9852 Westminster	Garden Grove	ED	3,563
Chevron	5000 Westminster	Westminster	GAS	1,800
Hamburger Express	5062 Westminster	Westminster	ED	3,563
Class Act Cleaners	5072 Westminster	Westminster	SRV	1,406
The Pilates Place	5085 Westminster	Westminster	SRV	1,406
Unnamed Office	5082 Westminster	Westminster	SRV	1,406
Frank's Liquor	5092 Westminster	Westminster	GAFO	2,444
Ranchero Liquor	5712 Westminster	Westminster	GAFO	1,650
Café Westminster	6260 Westminster	Westminster	ED	3,881
In N Out	6292 Westminster	Westminster	ED	1,350
Dave's Flowers	6332 Westminster	Westminster	GAFO	2,719
kui kit Su	6330 Westminster	Westminster	SRV	1,513
International Billiards	6328 Westminster	Westminster	GAFO	3,000
Circle K	6322 Westminster	Westminster	GAS	2,100
Life Reflexology	6444 Westminster	Westminster	SRV	2,100
Framing Restoration	6446 Westminster	Westminster	SRV	2,175
Tae Kwon Do	6448 Westminster	Westminster	SRV	2,250
Art Classes	6450 Westminster	Westminster	SRV	2,325
Molcakete Grill	6452 Westminster	Westminster	ED	2,600
Sandy's Nails Hair & Spa	6454 Westminster	Westminster	SRV	2,475
Westminster Table Tennis	6456 Westminster	Westminster	SRV	5,100
Dentist	6462 Westminster	Westminster	SRV	2,625
k.E.M.S. Dance Center	6460 Westminster	Westminster	SRV	2,700
Best for Pets Grooming	6474 Westminster	Westminster	SRV	2,081
Valuetina's Pizza	6476 Westminster	Westminster	ED	2,138
Pro Hair Design College Barber Shop	6478 Westminster	Westminster	SRV	2,194
Smoke Shop	6480 Westminster	Westminster	GAFO	2,250
Chaiyo Thai Food & Noodle	6482 Westminster	Westminster	ED	4,613
Rainbow Donuts	6486 Westminster	Westminster	ED	2,363
AMPM	6982 Westminster	Westminster	GAS	2,063
Art Supply Warehouse	6672 Westminster	Westminster	GAFO	12,025
Kragen Auto Parts	6562 Westminster	Westminster	AUTO	7,613
C'est Si Bon Cocktails	6638 Westminster	Westminster	ED	1,700
Money Payday Express	6636 Westminster	Westminster	SRV	1,013
Rose's Hair Design	6634 Westminster	Westminster	SRV	1,069
U.S. Nails	6632 Westminster	Westminster	SRV	1,125
Vacant	6630 Westminster	Westminster	VAC	1,181
V's Pure Water	6628 Westminster	Westminster	ED	1,238
Pho Thanh Long	662_ Westminster	Westminster	ED	2,444
Vacant	6622 Westminster	Westminster	VAC	1,350
La Casa Brito	6618 Westminster	Westminster	ED	2,656
Tools	6618 A Westminster	Westminster	HARD	1,463
Chiropractic	6616 Westminster	Westminster	SRV	488
Vacant	6614 Westminster	Westminster	VAC	619
Fantasic Cleaners	6612 Westminster	Westminster	SRV	619
Chevron Food Mart	6702 Westminster	Westminster	GAS	1,444
America's Tire	6872 Westminster	Westminster	AUTO	6,469
New Life Reflexology	6904 Westminster	Westminster	SRV	1,238
Mom's Baby	6906 Westminster	Westminster	GAFO	1,294
A&W Hair Salon	6910 Westminster	Westminster	SRV	1,200
LaunderLand	6912 Westminster	Westminster	SRV	3,125
Xpress Cellular Repair	6922 Westminster	Westminster	GAFO	2,113

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Tan Huong Huong Sandwiches & Coffee	6926 Westminster	Westminster	ED	2,869
96 Cent Sundries	6932 Westminster	Westminster	GAFO	1,575
Paul's Deli	6936 Westminster	Westminster	ED	1,631
Multimatic Dry Cleaning	6940 Westminster	Westminster	SRV	1,688
Rainbow Donuts	7852 Westminster	Westminster	ED	2,500
Golden Trophy & Awards	7812 Westminster	Westminster	GAFO	3,125
Popeyes	6948 Westminster	Westminster	ED	1,575
Tailors	6946 Westminster	Westminster	SRV	438
Pho Quyen Food to Go	6944 Westminster	Westminster	ED	1,488
Pizza Hut	6902 Westminster	Westminster	ED	1,875
Tommy's Burgers	7000 Westminster	Westminster	ED	3,088
Liquor Store	7062 Westminster	Westminster	FOOD	3,088
McDonalds	7112 Westminster	Westminster	ED	4,675
Matress +	7122 Westminster	Westminster	GAFO	4,875
99 Cent Store	7126 Westminster	Westminster	GAFO	2,763
kC Fabrics	7130 Westminster	Westminster	GAFO	1,463
Sara's Market	_____ Westminster	Westminster	FOOD	1,463
La Rosa Card-Op Laundry	7138 A Westminster	Westminster	SRV	3,900
OVC Beauty	7138 B Westminster	Westminster	GAFO	4,063
Taco Bell	7192 Westminster	Westminster	ED	2,275
Van's Market	7222 Westminster	Westminster	FOOD	2,625
Sarape Videos	7224 Westminster	Westminster	GAFO	919
Beauty Salon	7226 Westminster	Westminster	SRV	788
Las Lupitas	7232 Westminster	Westminster	GAFO	4,725
Pho Restaurant	8250 Westminster	Westminster	ED	600
USMANIA	7360 Westminster	Westminster	ED	1,700
Bar La Puerta Del Sol	7796 Westminster	Westminster	ED	2,344
Sunshine Shipping	7802 Westminster	Westminster	SRV	1,094
Coastline Tax Institutue	7804 Westminster	Westminster	SRV	1,094
Gin Dinh Productions	_____ Westminster	Westminster	GAFO	1,094
Nady's Liquor	8460 Westminster	Westminster	FOOD	3,163
Laundromat	8456 Westminster	Westminster	SRV	1,869
Spanish Video	8452 Westminster	Westminster	GAFO	1,150
Esther Beauty Salon	8448 Westminster	Westminster	SRV	1,006
El Serranto Carneceria	8440 Westminster	Westminster	FOOD	2,013
Mobil Mart	8482 Westminster	Westminster	GAS	2,031
The Avenue Restaurant	8432 Westminster	Westminster	ED	2,475
Seafood Paradise	8602 Westminster	Westminster	ED	6,563
Nice Cleaners	8572 Westminster	Westminster	SRV	2,438
The Sundown Bar	8568 Westminster	Westminster	ED	4,631
Peking Restaurant	8566 Westminster	Westminster	ED	1,950
American Insurance Center	8564 Westminster	Westminster	SRV	2,194
Westminster Aikikai	8562 Westminster	Westminster	GAFO	4,144
Calvin Furniture	8558 Westminster	Westminster	GAFO	3,656
Coquette Salon	8554 Westminster	Westminster	SRV	1,706
House of Soup	8550 Westminster	Westminster	ED	2,194
Thach Chi My Linh	8548 Westminster	Westminster	GAFO	1,950
Fresh Water 4 U	8546 Westminster	Westminster	ED	1,950
Quan Ngoc-Chau Restaurant	8544 Westminster	Westminster	ED	2,194
Showtime Video	8542 Westminster	Westminster	GAFO	1,463
Mom-Baby Nutrition	8540 Westminster	Westminster	FOOD	2,194
Coin Laundry	8538 Westminster	Westminster	SRV	2,438
Dong Hung Bakery	8536 Westminster	Westminster	ED	2,194
Home Entertainment	8534 Westminster	Westminster	GAFO	1,706
Eliete Beauty College	8532 Westminster	Westminster	SRV	6,581
West Drug	8526 Westminster	Westminster	GAFO	6,650
Price Bargain	8524 Westminster	Westminster	GAFO	11,550

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Stater Bros	8522 Westminster	Westminster	FOOD	31,250
Dentist	855_ Westminster	Westminster	SRV	1,706
168 Discount	8512 H Westminster	Westminster	GAFO	1,006
Pho Vinh Ky	8512 F Westminster	Westminster	ED	1,869
New World Video	8512 E Westminster	Westminster	GAFO	1,006
White Place Beauty Salon	8512 D Westminster	Westminster	SRV	1,006
Royal Photo	8512 C Westminster	Westminster	GAFO	1,006
Cruiser Insurance	8512 B Westminster	Westminster	SRV	1,006
Donut Star	8512 A Westminster	Westminster	ED	1,581
My Thau Market	8900 Westminster	Westminster	FOOD	27,431
Hair Studio 1	8920 Westminster	Westminster	SRV	863
Long Phung Bakery	8926 Westminster	Westminster	ED	1,294
LaunderLand	8930 Westminster	Westminster	SRV	2,156
Kim Son Music & Cleaners	893_ Westminster	Westminster	SRV	1,006
Banh Mi Saigon	8940 Westminster	Westminster	ED	1,581
Amy Bridal	9342 Westminster	Westminster	GAFO	2,588
Yogurt Delights	9348 Westminster	Westminster	ED	1,581
Math Olympiad Academy	9350 Westminster	Westminster	SRV	1,150
A+ Educational Institute	9352 Westminster	Westminster	SRV	3,019
Westminster Auto Parts	9356 Westminster	Westminster	AUTO	3,594
Lo Banh Hoi	9358 Westminster	Westminster	ED	3,306
Tan My Food to Go	9362 Westminster	Westminster	ED	1,006
Top Barber	9364 Westminster	Westminster	SRV	1,438
Dental Offices	9376 Westminster	Westminster	SRV	1,725
Goat Village Market	9378 Westminster	Westminster	FOOD	1,869
Huong Vy Restaurant	9372 Westminster	Westminster	ED	3,738
Wing City	9374 Westminster	Westminster	ED	1,725
AN Water	9738 Westminster 105	Garden Grove	ED	1,188
Payless Carpet-n-Tile	9738 Westminster 104	Garden Grove	HARD	1,125
Sound World	9738 Westminster 103	Garden Grove	GAFO	1,125
Khanh Hoa	9738 Westminster 102	Garden Grove	ED	1,238
Xuan Huong Food to Go	9738 Westminster 101	Garden Grove	ED	1,238
Thanh Son Tofu	9688 Westminster	Garden Grove	ED	1,688
Tai Buu Paris	9686 Westminster	Garden Grove	ED	3,150
Tien Video	9794 Westminster	Garden Grove	GAFO	1,406
Lien Huong	9792 Westminster	Garden Grove	FOOD	1,094
My Vi Mi Gia Noodle House	9790 Westminster	Garden Grove	ED	1,094
Pacific Home Appliances	9788 Westminster	Garden Grove	GAFO	1,094
Bun Bo Hue Restaurant	9786 Westminster	Garden Grove	ED	1,094
Thach Che Hien Khanh	9784 Westminster	Garden Grove	ED	1,406
B&B Liquor Deli	9782 Westminster	Garden Grove	FOOD	2,031
76 Station	9011 Westminster	Westminster	GAS	788
KFC	8971 Westminster	Garden Grove	ED	2,600
Taco Bell	8511 Westminster	Garden Grove	ED	1,875
East N West Beauty Supply	8937 Westminster	Garden Grove	GAFO	2,888
Farmers Insurance	8927 Westminster	Garden Grove	SRV	525
TBCB Natural Herbs	8925 Westminster	Garden Grove	GAFO	1,181
Vacant	8919 Westminster	Garden Grove	VAC	1,181
Khoi Quang Tand M.D.	8915 Westminster	Garden Grove	SRV	1,181
The Value Calls	8927 Westminster	Garden Grove	GAFO	656
Saigon Deli	8911 Westminster	Garden Grove	ED	1,181
Vacant	8907 Westminster	Garden Grove	VAC	1,181
Mom's Nutrition	8899 Westminster	Garden Grove	FOOD	1,181
Chiropractic	8895 Westminster	Garden Grove	SRV	1,181
Dentistry	8891 Westminster	Garden Grove	SRV	1,181
Primary Care Pain Clinic	8887 Westminster	Garden Grove	SRV	1,181
Hong's Pharmacy	8883 Westminster	Garden Grove	GAFO	1,181

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Apple Sign & Digital Graphics	8877 Westminster	Garden Grove	GAFO	1,181
Café Trang	8873 Westminster	Garden Grove	ED	1,181
Video Queen	8869 Westminster	Garden Grove	GAFO	1,181
Duyen's Beauty Salon	8865 Westminster	Garden Grove	SRV	1,181
Lo Gio Cha Banh Cuon	8861 Westminster	Garden Grove	ED	1,706
Capital Seafood	8851 Westminster	Garden Grove	ED	6,250
Seafood Cove	8547 Westminster	Garden Grove	ED	4,594
7 Eleven	8491 Westminster	Westminster	FOOD	2,025
Auto Zone	8481 Westminster	Westminster	AUTO	2,025
Ben La Restaurant	8461 Westminster	Westminster	ED	1,869
Monaco International	8451 Westminster	Westminster	GAFO	1,725
Angel Salon	8447 Westminster	Westminster	SRV	1,438
Vacant	8445 Westminster	Westminster	VAC	1,006
Vacant	8443 Westminster	Westminster	VAC	1,581
Taqueria El Aguilar	8441 Westminster	Westminster	ED	1,725
Vietnam Sewing Supply	8437 Westminster	Westminster	GAFO	1,181
Dien Tho Duong Herbs	8435 Westminster	Westminster	GAFO	656
Vacant	84__ Westminster	Westminster	VAC	1,313
White Dry Cleaners	8425 Westminster	Westminster	SRV	788
Western Printing	8421 Westminster	Westminster	SRV	1,050
Video Ha Trang	8419 Westminster	Westminster	GAFO	1,181
Long Phung	8415 Westminster	Westminster	ED	919
Kids Dental	8413 Westminster	Westminster	SRV	1,575
Chiropractor	8411 Westminster	Westminster	SRV	481
Psychiractry	8409 Westminster	Westminster	SRV	1,425
Phong Mach	8405 Westminster	Westminster	SRV	2,731
The Stockade Guns	8061 Westminster	Westminster	GAFO	4,500
Seastation Dance	7697 Westminster	Westminster	SRV	1,000
Save On Glass & Screen	7795 Westminster	Westminster	HARD	1,750
Xoi Huong Huong Huong Café	77__ Westminster	Westminster	ED	1,625
Servicios Mexico	7787 Westminster	Westminster	SRV	875
2010 Pharmacy	7785 Westminster	Westminster	GAFO	875
Hans Alteration Cleaners	7783 Westminster	Westminster	SRV	875
Alpha Tax & Financial	7781 Westminster	Westminster	SRV	1,000
Gio Mo Cua	7777 Westminster	Westminster	SRV	1,125
Vietnam Films & Music	7775 Westminster	Westminster	GAFO	1,125
Café Dang	7773 Westminster	Westminster	ED	2,125
1.99 Breadmaker	79__ Westminster	Westminster	FOOD	825
Beauty Salon	7921 Westminster	Westminster	SRV	1,513
Medical Clinic	7915 Westminster	Westminster	SRV	1,925
Beach Dental Clinic	7911 Westminster	Westminster	SRV	2,063
Nha Hang 1.99 Restaurant	7986 Westminster	Westminster	ED	2,550
Dominos	7981 Westminster	Westminster	ED	1,275
Players Lounge Sports Bar	7821 Westminster	Westminster	ED	3,000
Vacant	7827 Westminster	Westminster	VAC	1,050
Heavenly Foot Massage	7833 Westminster	Westminster	SRV	1,950
Vacant	7835 Westminster	Westminster	VAC	1,050
Allstate	7837 Westminster	Westminster	SRV	1,050
United Eye Care	7841 Westminster	Westminster	SRV	1,500
Unnamed Office	7845 Westminster	Westminster	SRV	1,350
Ez Sales	7849 Westminster	Westminster	SRV	1,350
Café Lang Du	7855 Westminster	Westminster	ED	563
Benkamin Photo & Video	7671 Westminster	Westminster	GAFO	788
Estrella Beauty Salon	7673 Westminster	Westminster	SRV	731
N-N Cleaners	7675 Westminster	Westminster	SRV	788
Restaurant Pho Viet Nam	76__ Westminster	Westminster	ED	1,200
Westminster Endodontics	7683 Westminster	Westminster	SRV	1,100

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Vacant	7685 Westminster	Westminster	VAC	900
Wilson Chiropractic	7687 Westminster	Westminster	SRV	900
Family Dentistry	7689 Westminster	Westminster	SRV	1,300
Hair Supply	7691 Westminster	Westminster	SRV	1,000
Landmark Realty	7695 Westminster	Westminster	SRV	1,100
Ton & Associates Law Offices	7699 Westminster	Westminster	SRV	800
Quicki Mart	7701 Westminster	Westminster	FOOD	1600
La Rose Alterations	7699 Westminster	Westminster	SRV	1,838
Alteration Cleaners	7601 Westminster	Westminster	SRV	700
Kim's Hair Styling	7603 Westminster	Westminster	SRV	700
Y-S Smoke Shop	7605 Westminster	Westminster	GAFO	613
Benson's	7607 Westminster	Westminster	HARD	2,013
Affordable Burial & Cremation Services	7619 Westminster	Westminster	SRV	613
American Vietnamese Fellowship	7621 Westminster	Westminster	SRV	1,313
Westminster Jewelry & Loan	7095 Westminster	Westminster	SRV	4,538
Nice Furniture	7071 Westminster	Westminster	GAFO	3,988
El Pico De Gallo	7051 Westminster	Westminster	ED	1,913
Walgreens	7001 Westminster	Westminster	GAFO	10,238
Westminster Center (GAFO)	NWC Westminster / Goldenwest	Westminster	GAFO	122,607
Westminster Center (Auto)	NWC Westminster / Goldenwest	Westminster	AUTO	6,000
Westminster Center (Restaurant)	NWC Westminster / Goldenwest	Westminster	ED	17,497
Westminster Center (Hardware)	NWC Westminster / Goldenwest	Westminster	HARD	102,220
Westminster Center (Service)	NWC Westminster / Goldenwest	Westminster	SRV	117,377
Westminster Center (Vacant)	NWC Westminster / Goldenwest	Westminster	VAC	25,369
Westminster Center (Food)	NWC Westminster / Goldenwest	Westminster	FOOD	50,000
Liquor Store	6541 Westminster	Westminster	FOOD	2,344
Vacant 2 Story Building	6531 Westminster	Westminster	VAC	4,375
Radio Shack	6503 Westminster	Westminster	GAFO	3,294
7 Eleven	6501 Westminster	Westminster	FOOD	2,656
A-Z Choices	6445 Westminster	Westminster	GAFO	1,350
Back Ave. Hair & Nails	6441 Westminster	Westminster	SRV	1,200
Smoke Shop	6431 Westminster	Westminster	GAFO	1,950
Westminster Bowling Supply	6429 Westminster	Westminster	GAFO	1,800
R/C Depot	6427 Westminster	Westminster	GAFO	1,350
Auto Insurance	6419 Westminster	Westminster	SRV	1,350
Labor Ready	6415 Westminster	Westminster	SRV	2,700
Discount Tree	6401 Westminster	Westminster	GAFO	7,963
KK Electronics	6395 Westminster	Westminster	GAFO	4,594
Dino's Restaurant	6391 Westminster	Westminster	ED	3,981
Big Lots	6351 Westminster	Westminster	GAFO	25,875
Keys	63 Westminster	Westminster	GAFO	63
Arco	6311 Westminster	Westminster	GAS	2,100
Casa Gamino	6061 Westminster	Westminster	ED	4,225
Star Bright Dental	5871 F Westminster	Westminster	SRV	2,800
Vacant	5871 E Westminster	Westminster	VAC	1,063
Delta Alarm	5871 D Westminster	Westminster	SRV	956
Frederick Jewelry	5871 C Westminster	Westminster	GAFO	956
Gorgeous Hair & Nails	5871 B Westminster	Westminster	SRV	1,913
Ham N Scram	5871 A Westminster	Westminster	ED	638
7 Eleven	5511 Westminster	Westminster	FOOD	2,500

Garden Grove Blvd.				
Adriano's Pizza Pub	6152 Garden Grove Blvd.	Westminster	ED	1,856
School Ten	6166 Garden Grove Blvd.	Westminster	SRV	5,363
Jazzercise	6172 Garden Grove Blvd.	Westminster	SRV	2,269
kalisco Club	6202 Garden Grove Blvd.	Westminster	ED	5,469
Pool Tables	6182 Garden Grove Blvd.	Westminster	GAFO	2,275

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
The Golf Shop	6176 Garden Grove Blvd.	Westminster	GAFO	4,000
Hookah Tobacco Zone	7140 Garden Grove Blvd.	Westminster	GAFO	1,631
Vacant	7138 Garden Grove Blvd.	Westminster	VAC	1,994
Chiropractic Clinic	7136 Garden Grove Blvd.	Westminster	SRV	1,269
OC Tattoo	7134 Garden Grove Blvd.	Westminster	SRV	2,175
G&S Liquor	7132 D&E Garden Grove Blvd.	Westminster	FOOD	3,444
Vacant	7132 C Garden Grove Blvd.	Westminster	VAC	2,719
Allen Tire Co	7142 Garden Grove Blvd.	Westminster	AUTO	4,163
Tom Yum Koong Thai Food	7132 A Garden Grove Blvd.	Westminster	ED	2,538
All Sports Sports Bar	7132 Garden Grove Blvd.	Westminster	ED	3,263
Harry's Place	7181 Garden Grove Blvd.	Westminster	ED	3,900

Source: The Natelson Dale Group, Inc. (TNDG)

Table B-2
Retail Tenant Inventory
Huntington Beach Retail Trade Area: North-South Streets (Primary Trade Area)

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Bolsa Chica Street				
7 Eleven	13982 Bolsa Chica St	Westminster	FOOD	2,875
Hot off the Grill	16522 Bolsa Chica St	Huntington Beach	ED	1,631
Pizza	16552 Bolsa Chica St	Huntington Beach	ED	1,519
Fresh Yogurt	16556 Bolsa Chica St	Huntington Beach	ED	1,519
Cleaners	16562 Bolsa Chica St	Huntington Beach	SRV	2,025
5th Ave. Bagelry	16566 Bolsa Chica St	Huntington Beach	ED	2,025
Lee's Lucky Wok	16576 Bolsa Chica St	Huntington Beach	ED	2,025
Salon Canvass	16572 Bolsa Chica St	Huntington Beach	SRV	1,856
Albertsons	16600 Bolsa Chica St	Huntington Beach	FOOD	36,250
AMPM	16502 Bolsa Chica St	Huntington Beach	GAS	2,156
Jon's Coffee	16490 Bolsa Chica St	Huntington Beach	ED	4,950
Domino's Pizza	16486 Bolsa Chica St	Huntington Beach	ED	2,250
Japanese Grill Sushi	16482 Bolsa Chica St	Huntington Beach	ED	2,250
Victoria's Hair & Nails	16478 Bolsa Chica St	Huntington Beach	SRV	2,250
Dentist	16474 Bolsa Chica St	Huntington Beach	SRV	2,250
Kitchen En-Counter Showroom	16470 Bolsa Chica St	Huntington Beach	GAFO	4,500
Zen Foot Care	16466 Bolsa Chica St	Huntington Beach	SRV	2,025
Pack N Ship	16458 Bolsa Chica St	Huntington Beach	SRV	1,575
Edward Jones Investment	16454 Bolsa Chica St	Huntington Beach	SRV	1,575
Pacific Eye Care	16452 Bolsa Chica St	Huntington Beach	SRV	1,575
Return Engagement Consignment Clothi	16462 Bolsa Chica St	Huntington Beach	GAFO	2,250
Vacant	16456 Bolsa Chica St	Huntington Beach	VAC	1,800
Linda's Family Restaurant	16450 Bolsa Chica St	Huntington Beach	ED	4,900

Springdale Street				
Maker's Donuts	16487 Springdale St	Huntington Beach	ED	1,181
Vacant	16485 Springdale St	Huntington Beach	VAC	919
Dance Threadz	16481-16483 Springdale St	Huntington Beach	GAFO	1,838
Salon Elite	16379 Springdale St	Huntington Beach	SRV	919
Carousel Cleaners	16477 Springdale St	Huntington Beach	SRV	1,838
Orthodontics Family Center	16473 Springdale St	Huntington Beach	SRV	1,181
Vacant	16001 Springdale St	Huntington Beach	VAC	3,163
Frank's Big O Pizza & Grill	14916 Springdale St	Huntington Beach	ED	750
Beauty by Hitomi	14906 Springdale St	Huntington Beach	SRV	1,313
Barber Shop	14900 Springdale St	Huntington Beach	SRV	750
Your Cleaners	14896 Springdale St	Huntington Beach	SRV	656
La Briquet	14 ___ Springdale St	Westminster	ED	3,281
Subway	14022 Springdale St #A	Westminster	ED	1,788
Taqueria Mexico	14022 Springdale B St	Westminster	ED	2,763
Smoke Mart	14022 Springdale D St	Westminster	GAFO	1,300
Nu Smile	14022 Springdale F St	Westminster	SRV	2,113
Launderland	14022 Springdale G St	Westminster	SRV	2,600
Dr. Randy Gall	14022 Springdale H St	Westminster	SRV	1,950
Hair & Nail Spa	14022 Springdale J St	Westminster	SRV	1,300
Cleaners	14022 Springdale K St	Westminster	SRV	1,300
Express Urcell	14022 Springdale L St	Westminster	GAFO	975
Starbucks	14022 Springdale M St	Westminster	ED	1,950
One Stop Market	14062 Springdale St	Westminster	FOOD	2,613

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Thai Restaurant	14041 Springdale St	Westminster	ED	1,625
Vacant	13222 Springdale St	Westminster	VAC	1,600
Bobby's Barber Shop	13230 Springdale St	Westminster	SRV	900
Stylin Studio	13232 Springdale St	Westminster	SRV	800
Vacant	13238 Springdale St	Westminster	VAC	900
Custom Vinyl Windows & Doors	13244 Springdale St	Westminster	HARD	800
Vacant	13256 Springdale St	Westminster	VAC	1,800
Springdale Liquor & Jr. Market	13262 Springdale St	Westminster	FOOD	3,038
Woodies	13093 Springdale St	Westminster	ED	1,719
Hiedi's Donuts	13091 Springdale St	Westminster	ED	1,500
Barber Shop	13089 Springdale St	Westminster	SRV	1,050
Vacant	13087 Springdale St	Westminster	VAC	1,050
Thai Secret Cuisine	13085 Springdale St	Westminster	ED	2,100
Laundrymat	13081 Springdale St	Westminster	SRV	1,800
Cleaners	13079 Springdale St	Westminster	SRV	1,350
Vacant	13077 Springdale St	Westminster	VAC	1,050
Vacant	13075 Springdale St	Westminster	VAC	1,200
Shine Beauty Salon	13073 Springdale St	Westminster	SRV	1,650
America's Tire Co	15672 Springdale St	Huntington Beach	AUTO	11,250
Top This Yogurt	15752 Springdale St	Huntington Beach	ED	1,500
Donut-Nut	15762 Springdale St	Huntington Beach	ED	1,500
Center Shoe Repair	15772 Springdale St	Huntington Beach	SRV	1,313
Springdale Reality Inc.	15782 Springdale St	Huntington Beach	SRV	1,125
Optometrist	15786 Springdale St	Huntington Beach	SRV	1,125
Barber	15792 Springdale St	Huntington Beach	SRV	4,125
Top Ten Nails	15796 Springdale St	Huntington Beach	SRV	2,250
Springdale Country Store	15802 Springdale St	Huntington Beach	GAFO	1,688
Bicycles	15862 Springdale St	Huntington Beach	GAFO	1,875
Soya Japanese Cuisine	15922 Springdale St	Huntington Beach	ED	3,563
Salon Kyoko	15922 Springdale St	Huntington Beach	SRV	2,250
Edindale Cleaners	15958 Springdale St	Huntington Beach	SRV	12,563
Springdale Hardware	15960 Springdale St	Huntington Beach	HARD	2,625
99 cent store	15962 Springdale St	Huntington Beach	GAFO	16,875
Mario's Mexian Food & Cocktails	15964 Springdale St	Huntington Beach	ED	5,156
Video Jungle	15966 Springdale St	Huntington Beach	GAFO	6,188
Bun & Burger	17091 Springdale St		ED	
Alta Dena Drive Thru Dairy	17050 Springdale St		FOOD	

Edwards Street				
Beer 7 Wine	14022 Edwards A	Westminster	FOOD	2,475
Vacant	14022 Edwards B	Westminster	VAC	2,750
Coin Laundry	14022 Edwards C	Westminster	SRV	2,475
Joe's Liquor Store	15437 Edwards	Huntington Beach	FOOD	4,263
Grandpa's Mexican Food	15471 Edwards F	Huntington Beach	ED	1,463
Hair Image	15471 Edwards E	Huntington Beach	SRV	788
OB Cleaners	15471 Edwards C&D	Huntington Beach	SRV	1,969
Nails Spa	15471 Edwards B	Huntington Beach	SRV	1,313
Donuts	15471 Edwards A	Huntington Beach	ED	1,706
Jack in the Box	15001 Edwards	Huntington Beach	ED	3,000
Chuck E. Cheese's	15511 Edwards	Huntington Beach	ED	20,400
Arco	15501 Edwards	Huntington Beach	GAS	1,500
Lino's Restaurant	15941 Edwards	Huntington Beach	ED	3,825
Alta Dena Drive Through Dairy	15942 Edwards	Huntington Beach	FOOD	1,950

Moran Street				
Cao Diem Mi Gia	15041 Moran 107	Westminster	ED	1,544
California Sausage Inc.	15041 Moran 106	Westminster	FOOD	1,781

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Vacant	15041 Moran 105B	Westminster	VAC	831
Tam my Hair Salon	15041 Moran 105 A	Westminster	SRV	831
Vacant	15041 Moran 104	Westminster	VAC	1,869
Vacant	15041 Moran 103	Westminster	VAC	2,250
Oh Yeah! Restaurant	15041 Moran 102	Westminster	ED	5,175
Dong Phuong Tofu	15022 Moran	Westminster	ED	1,219
Gala Bakery	15020 Moran	Westminster	ED	1,125
Farmer's Insurance	15068 Moran St	Westminster	SRV	3,506

Gothard Street				
Huckleberry's Sandwich Café	15891 Gothard	Huntington Beach	ED	1,406
Vacant	15887 Gothard	Huntington Beach	VAC	844
Fuji's Restaurant	15885 Gothard	Huntington Beach	ED	938
Nail Care	15881 Gothard	Huntington Beach	SRV	844
Hair Brothers Studio	15877 Gothard	Huntington Beach	SRV	1,875
Teen Driving Academy	15869 Gothard	Huntington Beach	SRV	1,594
Unknown	15867 Gothard	Huntington Beach	SRV	938
Unknown	15865 Gothard	Huntington Beach	SRV	938
Unknown	15863 Gothard	Huntington Beach	SRV	938
International Hair Concepts	15861 Gothard	Huntington Beach	SRV	1,313
The Tint Pros	16582 Gothard St. #Q	Huntington Beach	GAFO	1,856

Magnolia Street				
Country Cooommunity Service Center	15460 Magnolia	Westminster	SRV	2,188
Coin Laundry	154__ Magnolia	Westminster	SRV	2,031
Si Me Quan	15470 Magnolia	Westminster	ED	2,813
James salon	15480 Magnolia	Westminster	SRV	1,094
Truang Tam Day Kenn Academy	15482 Magnolia	Westminster	SRV	1,094
H&H Liquor	15492 Magnolia	Westminster	FOOD	2,344
Cat Sushi & Fusion Cuisine	15496 Magnolia Street #101	Westminster	ED	2,275
7 Eleven	15991 Magnolia St.	Westminster	FOOD	3,281
Green Farm Market	16042 Magnolia	Fountain Valley	FOOD	16,250
Alpha Advanced Tutoring	16441 A Magnolia St.	Westminster	SRV	2,400
Artistic Gallery	16441 B Magnolia St.	Westminster	GAFO	2,519
La Maric Beauty Salon	16443 Magnolia St.	Westminster	SRV	1,688
Kenny's Barber	16447 Magnolia St.	Westminster	SRV	1,088
Synoi'a Real Estate & Loan	16451 Magnolia St.	Westminster	SRV	1,225
Minh's Tailor	16457 Magnolia St.	Westminster	SRV	844
Huntington Pool & Spa Supply	16459 Magnolia St.	Westminster	GAFO	3,413
Optometry	16481 Magnolia St.	Westminster	SRV	2,813
Epic Ride Shop BMX & Skate	16483 Magnolia St.	Westminster	GAFO	1,800
HT Learning Center	16485 Magnolia St.	Westminster	SRV	1,006
Best Lil Hair House	16487 Magnolia St.	Westminster	SRV	1,513
Royal Liquor	16503 Magnolia St.	Westminster	FOOD	2,625
Dano's Pizza	16505 Magnolia St.	Westminster	ED	1,813
Sophia's Donuts	16507 Magnolia St.	Westminster	ED	1,225
Sagami Sushi	16511-16513 Magnolia St.	Westminster	ED	3,206
Vacant	16515 Magnolia St.	Westminster	VAC	1,406
Dentistry	16517 Magnolia St.	Westminster	SRV	1,350
Vacant	16519 Magnolia St.	Westminster	VAC	1,350
Thema Nails & Spa	16521 Magnolia St.	Westminster	SRV	1,500
Foot Massage	16525 Magnolia St.	Westminster	SRV	1,138
Life Reflexology	16527 Magnolia St.	Westminster	SRV	1,950
Cort Furniture	16575 Magnolia St.	Westminster	GAFO	11,019
Futon World	16585 Magnolia St.	Westminster	GAFO	6,663
Sit N Sleep	16591 Magnolia St.	Westminster	GAFO	11,019
Vacant	17071 Magnolia	Fountain Valley	VAC	1,925

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Carrows	16931 Magnolia St	Huntington Beach	ED	4,650

Trask Avenue				
Mart Foods Produce	7010 Trask	Westminster	FOOD	2,013
Vacant	7020&7030 Trask	Westminster	VAC	3,019
Accupuncture	7040 Trask	Westminster	SRV	1,294
Laundromat of Westminster	7521-7525 Trask	Westminster	SRV	2,475
Trask Liquor	7511 Trask	Westminster	FOOD	3,038

Newland Street				
Vee Dub Parts Unlimited	17031 Newland	Huntington Beach	AUTO	4,069
Sahunyo Produce Market	17039 Newland	Huntington Beach	FOOD	2,363
Barbel's Art Center	17055 Newland	Huntington Beach	GAFO	1,444
Awesome Limo	17061 Newland	Huntington Beach	GAFO	2,494
Vacant	17053 Newland	Huntington Beach	VAC	919
Chiropractor	17065 Newland	Huntington Beach	SRV	1,706

Bushard Street				
Amazon Restaurant	14942 Bushard	Westminster	ED	3,413
Pho King	14932 Bushard	Westminster	ED	2,063

Goldenwest Street				
Don Ramon's Restaurant	16961 Goldenwest St	Huntington Beach	ED	8,519
Dentist	16900 A Goldenwest	Huntington Beach	SRV	2,625
First Bank	16900 Goldenwest	Huntington Beach	SRV	4,900
El Pollo Loco	16920 Goldenwest Street	Huntington Beach	ED	2,250
Liquor & Groceries	16932 Goldenwest	Huntington Beach	FOOD	3,506
Boston Market	16972 Goldenwest	Huntington Beach	ED	3,125
John's Philly Grill	16061 Goldenwest	Huntington Beach	ED	1,950
Smoke Shop	16065 Goldenwest	Huntington Beach	GAFO	1,350
Relax the Back	16071 Goldenwest	Huntington Beach	GAFO	2,700
Luxar 1	16075 Goldenwest	Huntington Beach	GAFO	2,188
Mangia Mangia	16079 Goldenwest	Huntington Beach	ED	1,406
Beadology	16081 Goldenwest	Huntington Beach	GAFO	2,500
Jinny's Bridal Center	16089 Goldenwest	Huntington Beach	GAFO	2,500
The Brow & Skin Studio	16099 Goldenwest	Huntington Beach	SRV	1,700
Papa John's	16105 Goldenwest	Huntington Beach	ED	2,100
Fresca's	16062 Goldenwest	Huntington Beach	ED	2,656
Quiznos	16058 Goldenwest	Huntington Beach	ED	1,806
Castle Brides Wedding Center	15087 Goldenwest	Huntington Beach	GAFO	7,650
A Child's View Optical	15083 Goldenwest	Huntington Beach	SRV	1,200
Linda Skin Care & Spa	15081 Goldenwest	Huntington Beach	SRV	1,500
Asher Chiropractor	15079 Goldenwest	Huntington Beach	SRV	1,800
Beauty Supply	15075 Goldenwest	Huntington Beach	SRV	2,850
New Hair	15077 Goldenwest	Huntington Beach	SRV	1,800
Rob's R/C Hobbies	15071 Goldenwest	Huntington Beach	GAFO	3,900
Hair Salon	15065 Goldenwest	Huntington Beach	SRV	2,656
Fine Jewelry	15061 Goldenwest	Huntington Beach	GAFO	2,031
Kiku Restaurant	15059 Goldenwest	Huntington Beach	ED	2,188
Optometry	15057 Goldenwest	Huntington Beach	SRV	1,250
Pet Grooming	15053 A Goldenwest	Huntington Beach	GAFO	1,250
Body and Sol Tanning	15053 B Goldenwest	Huntington Beach	SRV	1,406
Vacant	15051 Goldenwest	Huntington Beach	VAC	1,094
Peggy's tailor	15049 Goldenwest	Huntington Beach	SRV	1,563
Dentist	15047 Goldenwest	Huntington Beach	SRV	1,719
Joann Fabrics	15031 Goldenwest	Huntington Beach	GAFO	15,188
US Bank	15021 Goldenwest	Huntington Beach	SRV	4,900

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Vacant	15055 Goldenwest	Huntington Beach	VAC	2,063
Vacant	15041 Goldenwest	Huntington Beach	VAC	5,738
Huntington Point Surgery Center	15039 Goldenwest	Huntington Beach	SRV	7,425
College Books	15015 Goldenwest	Huntington Beach	GAFO	1,925
Vacant	15013 Goldenwest	Huntington Beach	VAC	3,675
Michael's Donuts	15011 Goldenwest	Huntington Beach	ED	1,750
Mobil Mart	15001 Goldenwest	Huntington Beach	GAS	938
Linder's Furniture	15011 Goldenwest	Westminster	GAFO	16,756
CVS	15520 Goldenwest	Westminster	GAFO	16,775
Henry's Burgers	15456 Goldenwest	Westminster	ED	1,250
Michael's Kitchen	15446 Goldenwest	Westminster	ED	1,188
Harbor Freight Tools	15436 Goldenwest	Westminster	HARD	3,325
Fresh & Easy	15412 Goldenwest	Westminster	FOOD	13,750
Dollar Tree	15400 Goldenwest	Westminster	GAFO	14,300
G&M Food Mart	15482 Goldenwest	Westminster	GAS	1,950
Vacant	15___ Goldenwest	Westminster	VAC	3,325
Family Master Cuts	15378 Goldenwest	Westminster	SRV	1,425
Family Dentistry	15370 Goldenwest	Westminster	SRV	1,781
Maru Sushi	15362 Goldenwest	Westminster	ED	2,375
RAI Care Center	15330 Goldenwest	Westminster	SRV	5,463
Vacant	15320 Goldenwest	Westminster	VAC	950
Dentist	15310 Goldenwest	Westminster	SRV	2,444
Jons Marketplace	15300 Goldenwest	Westminster	FOOD	37,500
Copy & Ink	15282 Goldenwest	Westminster	SRV	2,925
Protech Hair & Nails	15276 Goldenwest	Westminster	SRV	2,250
All Children's Dental	15266 Goldenwest	Westminster	SRV	4,500
Bolsa Medical Arts Pharmacy	15262 Goldenwest	Westminster	SRV	1,800
Value Cleaners	15256 Goldenwest	Westminster	SRV	2,475
Hilands Cigars	15252 Goldenwest	Westminster	GAFO	1,375
Beds N Beds & Kids Store Too	15232 Goldenwest	Westminster	GAFO	6,588
Tropical Fish	15222 Goldenwest	Westminster	GAFO	2,325
Vacant	15216 Goldenwest	Westminster	VAC	3,875
Frame N Art	15212 Goldenwest	Westminster	GAFO	1,744
BJ Clothes	15202 Goldenwest	Westminster	GAFO	4,844
Michael's Sports Pub & Grill	15192 Goldenwest	Westminster	ED	5,425
Cash 4 Gold	15182 Goldenwest	Westminster	SRV	2,519
Scrapbooking Heaven	15176 Goldenwest	Westminster	GAFO	2,131
Tae Kwon Do	15172 Goldenwest	Westminster	SRV	6,450
Parties Plus Costme Rentals	15162 Goldenwest	Westminster	GAFO	3,763
Dulux Pains	15152 Goldenwest	Westminster	SRV	7,256
DG Origin Coffee & Tea	151___ Goldenwest	Westminster	ED	650
IHOP	15122 Goldenwest	Westminster	ED	6,413
A Touch of Romance	15086 Goldenwest	Westminster	GAFO	2,625
A Team Cleaners	15084 Goldenwest	Westminster	SRV	2,363
Liquor	15072 Goldenwest	Westminster	FOOD	2,888
Vacant	15070 Goldenwest	Westminster	VAC	2,100
Vision Center	15068 Goldenwest	Westminster	SRV	3,413
Classroom Extras School Supply	15066 Goldenwest	Westminster	GAFO	2,363
Vacant	15062 Goldenwest	Westminster	VAC	2,625
El Torito	15042 Goldenwest	Westminster	ED	9,000
Parlor Classic Shaves Barber Shop	15060 Goldenwest	Westminster	SRV	394
Fade It Barber Shop	_____ Goldenwest	Westminster	SRV	875
7 Eleven	14502 Goldenwest	Westminster	FOOD	3,250
Wienerschnitzel	13872 Goldenwest	Westminster	ED	1,719
El Pollo Loco	13850 Goldenwest	Westminster	ED	3,263
Vinh Hao Good Water 2	13860E Goldenwest	Westminster	ED	1,013
The Sharper Cut	13860D Goldenwest	Westminster	SRV	1,350

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Coin Laundry	13860C Goldenwest	Westminster	SRV	2,363
Tatoo & Piercing	13860A Goldenwest	Westminster	SRV	2,250
BHP Properties	13698 E Goldenwest	Westminster	SRV	1,463
Braasch Pro Shop	13698 B-D Goldenwest	Westminster	GAFO	2,250
Taqueria El Rancho	13698 A Goldenwest	Westminster	ED	1,238
Qwik Stop Market	13690 Goldenwest	Westminster	FOOD	2,813
ABC Baguette	13672 A Goldenwest	Westminster	ED	2,031
Vacant	13672 D&E Goldenwest	Westminster	VAC	2,813
El Rodeo Carneceria	13672 F Goldenwest	Westminster	FOOD	1,406
Vacant	13672 I Goldenwest	Westminster	VAC	6,125
Thai Goldenwest Restaurant	13640 Goldenwest	Westminster	ED	2,494
Arco	_____ Goldenwest	Westminster	GAS	2,188
Subway	13102 C Goldenwest	Westminster	ED	1,800
Yamas Teriyaki House	13102 B Goldenwest	Westminster	ED	1,800
Starbucks	13102 A Goldenwest	Westminster	ED	1,950
Spire	13030 Goldenwest	Westminster	ED	6,188
Jack in the Box	13721 Goldenwest	Westminster	ED	2,500
Del Taco	13731 Goldenwest	Westminster	ED	2,250
Dollarday Auto Parts	13755 Goldenwest	Westminster	AUTO	2,475
The Golden Ram Barber Shop	13755 Goldenwest	Westminster	SRV	675
A-1 Liquor & Market	13755 Goldenwest	Westminster	FOOD	1,238
Vacant	15481 Goldenwest	Huntington Beach	VAC	2,750
7 Eleven	15471 Goldenwest	Huntington Beach	GAFO	3,250
The Little Gym	15981 Goldenwest	Huntington Beach	GAFO	4,250
G&M Food Mart	15971 Goldenwest	Huntington Beach	GAS	2,500
Fedex Office	15901 Goldenwest	Huntington Beach	GAFO	7,438
AMPM	16501 Goldenwest	Huntington Beach	GAS	2,156
7 Eleven	13450 D Goldenwest	Westminster	FOOD	3,019
Georgio's Pizza	13452 Goldenwest	Westminster	ED	1,706
Westminster Soccer	13454 Goldenwest	Westminster	GAFO	1,631
Bella Coin Laundry	13456 Goldenwest	Westminster	SRV	3,263
Flowers	_____ Goldenwest	Westminster	GAFO	400
Wendy's	16082 Goldenwest St	Huntington Beach	ED	2,519
Vacant (Former Sizzler)	16122 Goldenwest	Huntington Beach	VAC	5,200
Jasmine Thai Cuisine	14071 Goldenwest Street	Westminster	ED	2,344
Dentistry	14035 Goldenwest	Westminster	SRV	1,925
China Chef	14041 Goldenwest	Westminster	ED	1,788
Paris Liquor	14055 Goldenwest Street	Westminster	FOOD	2,475

Brookhurst Street				
Car Stereo Alarm	10041 B Brookhurst	Garden Grove	GAFO	1,788
UFG Insurance-Tax-Queen Travel	10041 A Brookhurst	Garden Grove	SRV	1,788
Target	13831 Brookhurst	Garden Grove	GAFO	99,169
Garden Grove Super Store (Food Portio	13861 Brookhurst	Garden Grove	FOOD	30,400
Garden Grove Super Store (Restaurant	13861 Brookhurst	Garden Grove	ED	20,325
Garden Grove Super Store (GAFO Porti	13861 Brookhurst	Garden Grove	GAFO	12,195
Garden Grove Super Store (Service Por	13861 Brookhurst	Garden Grove	SRV	8,130
Fire Stone	13961 Brookhurst	Garden Grove	AUTO	8,006
Lee's Sandwiches	13991 Brookhurst	Garden Grove	ED	6,413
Artist Resturant	14281 Brookhurst	Garden Grove	ED	1,788
Vien Dong	14271 Brookhurst	Garden Grove	ED	3,300
Dentistry	14265 Brookhurst	Garden Grove	SRV	1,350
Thuy Bridal & Florist	14263 Brookhurst	Garden Grove	GAFO	1,050
Hung's Barber	14261 Brookhurst	Garden Grove	SRV	1,050
Wong's Acupuncture	14259 Brookhurst	Garden Grove	SRV	1,050
Vacant	14257 Brookhurst	Garden Grove	VAC	5,100
Laser & Cosmetic Center	14255 Brookhurst	Garden Grove	GAFO	2,200

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Ultimate Liquor & Jr. Market	14461 Brookhurst	Garden Grove	FOOD	4,463
Jasmine's Beauty Supply	14441 Brookhurst 1	Garden Grove	GAFO	1,406
Mai Tran Dentistry	14441 Brookhurst 2	Garden Grove	SRV	1,406
Odyssey Insurance	14441 Brookhurst 3	Garden Grove	SRV	1,406
Van Pharmacy	14441 Brookhurst 4	Garden Grove	GAFO	1,406
Thai Bridal & Florist	14441 Brookhurst 5	Garden Grove	GAFO	1,406
Medical Center	14441 Brookhurst 6	Garden Grove	SRV	1,406
Ritz Gitt Salon	14441 Brookhurst 7	Garden Grove	SRV	1,406
Blue Capital Law Firm	14441 Brookhurst 8	Garden Grove	SRV	1,406
Arco	14511 Brookhurst	Westminster	GAS	1,544
Staffing International	14541 Brookhurst D1	Westminster	SRV	1,200
PNA Insurance	14541 Brookhurst C6	Westminster	SRV	1,200
Rosa Pharmacy	14541 Brookhurst C5	Westminster	GAFO	1,200
TNT Dental Group	14541 Brookhurst C4	Westminster	SRV	1,200
Chiropractic Clinic	14541 Brookhurst C3	Westminster	SRV	1,200
DNP Insurance	14541 Brookhurst C2	Westminster	SRV	1,200
John Pham & Co	14541 Brookhurst C1	Westminster	SRV	1,200
SoCal Crawfish Connection	14541 Brookhurst B6	Westminster	ED	2,550
High Hair Salon	14541 Brookhurst B4	Westminster	SRV	1,200
Bac Duy Minh Financial	14541 Brookhurst B3	Westminster	SRV	1,200
Viet Tutoring	14541 Brookhurst B2	Westminster	SRV	1,350
Law Offices of Do & Do	14541 Brookhurst B1	Westminster	SRV	1,350
Ocean Blue	14541 Brookhurst	Westminster	ED	5,813
Law Firm	14541 Brookhurst A1	Westminster	SRV	2,194
7 Eleven	14975 Brookhurst	Westminster	FOOD	2,656
Lanuy Pharmacy	14971 Brookhurst	Westminster	GAFO	2,125
Seafood World	15351 Brookhurst	Westminster	ED	9,000
Vacant	15351-108 Brookhurst	Westminster	VAC	1,375
Renato's Italian Restaurant	15383 Brookhurst	Westminster	ED	2,656
Radio Shack	15389 Brookhurst	Westminster	GAFO	2,969
CVS	15421 Brookhurst	Westminster	GAFO	23,250
Saigon City Market Place	15471 Brookhurst	Westminster	FOOD	41,400
V's Pure Water	15393 Brookhurst	Westminster	ED	1,094
Ascension Realty & Investments	15397 Brookhurst	Westminster	SRV	1,406
Alex Hair Fashions	15401 Brookhurst	Westminster	SRV	1,406
Jack in the Box	15521 Brookhurst	Westminster	ED	3,750
Cali Resturant	15691 Brookhurst	Westminster	ED	5,250
Alberto's	15681 Brookhurst	Westminster	ED	1,800
US Bank	15555 Brookhurst	Westminster	SRV	5,781
KFC	15553 Brookhurst	Westminster	ED	3,906
Banh Me Che Cale Restaurant	15551 Brookhurst	Westminster	ED	1,275
Endodontics	15561 Brookhurst	Westminster	SRV	2,325
True Health Reflexology	15563 Brookhurst	Westminster	SRV	1,938
General Dentistry	15565 Brookhurst	Westminster	SRV	1,938
Viet Satellite Viet Natural	15567 Brookhurst	Westminster	GAFO	1,938
Viet My Toutoring Center	15569 Brookhurst	Westminster	SRV	2,131
ASAP Escrow	15575 Brookhurst	Westminster	SRV	4,069
Inhous Orthopedics	15571 Brookhurst	Westminster	SRV	1,938
Pho Bac Ha Restaurant	15579 Brookhurst	Westminster	ED	2,325
Parcel Seafood	15589 Brookhurst	Westminster	ED	7,944
Vacant	15577 Brookhurst	Westminster	VAC	1,938
Regina Oriental Medical Clinic	15581 Brookhurst	Westminster	SRV	1,938
Pharmacy Aloha	15611 Brookhurst	Westminster	GAFO	2,713
Vacant	15615 Brookhurst	Westminster	VAC	1,744
Picasso Café	15619 Brookhurst	Westminster	ED	1,938
Optometry	15627 Brookhurst	Westminster	SRV	2,519
Le Brian Salon	15631 Brookhurst	Westminster	SRV	1,744

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Capital 100	15635 Brookhurst	Westminster	SRV	1,356
Elegant Bridal & Tuxedo	15639 Brookhurst	Westminster	SRV	2,325
The New Face Clinic	15643 Brookhurst	Westminster	SRV	1,744
Specialty Medical Clinic	15623 Brookhurst	Westminster	SRV	1,744
Vacant	15647 Brookhurst	Westminster	VAC	1,744
Diabetes Clinic	15651 Brookhurst	Westminster	SRV	1,744
Cleaners	15655 Brookhurst	Westminster	SRV	1,744
Real Estate 2000	15659 Brookhurst	Westminster	SRV	1,744
Womens Health Clinic	15663 Brookhurst	Westminster	SRV	1,744
Mobile Solutions	15667 Brookhurst	Westminster	GAFO	1,744
Chiropractic Clinic	15669 Brookhurst	Westminster	SRV	1,744
General Dentistry	15677 Brookhurst	Westminster	SRV	1,744
VU Orthodontics	16027 Brookhurst K	Fountain Valley	SRV	3,488
Mail Center	16027 Brookhurst G	Fountain Valley	SRV	1,900
Fountain Valley Optometry	16027 Brookhurst E	Fountain Valley	SRV	1,000
Classic Cleaners	16027 Brookhurst C	Fountain Valley	SRV	1,000
Chez Magic Hair & Nails	16027 Brookhurst A	Fountain Valley	SRV	800
NQ Jewelers	16041 Brookhurst	Fountain Valley	GAFO	7,256
Luxury Interior Design	16045 Brookhurst	Fountain Valley	SRV	13,813
Vhn-TV	16055 Brookhurst	Fountain Valley	SRV	16,656
Albertsons	16061 Brookhurst	Fountain Valley	FOOD	45,500
Ever Young Health Care	16027 Brookhurst B	Fountain Valley	SRV	900
Dry Cleaners	16027 Brookhurst D	Fountain Valley	SRV	1,000
Mua Rung	16027 Brookhurst F	Fountain Valley	ED	2,000
DentalLand	16027 Brookhurst J	Fountain Valley	SRV	1,000
Pizza Hut	16027 Brookhurst L	Fountain Valley	ED	1,800
Denny's	16205 Brookhurst	Fountain Valley	ED	4,875
Blockbuster	16129 Brookhurst	Fountain Valley	GAFO	5,813
Burger King	16105 Brookhurst	Fountain Valley	ED	3,506
Salvation Army	16119 Brookhurst	Fountain Valley	SRV	21,125
Frogg's Bounce House	16121 Brookhurst	Fountain Valley	SRV	3,844
Tektronic	16125 Brookhurst	Fountain Valley	GAFO	6,150
Smoke & Water	16139 Brookhurst	Fountain Valley	ED	2,813
Vacuum & Sewing	16141 Brookhurst	Fountain Valley	SRV	1,969
Shoe Repair	16143 Brookhurst	Fountain Valley	SRV	1,125
State Farm	16145 Brookhurst	Fountain Valley	SRV	2,531
Ciao Hair Salon	16147 Brookhurst	Fountain Valley	SRV	3,094
Saigon Performing Arts Center	16149 Brookhurst	Fountain Valley	SRV	5,344
Phu Nguyen	16151 Brookhurst	Fountain Valley	SRV	2,250
Premium Alarm Inc.	16153 Brookhurst	Fountain Valley	SRV	2,250
Vacant	16155 Brookhurst	Fountain Valley	VAC	7,594
Xanh Bistro	16161 Brookhurst	Fountain Valley	ED	1,856
Fountain Valley Hair & Nails	16165 Brookhurst	Fountain Valley	SRV	1,856
Vacant	16169 Brookhurst	Fountain Valley	VAC	1,856
H&R Block	16173 Brookhurst	Fountain Valley	SRV	1,856
Vacant	16177 Brookhurst	Fountain Valley	VAC	1,856
Fountain Valley Pain Center	16181 Brookhurst	Fountain Valley	SRV	2,063
Curves	16185 Brookhurst	Fountain Valley	SRV	1,856
Mi A Dong	16175 Brookhurst	Fountain Valley	ED	2,269
Bella Vi Beauty Clinic	16177 Brookhurst	Fountain Valley	SRV	1,856
Discovery Global Real Estate	16179 Brookhurst	Fountain Valley	SRV	1,856
HHT Law Offices	16185 Brookhurst	Fountain Valley	SRV	1,488
I Wireless	16051 Brookhurst C	Fountain Valley	GAFO	1,050
Roll Bar	16051 Brookhurst B	Fountain Valley	ED	963
Starbucks	16051 Brookhurst A	Fountain Valley	ED	1,750
Financial Planner	16051 Brookhurst B	Fountain Valley	SRV	1,925
Basic Tailor	16051 Brookhurst E	Fountain Valley	SRV	438

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Vacant	16051 Brookhurst D	Fountain Valley	VAC	1,400
Tennis Spectrum	16519 Brookhurst	Fountain Valley	GAFO	1,013
Suede Nails & Spa	16517 Brookhurst	Fountain Valley	SRV	1,013
Green Leaf Active Care	16515 Brookhurst	Fountain Valley	SRV	1,013
Excel Salon	16513 Brookhurst	Fountain Valley	SRV	1,013
Farmers Insurance	16511 Brookhurst A	Fountain Valley	SRV	2,025
Siger Construction	16511 Brookhurst B	Fountain Valley	SRV	1,463
Da Lat Bistro	16533 Brookhurst	Fountain Valley	ED	5,038
College of Technology	16531 Brookhurst	Fountain Valley	SRV	3,488
Jason Q Tran Photography	16529 Brookhurst	Fountain Valley	SRV	1,744
California Hydroponics	16535 Brookhurst	Fountain Valley	GAFO	1,744
Restaurant Cloud 9	16537 Brookhurst	Fountain Valley	ED	3,488
He's Looking At You Ultrasound	16541 Brookhurst	Fountain Valley	SRV	1,744
George Mayo M.D.	16543 Brookhurst	Fountain Valley	SRV	1,744
Fu Wing Low Restaurant	16545 Brookhurst	Fountain Valley	ED	1,744
Sunrise Team Escrow	16547 Brookhurst	Fountain Valley	SRV	1,744
Vacant	16549 Brookhurst	Fountain Valley	VAC	5,231
Super Star Cleaners	16509 Brookhurst	Fountain Valley	SRV	450
Help U Sell	16509 Brookhurst A	Fountain Valley	SRV	350
TLD International Law Firm	16509 Brookhurst B	Fountain Valley	SRV	450
Mr. Pets	16507 Brookhurst	Fountain Valley	GAFO	450
Johnny's Smoke Shop	16505 Brookhurst	Fountain Valley	GAFO	400
Mid City Time Clock Repair	16503 Brookhurst	Fountain Valley	SRV	450
Par Tea On	16501 Brookhurst	Fountain Valley	ED	450
Au Lac Humanese Cuisine	16563 Brookhurst	Fountain Valley	ED	3,906
Vacant	16567 Brookhurst	Fountain Valley	VAC	1,563
Mission Pharmacy	16569 Brookhurst	Fountain Valley	GAFO	1,406
Rosy Dental	16575 Brookhurst	Fountain Valley	SRV	1,406
The New Beginnings Fellowship Center	16581 Brookhurst	Fountain Valley	SRV	4,388
Fountain Valley Alano Club	16577 Brookhurst	Fountain Valley	SRV	2,194
Shell Station	16969 Brookhurst	Fountain Valley	GAS	1,463
Wells Fargo	16025 Brookhurst	Fountain Valley	SRV	18,394
In & Out Smoke Shop	14051 Brookhurst	Garden Grove	GAFO	200

Beach Boulevard				
Marie Callender's	16390 Beach Blvd	Westminster	ED	6,320
Popeyes	16388 Beach Blvd	Westminster	ED	3,000
Noah's Café	16304 Beach Blvd	Westminster	ED	1,181
Quiznos	16300 Beach Blvd #D	Westminster	ED	1,181
Lazy Dog Café	16310 Beach Blvd	Huntington Beach	ED	10,000
Starbucks	16302 Beach Blvd	Westminster	ED	2,081
Jamba Juice	16300 Beach Blvd #A	Westminster	ED	2,081
Vacant	16306 Beach Blvd	Westminster	VAC	5,850
Thai Princess Restaurant	16338 Beach Blvd	Westminster	ED	3,825
Panera	16340 Beach Blvd	Westminster	ED	4,500
Comics Unlimited	16344 Beach Blvd	Westminster	GAFO	2,025
Time Warner Cable	16348 Beach Blvd	Westminster	SRV	2,475
Vacant	16364 Beach Blvd	Westminster	VAC	6,975
Howard's	16366 Beach Blvd	Westminster	GAFO	21,375
Target	16400 Beach Blvd	Westminster	GAFO	101,878
Payless Shoes	16408 Beach Blvd	Westminster	GAFO	2,925
Fashion Young	16410 Beach Blvd	Westminster	GAFO	4,950
Wok Run	16412 Beach Blvd	Westminster	ED	2,700
Dairy Queen	16414 Beach Blvd	Westminster	ED	2,700
Vacant	16416 Beach Blvd	Westminster	VAC	3,375
Z Watch Co	16418 Beach Blvd	Westminster	GAFO	2,025
Vacant	16420 Beach Blvd	Westminster	VAC	2,025

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Passion Hair & Nails	16422 Beach Blvd	Westminster	SRV	2,025
Pavilions Place Cleaners	16424 Beach Blvd	Westminster	SRV	2,925
Vinita's Beauty & Threading Studio	16426 Beach Blvd	Westminster	GAFO	2,250
Maui Hawaiian BBQ	16428 Beach Blvd	Westminster	ED	2,025
Pavilion Dental	16430 Beach Blvd	Westminster	SRV	1,800
Vacant	16432 Beach Blvd	Westminster	VAC	2,250
Vacant	16434 Beach Blvd	Westminster	VAC	2,700
Ranibow Kids Hair Stylings	16436 Beach Blvd	Westminster	SRV	1,575
Vacant	16438 Beach Blvd	Westminster	VAC	2,475
Avenue	16440 Beach Blvd	Westminster	ED	4,725
Sally Beauty Supply	16442 Beach Blvd	Westminster	GAFO	2,250
Pin Ups Closet	16444 Beach Blvd	Westminster	GAFO	1,800
Pavilions	16450 Beach Blvd	Westminster	FOOD	60,000
Financial Partners Credit Union	16468 Beach Blvd	Westminster	SRV	6,413
Moore's Swe-Vac-Fans	16472 Beach Blvd	Westminster	GAFO	5,625
Golden Donut	16476 Beach Blvd	Westminster	ED	2,025
UPS Store	16478 Beach Blvd	Westminster	SRV	1,800
Edible Arrangements	16480 Beach Blvd	Westminster	GAFO	1,800
Cartiridge World	16482 Beach Blvd	Westminster	GAFO	1,800
Tip Top Nails	16484 Beach Blvd	Westminster	SRV	1,800
Freeway Insurance	16486 Beach Blvd	Westminster	SRV	2,025
HeaRX	16488 Beach Blvd	Westminster	SRV	2,025
Unnamed Office	16490 Beach Blvd	Westminster	SRV	2,025
Sushi Gesshin	16492 Beach Blvd	Westminster	ED	2,025
Advantage Body Care	16494 Beach Blvd	Westminster	SRV	2,475
AT&T	16496 Beach Blvd	Westminster	GAFO	5,850
Eye Styles	16498 Beach Blvd	Westminster	GAFO	3,613
Office Depot	16272 Beach Blvd	Huntington Beach	GAFO	33,000
Sports Chalet	16242 Beach Blvd	Huntington Beach	GAFO	24,375
Coffee Harvard	16222 Beach Blvd	Huntington Beach	ED	9,375
BJ's Brewery	16060 Beach Blvd.	Huntington Beach	ED	9,625
Party City	16100 Beach Blvd.	Huntington Beach	GAFO	13,163
Verizon Wireless	16120 Beach Blvd.	Huntington Beach	GAFO	1,381
Jack in the Box	15232 Beach Blvd.	Midway City	ED	2,363
Conroy's Flowers	14972 Beach Blvd.	Midway City	GAFO	2,750
Subway	14920 Beach Blvd.	Westminster	ED	1,169
Chevron	14902 Beach Blvd.	Westminster	GAS	894
Boulevard Flowers	14740 Beach Blvd.	Westminster	GAFO	1,375
Vacant Strip	14852-14886 Beach Blvd.	Westminster	VAC	12,675
Designer Plus	14602 Beach Blvd.	Westminster	GAFO	2,194
Vacant	146__ Beach Blvd.	Westminster	VAC	4,225
Urban Furnishings	14666 Beach Blvd.	Westminster	GAFO	3,575
Vacant	14__ Beach Blvd.	Westminster	VAC	3,169
Maddux Construction	14720 Beach Blvd.	Westminster	SRV	4,713
Field Time Sports & Guns	14542 Beach Blvd.	Westminster	GAFO	12,688
Quick Kebab	14502 C Beach Blvd.	Westminster	ED	1,300
Titan Insurance	14502 D Beach Blvd.	Westminster	SRV	1,300
Jack's Mini Market	14502 A Beach Blvd.	Westminster	FOOD	1,744
Cash for Gold	14502 B Beach Blvd.	Westminster	GAFO	2,131
Nikko Teriyaki	14250 Beach Blvd.	Westminster	ED	1,400
Dream Life Foot Reflexology	14252 Beach Blvd.	Westminster	SRV	1,400
Red Wing Shoes	14254 Beach Blvd.	Westminster	GAFO	1,400
State Farm	14256 Beach Blvd.	Westminster	SRV	1,400
Pokerstore.com	14258 Beach Blvd.	Westminster	GAFO	1,400
Vacant	14260 Beach Blvd.	Westminster	VAC	1,200
Vacant	142__ Beach Blvd	Westminster	VAC	900
Uncle Pete's Café	14276 Beach Blvd.	Westminster	ED	2,013

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Paintball (2nd Story)	14280 Beach Blvd.	Westminster	GAFO	403
Vacant	142__ Beach Blvd	Westminster	VAC	900
Vacant (2nd Story)	14282 Beach Blvd.	Westminster	VAC	900
Seal Real Estate (2nd Story)	14284 Beach Blvd.	Westminster	SRV	1,400
EZ Street Driving School (2nd Story)	14286 Beach Blvd.	Westminster	SRV	1,400
Metro PCS	14300 Beach Blvd.	Westminster	GAFO	1,400
Merlin Bail Bonds	14302 Beach Blvd.	Westminster	SRV	1,400
Audio Video Today	14304 Beach Blvd.	Westminster	GAFO	1,400
Elite	14306 Beach Blvd.	Westminster	GAFO	2,800
Dentistry	14310 Beach Blvd.	Westminster	SRV	1,400
Beach & 13th Barber	14312 Beach Blvd.	Westminster	SRV	1,400
Sam Ash Music Stores	14200 Beach Blvd.	Westminster	GAFO	23,100
Bif Home Office Furniture	14190 Beach Blvd.	Westminster	GAFO	5,500
Blue	14160 Beach Blvd.	Westminster	ED	8,775
Vacant	14082 A Beach Blvd.	Westminster	VAC	2,600
Katronic Computers	14082 B Beach Blvd.	Westminster	GAFO	1,381
Private Investigations	14038 Beach Blvd.	Westminster	SRV	450
Amplifier	14036 Beach Blvd.	Westminster	GAFO	338
TV-VCR Repair	14034 A Beach Blvd.	Westminster	SRV	338
Marina Lable	14034 B Beach Blvd.	Westminster	GAFO	619
Spy Guys	14032 Beach Blvd.	Westminster	GAFO	450
Lo Yogurt	14002 Beach Blvd.	Westminster	ED	750
Subway	14004 Beach Blvd.	Westminster	ED	1,375
Starbucks	14006 Beach Blvd.	Westminster	ED	1,125
Check into Cash	14008 Beach Blvd. #B	Westminster	SRV	1,125
76 Station	13682 Beach Blvd.	Westminster	GAS	900
Chevron	13741 Beach	Westminster	GAS	831
Bob's Burgers	13891 Beach	Westminster	ED	2,300
Walmart	13331 Beach	Westminster	GAFO	106,946
Sun's Donuts	15450 Beach Blvd	Westminster	ED	1,463
Hong Kong Express	15452 Beach Blvd	Westminster	ED	975
Smoke 4 Less	15454 Beach Blvd	Westminster	GAFO	813
Jewelry	15454 Beach Blvd A2	Westminster	GAFO	756
Vacant	15454 Beach Blvd	Westminster	VAC	1,238
Nutrition	15454 Beach Blvd	Westminster	GAFO	550
Western Union	15456 Beach Blvd	Westminster	SRV	894
Newport Dental	15458 Beach Blvd	Westminster	SRV	4,456
Vacant	15380 Beach Blvd	Westminster	VAC	7,500
Lang Ngon	15342 Beach Blvd	Westminster	ED	7,000
Enterprise	15344 Beach Blvd	Westminster	SRV	1,463
Sunflower Foot Massage	15344 Beach Blvd	Westminster	SRV	1,300
Pho ben Thann Soup	15348 Beach Blvd	Westminster	ED	1,950
Bo De Restaurant	15352 Beach Blvd	Westminster	ED	5,038
Vacant	15364 Beach Blvd	Westminster	VAC	1,138
Water & Ice	15368 Beach Blvd	Westminster	ED	1,138
Hair Cuts	15368 Beach Blvd	Westminster	SRV	1,138
Lien Hoa BBQ	15372 Beach Blvd	Westminster	ED	1,625
Cosmetic Surgery	15374 Beach Blvd	Westminster	SRV	3,088
Tokyo Buffet	15440 Beach Blvd 118	Westminster	ED	3,413
Ming's Bakery	15440 Beach Blvd 119	Westminster	ED	2,763
Wood Flooring / Furniture	15440 Beach Blvd 120	Westminster	GAFO	2,925
Truong Xuan	15440 Beach Blvd 121	Westminster	GAFO	2,438
Vua Tra Alature Treats Inc.	15440 Beach Blvd	Westminster	ED	2,438
Westminster Superstore	15440 Beach Blvd	Westminster	FOOD	70,000
Lee's Sandwiches	15440 Beach Blvd 127	Westminster	ED	2,475
Life Insurance	15440 Beach Blvd 126	Westminster	SRV	1,500
Pho Vie Restaurant	15440 Beach Blvd 128	Westminster	ED	3,375

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Paradise Salon	15440 Beach Blvd 129	Westminster	SRV	1,125
Vacant	15440 Beach Blvd 131	Westminster	VAC	750
Bali Foot Spa	15440 Beach Blvd 132	Westminster	SRV	2,400
G&M Food Mart	16990 Beach Blvd	Huntington Beach	GAS	1,463
McDonalds	16866 Beach Blvd	Huntington Beach	ED	4,688
DVD Planet	16672 Beach Blvd	Huntington Beach	GAFO	8,438
Bev Mo!	16672 K Beach Blvd	Huntington Beach	FOOD	9,788
Fresh & Easy	16672 Beach Blvd	Huntington Beach	FOOD	17,500
H&R Block	16672 J Beach Blvd	Huntington Beach	SRV	1,500
Vacant	16672 H&G Beach Blvd	Huntington Beach	VAC	3,938
Marshalls	16672 F Beach Blvd	Huntington Beach	GAFO	15,188
Leather Jennifer Convertibles	16672 C Beach Blvd	Huntington Beach	GAFO	7,125
99 Cent Store	16672 Beach Blvd	Huntington Beach	GAFO	13,669
Baskin Robbins/Togo's	16622-102N Beach Blvd	Huntington Beach	ED	2,475
Rubios	16622-101M Beach Blvd	Huntington Beach	ED	2,475
Norms	16572 Beach Blvd	Huntington Beach	ED	8,138
Phuket Thai Restaurant	16612 H Beach Blvd	Huntington Beach	ED	2,444
Vacant	16612 G Beach Blvd	Huntington Beach	VAC	1,581
Flowers	16612 F Beach Blvd	Huntington Beach	GAFO	1,006
Alex's Lawn Mower Repair	16612 E Beach Blvd	Huntington Beach	SRV	863
Vacant	16612 D Beach Blvd	Huntington Beach	VAC	850
Filling Post Lingerie Bar	16612 C Beach Blvd	Huntington Beach	ED	2,363
Tophat Liquor Market	16612 B Beach Blvd	Huntington Beach	GAFO	788
AAA Remodeling	16612 A Beach Blvd	Huntington Beach	SRV	1,238
Body Works Home Fitness	16732 B Beach Blvd	Huntington Beach	SRV	3,250
Al & Ed's Auto Sound	16732 A Beach Blvd	Huntington Beach	GAFO	2,925
Subway	16502 Beach Blvd	Huntington Beach	ED	1,544
Payday Loans	16510 Beach Blvd	Huntington Beach	SRV	1,781
Vacant	1651_ Beach Blvd	Huntington Beach	VAC	2,256
Elite Spa	16518 Beach Blvd	Huntington Beach	SRV	1,425
Quick Pick Market	16520 Beach Blvd	Huntington Beach	FOOD	2,731
Lowe's	13225 Beach Blvd	Westminster	HARD	125,856
Carl's Jr.	132__ Beach Blvd	Westminster	ED	3,919
Mobil Mart	13441 Beach Blvd	Westminster	GAS	2,375
Islands Furniture	14161 Beach Blvd	Westminster	GAFO	1,069
Beach Bikes	14191 Beach Blvd	Westminster	GAFO	7,425
Happy 2 Easy Mattresses	14211 Beach Blvd	Westminster	GAFO	6,394
Dream Zone Mattresses	14281 Beach	Westminster	GAFO	2,750
Vans	13901 Beach Blvd	Westminster	GAFO	1,706
Pathway Medical Center	7955 Brookhurst	Westminster	SRV	4,950
Bety Hess Bookkeeping	14341 Beach Blvd	Westminster	SRV	1,100
Katelyn Salon	14341 Beach Blvd	Westminster	SRV	1,013
Pager-Cell Services	14341 Beach Blvd	Westminster	GAFO	1,013
Dentistry	14341 Beach Blvd	Westminster	SRV	1,013
Law Office	14341 Beach Blvd	Westminster	SRV	1,013
B&B Smoke Shop	14341 Beach Blvd	Westminster	GAFO	1,013
John's Pure Water	14341 Beach Blvd	Westminster	ED	1,013
Lilie Cleaners	14341 Beach Blvd	Westminster	SRV	1,013
State Farm	14341 Beach Blvd	Westminster	SRV	1,013
Locksmith	14341 Beach Blvd	Westminster	SRV	1,013
PL Computer	14341 Beach Blvd	Westminster	GAFO	1,013
Green Girl Salon	14341 Beach Blvd	Westminster	ED	1,875
WMP Flowers	14351 Beach Blvd	Westminster	GAFO	1,500
Linders Furniture	15011 Beach Blvd	Westminster	GAFO	6,150
PepBoys	15221 Beach Blvd	Westminster	AUTO	15,225
Chicago Style Hotdogs	15223 Beach Blvd	Westminster	ED	350
Vacant	15251 Beach Blvd	Westminster	VAC	9,225

STORE	ADDRESS	CITY	CATEGORY	SQUARE FEET
Dunn-Edwards Paint	15251 Beach Blvd	Westminster	GAFO	9,225
G&M Food Mart	15501 Beach Blvd	Westminster	GAS	1,463
Maytag Home Appliance Center	15541 Beach Blvd	Westminster	GAFO	2,500
Beach Girls Cocktails	15549 Beach Blvd	Westminster	ED	2,300
Liquor	15553 Beach Blvd	Westminster	FOOD	1,294
Crossroads Pawn Shop	15555 Beach Blvd	Westminster	SRV	2,613
Sprint	15601 Beach Blvd	Westminster	GAFO	2,188
Vacant	15___ Beach Blvd	Westminster	VAC	6,563
Mobil Mart	16001 Beach Blvd	Huntington Beach	GAS	2,375
Liquor	16091 Beach Blvd # 101	Huntington Beach	FOOD	2,194
Metro PCS	16091 Beach Boulevard #102	Huntington Beach	GAFO	1,625
Firestone	16171 Beach Blvd	Huntington Beach	AUTO	4,613
Chipotle	16241 Beach Blvd	Huntington Beach	ED	3,000
Jack in the Box	16311 Beach Blvd	Huntington Beach	ED	3,438
Burger King	16331 Beach Blvd	Huntington Beach	ED	3,881
Monroe Beer & Wine Club	16395 Beach Blvd	Huntington Beach	FOOD	731
Pizza	16395 Beach Blvd	Huntington Beach	ED	569
State Farm	16395 Beach Blvd	Huntington Beach	SRV	569
Verizon Wireless	16395 Beach Blvd	Huntington Beach	GAFO	1,444
Golf HB	16779 Beach Blvd	Huntington Beach	GAFO	4,675
HB Hydro	16783 Beach Blvd	Huntington Beach	GAFO	1,238
Mail Center	16787 Beach Blvd	Huntington Beach	SRV	1,238
Super Cuts	16789 Beach Blvd	Huntington Beach	SRV	2,200
Beach Place Market	16793 Beach Blvd	Huntington Beach	FOOD	3,300
Salon Centric	16773 Beach Blvd	Huntington Beach	GAFO	2,344
Olive Garden	16811 Beach Blvd	Huntington Beach	ED	9,025
Sakura Restaurant	16971 Beach Blvd	Huntington Beach	ED	3,713
Lotus Restaurant	16883 Beach Blvd	Huntington Beach	ED	3,844
f.y.e. Music Movies	16903 Beach Blvd	Huntington Beach	GAFO	7,313
Cyber Café World	16903 Beach Blvd	Huntington Beach	SRV	1,788
Mega Maids	16903 Beach Blvd	Huntington Beach	SRV	1,138
Vacant	16903 Beach Blvd	Huntington Beach	VAC	1,406
TK Tailoring	16903 Beach Blvd	Huntington Beach	SRV	1,250
Mysique Hair Studio	16903 Beach Blvd	Huntington Beach	SRV	1,406
Krav Maga Training Center	16903 Beach Blvd	Huntington Beach	SRV	1,563
Huntington Beach Family Martial Arts Ce	16903 Beach Blvd	Huntington Beach	SRV	2,813

Source: TNDG

Table B-3
Tenant Detail for Westminster Center
Huntington Beach Retail Trade Area - Primary Trade Area

Tenant	Category	Square Feet
Edwards Theaters	SRV	35,000
24 Hour Fitness	SRV	15,496
Baskin Robins	ED	1,000
Fantastic Sams	SRV	1,292
Vacant	VAC	1,400
L&L Hawaiian BBQ	ED	1,400
Game Place	GAFO	1,405
Star Nails	SRV	944
Dentist	SRV	1,888
Checks / Loan	SRV	900
Spectrum Vision	SRV	1,570
Footmaster Spa	SRV	1,350
Citibank	SRV	1,683
Seafood Palace	ED	10,462
Vacant	VAC	1,879
Home Depot	HARD	102,220
Armed Forces Career Center	SRV	4,177
Ross	GAFO	30,485
Fashion Q	GAFO	5,200
Weingarten Realty	SRV	3,477
Games Workshop	SRV	4,550
Dentist	SRV	1,050
Piano Studio	SRV	1,379
Dollar Tree	GAFO	12,500
Anna's Linens	GAFO	12,500
Mode 5	GAFO	4,359
Payless Kids/Shoe Source	GAFO	4,359
Albertson's	FOOD	50,000
Vacant	VAC	1,460
Movie Q	GAFO	1,600
Sally Beauty Supply	GAFO	1,400
UPS Store	SRV	1,400
Susie's Deals	GAFO	4,500
Rite Aid	GAFO	19,300
H&R Block	SRV	1,235
U Pick U Save Furniture	GAFO	3,499
Vacant	VAC	2,204
Angel's Beauty Threading	SRV	1,093
Dentist	SRV	1,100
Chiropractor	SRV	1,093
Vacant	VAC	1,080
U.S. Post Office	SRV	23,200
Bank of America	SRV	5,500

Tenant	Category	Square Feet
Vacant	VAC	9,080
Jamba Juice	ED	1,120
Sprint	GAFO	6,500
Petco	GAFO	15,000
Carl's Jr.	ED	3,515
Vacant	VAC	8,266
Westminster Veterinary	SRV	8,000
Auto Zone	AUTO	6,000

Source: TNDG

Table B-4
Inventory of Supermarkets
Huntington Beach Retail Trade Area - Primary Trade Area

Store	Address	City	Square Feet
Vons Market	5922 Edinger Ave	Huntington Beach	41,250
Albertsons Store	16600 Bolsa Chica St	Huntington Beach	36,250
Ralphs Grocery	5241 Warner Ave	Huntington Beach	44,600
Ranchito Super Market	5952 Westminster Blvd	Westminster	21,250
Albertsons Store	6755 Westminster Blvd	Westminster	50,000
Jons Market	15300 Goldenwest St	Westminster	37,500
Fresh & Easy Neighborhood Market	15412 Goldenwest St	Westminster	13,750
Smart & Final Extra	6882 Edinger Ave	Huntington Beach	26,100
Stater Bros Mkt	7101 Warner Ave	Huntington Beach	35,500
Stater Bros Mkt	8522 Westminster Blvd	Westminster	31,250
Westminster Superstore	15440 Beach Blvd	Westminster	70,000
Pavilions	16450 Beach Blvd	Westminster	60,000
Fresh & Easy Neighborhood Market	16672 Beach Blvd	Huntington Beach	17,500
ABC Supermarket	8970 Bolsa Ave	Westminster	24,100
Green Farm Market	16042 Magnolia St	Fountain Valley	16,250
T & K Food Warehouse	9681 Bolsa Ave	Westminster	27,200
Garden Grove Supermarket	13861 Brookhurst St	Garden Grove	30,400
Saigon City Marketplace	15471 Brookhurst St	Westminster	41,400
Albertsons Store	16061 Brookhurst St	Fountain Valley	45,500
Whole Foods*	7881 Edinger Ave #150	Huntington Beach	15,750
TOTAL			685,550

* This store is located in the Bella Terra Mall. Given its location in this regional center, we have discounted the store's total square feet (31,500 square feet) by 50% to account for sales generated by shoppers outside of the Primary Trade Area.