



18396 BROOKHURST
STREET, FOUNTAIN
VALLEY, CA 92708

Upgraded office/retail space with three separate private offices, kitchen/storage and a large open area. Floor to ceiling windows and private double door entry. Full kitchen with granite counters, refrigerator and custom cabinets. Space is completely wired for a network with 24 ports, network rack with patch panel and room for server. Storefront signage available. Valley Gardens Center is a clean, stylish neighborhood center with good mix of tenants and great demographics.

**1,361 SQ FT
OFFICE/RETAIL
FOR LEASE**

Contact: Brian Dauk
Valley Gardens Center
briandauk@gmail.com
Phone: (949) 233-2240

New 1,361 sq. ft. Office/Retail space for Lease – THIS SPACE IS AMAZING!

Beautifully constructed office/retail space with three private offices, kitchen/storage and a large open area in a great location, blocks away from the 405 freeway exits of Brookhurst and Ellis/Euclid.

TURN KEY OFFICE: Every amenity is included in this office space and you really must see it to appreciate the quality and detail.

Offices / Workspace:

- * Three separate large offices, with glass/aluminum walls.
- * Floor to ceiling exterior windows throughout.
- * Your own exterior double door entry on ground level, storefront style.
- * Travertine floors in entry.
- * Solid wood doors with custom stain and stainless steel door handles.
- * Ample Free Parking.
- * Daily janitorial service (Monday through Friday)

Kitchen Feature Include:

- * Full Kitchen with granite counter tops and backsplash.
- * Stainless steel sink, faucets and refrigerator.
- * Kitchen includes built-in instant hot water and soap dispenser.
- * Beautifully designed kitchen cabinets and storage area with a custom stain finish.
- * Travertine Tile Floors.

Networking:

- * Office is completely wired for a network with 24 ports throughout.
- * Includes three foot pivoting network rack with patch panel (instant network capable).
- * Plenty of room on the network rack to put your own server.
- * Over 17 phone ports wired throughout offices and back to centralized location (instant telephone capable).
- * VOIP ready with multiple internet connections per jack for simultaneous computer and VOIP connections.

Entertainment System:

- * The office space is equipped with an audio distribution system.
- * Each office and work area has its own music control panel and speakers for individualized music selection and control.
- * Up to four music source selections including an personal music port, 2 AM/FM tuners with presets functions, and another source that you can supply.
- * Individual Offices and Workspace are pre wired for LCD HDTV's. Electrical outlets and conduits are located high on the wall for easy installation.
- * HDTV Antenna will give you free instant access to free local HD broadcast television.

Within Walking Distance:

Islands - Mimi's Cafe – The Recess Room (Gastropub) - Starbucks - Mandarin Restaurant Kappo Honda Japanese restaurant - Rubio's - Corner Bakery Cafe - Applebee's – Philly's Best – First Class Pizza – Stonefire Grill - Ralphs - UPS Store, and many more.

Within a Couple Blocks:

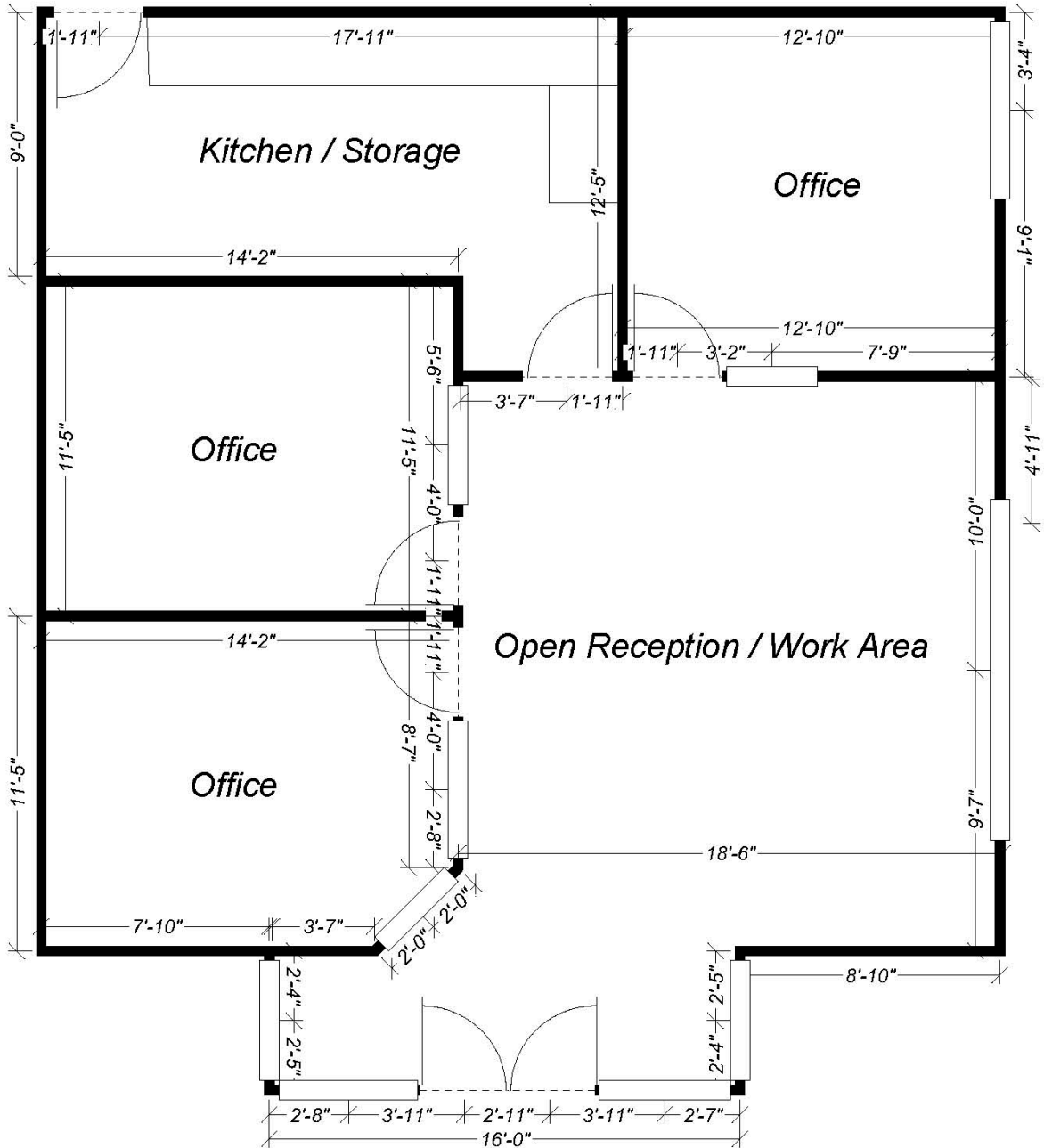
Claim Jumper - Marie Calander's - Pickup Stix - Carl's Jr. - McDonalds - Chipotle - Burger King - El Pollo Loco - Office Depot - Sam's Club – Costco, and many more.

The Lease amount is \$2.45 sq. ft. To set up an appointment for showing, please contact Brian Dauk at (949) 233-2240.

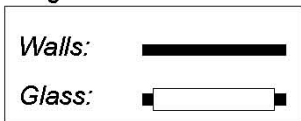


Valley Gardens Center
 18396 Brookhurst Street
 Fountain Valley, CA 92708

Office Space / Storefront Retail
 1,361 SQ FT



Legend:













ELLIS AVE

BROOKHURST ST

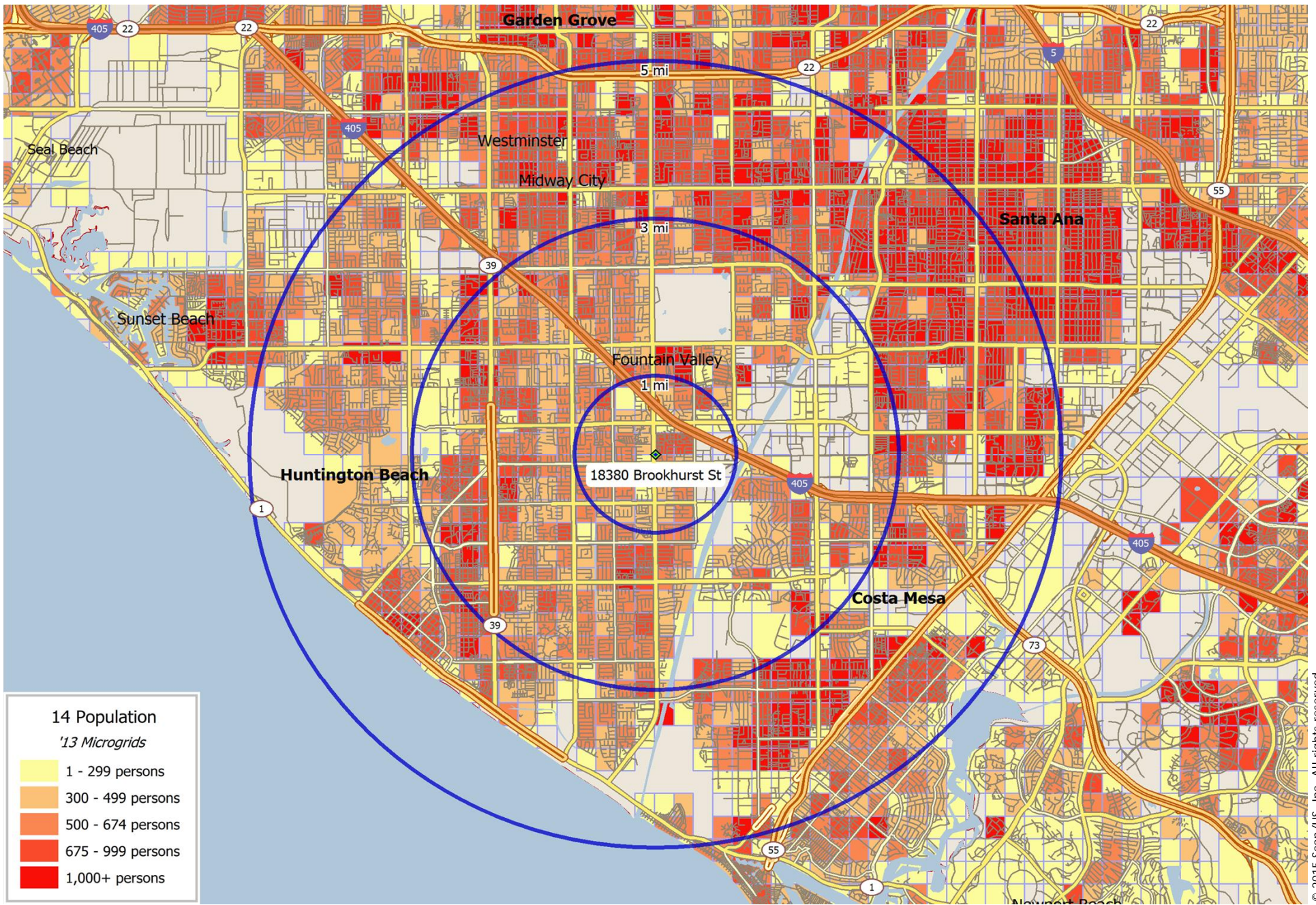
TALBERT AVE

SITE

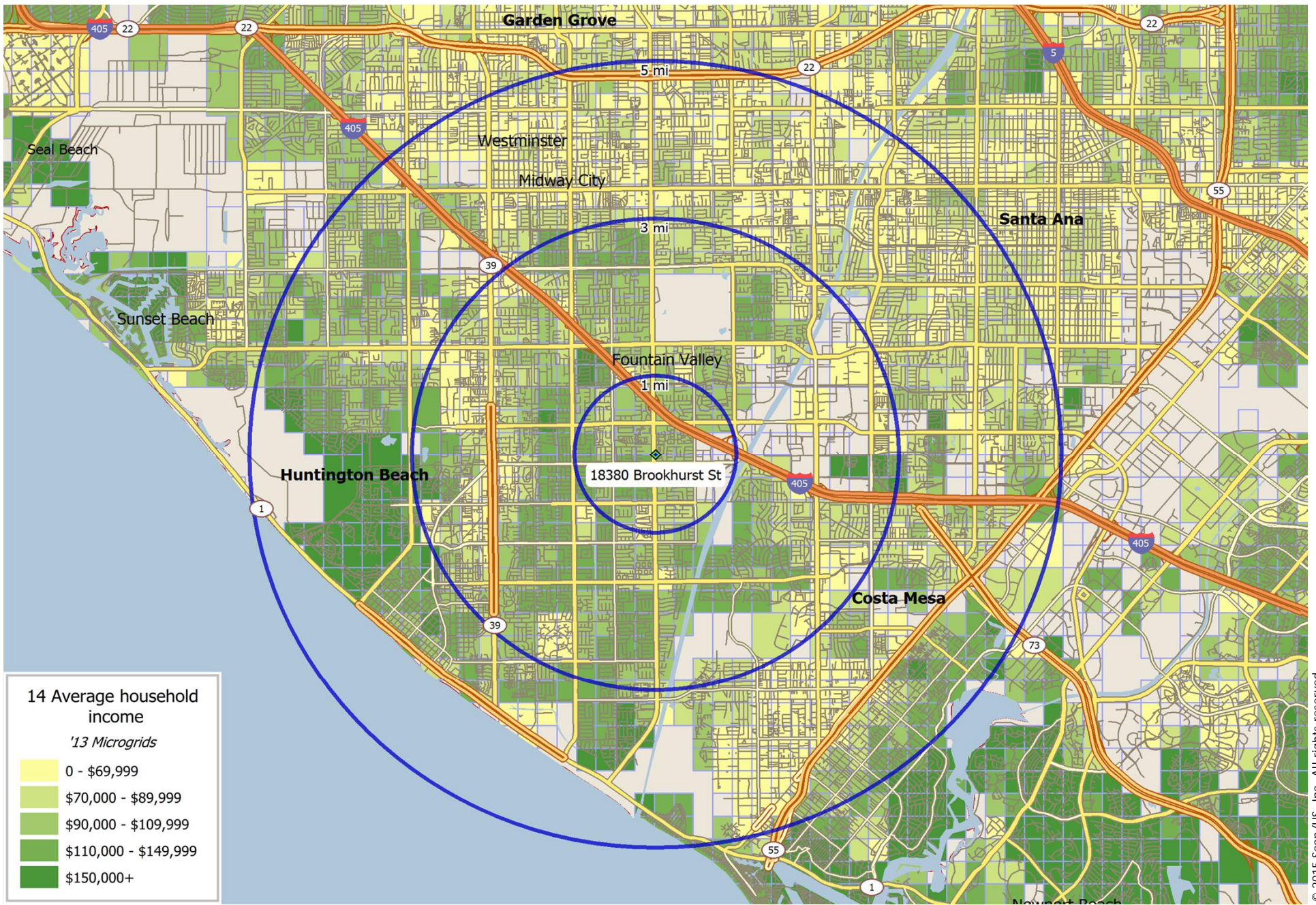
KAPPO HONDA



Fountain Valley, CA: 2014 Population



Fountain Valley, CA: 2014 Average Household Income



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18380 BROOKHURST ST: FOUNTAIN VALLEY, CA 92708:
SITE LOCATED AT 33.69590, 117.95391

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Population</u>						
2019 Projection	19,654		197,461		618,039	
% Change 2014-2019		2.6%		2.6%		2.6%
2014 Estimate	19,148		192,401		602,215	
% Change 2010-2014		2.2%		1.8%		2.1%
2010 Census	18,739		189,029		589,597	
% Change 2000-2010		0.9%		1.0%		0.2%
2000 Census	18,581		187,136		588,559	
<u>Households</u>						
2019 Projection	7,115		70,043		195,929	
% Change 2014-2019		3.7%		3.7%		3.7%
2014 Estimate	6,859		67,524		188,887	
% Change 2010-2014		2.3%		1.8%		2.1%
2010 Census	6,703		66,328		184,915	
% Change 2000-2010		3.6%		2.1%		1.6%
2000 Census	6,472		64,962		182,068	
<u>Age, total population</u>						
	19,148		192,401		602,215	
under 5 years	845	4.4%	10,486	5.5%	37,901	6.3%
5 to 9 years	1,002	5.2%	10,741	5.6%	37,361	6.2%
10 to 14 years	1,148	6.0%	11,641	6.1%	38,442	6.4%
15 to 19 years	1,249	6.5%	12,183	6.3%	40,338	6.7%
20 to 24 years	1,050	5.5%	12,694	6.6%	44,625	7.4%
25 to 34 years	1,777	9.3%	25,580	13.3%	89,677	14.9%
35 to 44 years	2,391	12.5%	26,212	13.6%	84,194	14.0%
45 to 54 years	2,938	15.3%	28,229	14.7%	83,808	13.9%
55 to 64 years	2,926	15.3%	24,177	12.6%	68,272	11.3%
65 to 74 years	2,274	11.9%	17,385	9.0%	44,738	7.4%
75 to 84 years	1,062	5.5%	8,857	4.6%	22,757	3.8%
85 years and over	478	2.5%	4,181	2.2%	9,918	1.6%
Median Age	45.8		42.1		39.7	
<u>Age, male population</u>						
	9,168		94,486		302,126	
< 19 years	2,160	23.6%	23,112	24.5%	79,092	26.2%
20 - 34 years	1,402	15.3%	19,527	20.7%	69,895	23.1%
35 - 44 years	1,166	12.7%	13,001	13.8%	42,829	14.2%
45 to 64 years	2,770	30.2%	25,518	27.0%	75,658	25.0%
65 to 84 years	1,501	16.4%	11,849	12.5%	30,979	10.3%
85 years and over	154	1.7%	1,449	1.5%	3,565	1.2%
Median Age	44.6		40.9		38.8	
<u>Age, female population</u>						
	9,980		97,918		300,090	
< 19 years	2,084	20.9%	21,939	22.4%	74,950	25.0%
20 - 34 years	1,425	14.3%	18,747	19.1%	64,407	21.5%
35 - 44 years	1,225	12.3%	13,211	13.5%	41,365	13.8%
45 to 64 years	3,094	31.0%	26,888	27.5%	76,422	25.5%
65 to 84 years	1,835	18.4%	14,393	14.7%	36,516	12.2%
85 years and over	324	3.2%	2,732	2.8%	6,353	2.1%
Median Age	46.8		43.0		40.4	

18380 BROOKHURST ST: FOUNTAIN VALLEY, CA 92708:
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	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Total Aggregate Income (\$mil)	\$665.2		\$6,080.2		\$16,203.9	
Per Capita Income	\$34,739		\$31,602		\$26,907	
<u>Household Income (households)</u>	6,859		67,524		188,887	
under \$10,000	288	4.2%	2,966	4.4%	7,716	4.1%
\$10,000 - \$14,999	142	2.1%	1,763	2.6%	5,657	3.0%
\$15,000 - \$19,999	145	2.1%	1,761	2.6%	5,916	3.1%
\$20,000 - \$24,999	191	2.8%	1,930	2.9%	6,474	3.4%
\$25,000 - \$29,999	248	3.6%	2,390	3.5%	7,765	4.1%
\$30,000 - \$34,999	192	2.8%	2,392	3.5%	7,238	3.8%
\$35,000 - \$39,999	334	4.9%	3,364	5.0%	10,029	5.3%
\$40,000 - \$49,999	471	6.9%	5,771	8.5%	16,883	8.9%
\$50,000 - \$59,999	333	4.9%	4,518	6.7%	13,889	7.4%
\$60,000 - \$74,999	675	9.8%	6,884	10.2%	20,423	10.8%
\$75,000 - \$99,999	887	12.9%	8,922	13.2%	24,209	12.8%
\$100,000 - \$124,999	774	11.3%	7,179	10.6%	18,827	10.0%
\$125,000 - \$149,999	542	7.9%	4,744	7.0%	11,987	6.3%
\$150,000 - \$199,999	881	12.8%	6,884	10.2%	16,628	8.8%
\$200,000 - \$249,999	292	4.3%	2,307	3.4%	5,497	2.9%
\$250,000 and over	465	6.8%	3,756	5.6%	9,673	5.1%
Aggregate Household Income (\$mil)	\$663.0		\$6,062.4		\$16,143.2	
Average Household Income	\$96,658		\$89,782		\$85,465	
Median Household Income	\$85,283		\$79,029		\$74,057	
<u>Family Income (families)</u>	5,209		47,028		132,636	
under \$10,000	111	2.1%	1,336	2.8%	3,701	2.8%
\$10,000 - \$14,999	42	0.8%	825	1.8%	2,818	2.1%
\$15,000 - \$19,999	75	1.4%	834	1.8%	3,247	2.4%
\$20,000 - \$24,999	84	1.6%	996	2.1%	4,037	3.0%
\$25,000 - \$29,999	121	2.3%	1,405	3.0%	4,909	3.7%
\$30,000 - \$34,999	108	2.1%	1,415	3.0%	4,660	3.5%
\$35,000 - \$39,999	178	3.4%	1,897	4.0%	6,338	4.8%
\$40,000 - \$49,999	360	6.9%	3,510	7.5%	11,225	8.5%
\$50,000 - \$59,999	256	4.9%	2,997	6.4%	9,579	7.2%
\$60,000 - \$74,999	490	9.4%	4,560	9.7%	13,844	10.4%
\$75,000 - \$99,999	742	14.2%	6,496	13.8%	17,444	13.2%
\$100,000 - \$124,999	679	13.0%	5,683	12.1%	14,760	11.1%
\$125,000 - \$149,999	480	9.2%	3,919	8.3%	9,720	7.3%
\$150,000 - \$199,999	796	15.3%	5,863	12.5%	13,713	10.3%
\$200,000 - \$249,999	270	5.2%	2,079	4.4%	4,620	3.5%
\$250,000 and over	412	7.9%	3,251	6.9%	8,010	6.0%
Aggregate family income (\$mil)	\$548.9		\$4,634.2		\$12,118.8	
Average family income	\$105,377		\$98,541		\$91,369	
Median family income	\$100,819		\$91,913		\$83,202	
<u>Non-Family Income (non-families)</u>	1,650		20,497		56,250	
Aggregate non-family income (\$mil)	\$114.1		\$1,428.3		\$4,024.5	
Average non-family income	\$69,133		\$69,683		\$71,546	
Median non-family income	\$47,320		\$54,127		\$56,037	

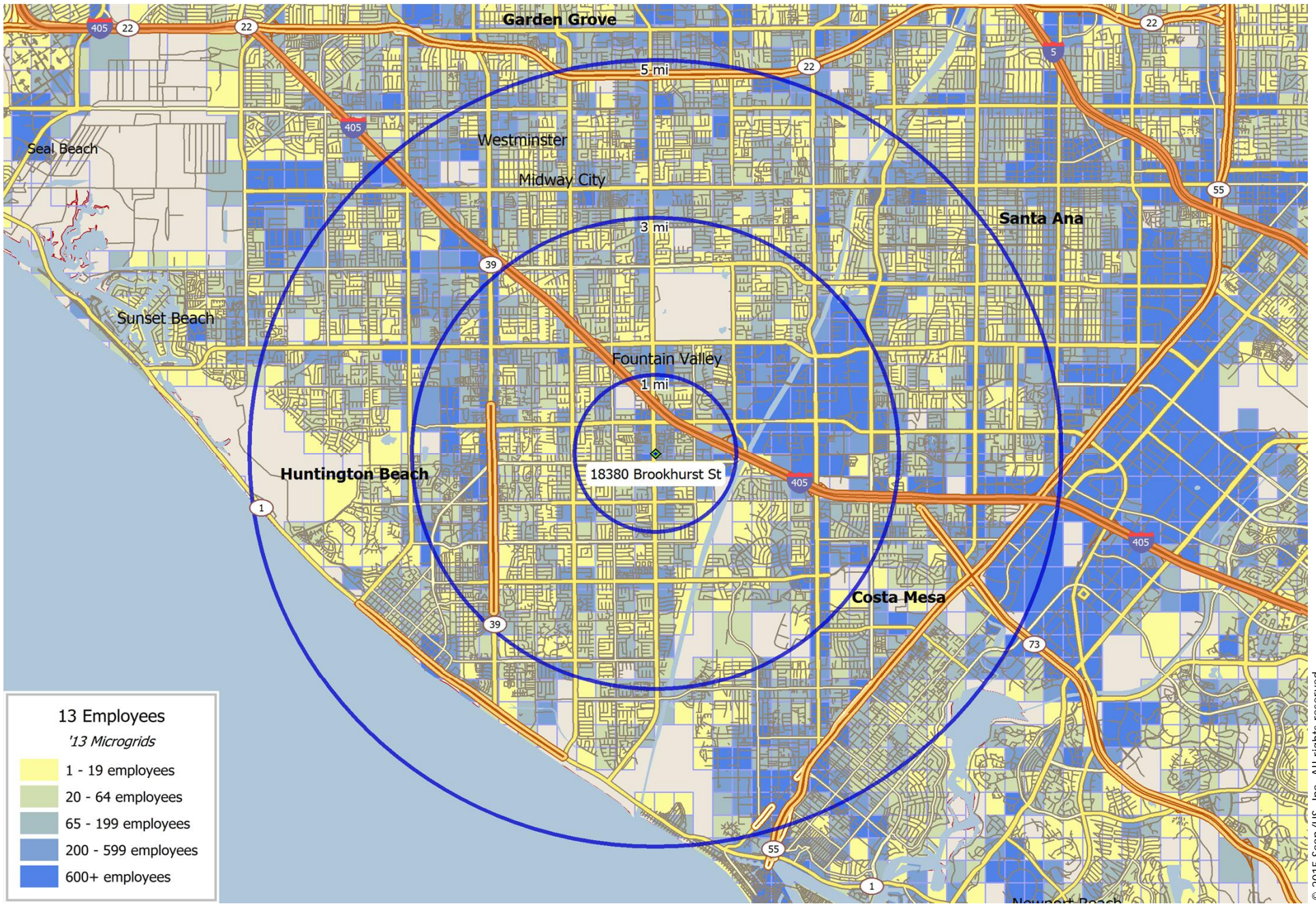
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	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Population by Race/Ethnicity</u>	19,148		192,401		602,215	
White	13,388	69.9%	123,188	64.0%	335,699	55.7%
Black	121	0.6%	2,128	1.1%	7,173	1.2%
Asian	4,170	21.8%	40,308	20.9%	127,550	21.2%
Hawaiian/Pacific Islander	52	0.3%	651	0.3%	2,310	0.4%
American Indian/AK Native	60	0.3%	965	0.5%	3,927	0.7%
Other/multiple races	1,350	7.1%	25,136	13.1%	125,505	20.8%
Hispanic Origin	2,193	11.5%	41,866	21.8%	226,960	37.7%
<u>Education (persons 25+)</u>	13,267		128,349		383,343	
No high school diploma	938	7.1%	15,362	12.0%	83,858	21.9%
High school diploma	2,240	16.9%	23,895	18.6%	73,351	19.1%
College, no diploma	3,562	26.8%	30,918	24.1%	82,347	21.5%
Associate degree	1,258	9.5%	12,526	9.8%	32,038	8.4%
Bachelor's degree	3,601	27.1%	31,274	24.4%	76,910	20.1%
Graduate/professional degree	1,668	12.6%	14,374	11.2%	34,839	9.1%
<u>Labor Force (persons 16+ yrs)</u>						
Total Population, Age 16+	15,323		150,840		459,693	
Employed	9,288	60.6%	92,830	61.5%	287,156	62.5%
Unemployed	724	4.7%	6,571	4.4%	21,750	4.7%
In armed forces	2	0.0%	101	0.1%	312	0.1%
Not in labor force	5,309	34.6%	51,338	34.0%	150,475	32.7%
Male Population, Age 16+	7,267		73,333		229,346	
Employed	4,963	68.3%	49,777	67.9%	159,680	69.6%
Unemployed	458	6.3%	3,889	5.3%	12,391	5.4%
In armed forces	2	0.0%	99	0.1%	289	0.1%
Not in labor force	1,844	25.4%	19,568	26.7%	56,986	24.8%
Female Population, Age 16+	8,056		77,507		230,347	
Employed	4,325	53.7%	43,053	55.5%	127,476	55.3%
Unemployed	266	3.3%	2,682	3.5%	9,359	4.1%
In armed forces	0	0.0%	2	0.0%	23	0.0%
Not in labor force	3,465	43.0%	31,770	41.0%	93,489	40.6%
<u>Vehicles Available (households)</u>	6,859		67,524		188,887	
Households with no vehicles	292	4.3%	2,928	4.3%	9,158	4.8%
Households with 1 vehicle	1,463	21.3%	19,349	28.7%	54,101	28.6%
Households with 2 vehicles	3,115	45.4%	27,651	40.9%	74,868	39.6%
Households with 3+ vehicles	1,980	28.9%	17,583	26.0%	50,734	26.9%
Vehicles in owner households	12,058	83.4%	93,733	69.4%	239,771	63.1%
Vehicles in renter households	2,406	16.6%	41,376	30.6%	140,032	36.9%
Total vehicles available	14,464		135,109		379,803	
Average vehicles per household	2.1		2.0		2.0	

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<u>Households</u>	6,859		67,524		188,887	
Average household size	2.77		2.82		3.15	
<u>Families</u>	5,209		47,028		132,636	
Average family size	3.23		3.44		3.87	
<u>Non-Families</u>	1,650		20,497		56,250	
Average non-family size	1.31		1.41		1.46	
<u>Group Quarters</u>	176		1,935		6,428	
<u>Household Type</u>						
Families	5,209		47,028		132,636	
Married couples	4,164	79.9%	35,507	75.5%	97,435	73.5%
with children	1,722	41.4%	16,507	46.5%	50,937	52.3%
Male householder, no wife	313	6.0%	3,681	7.8%	12,010	9.1%
with children	131	41.9%	1,783	48.4%	6,324	52.7%
Female householder, no husband	728	14.0%	7,834	16.7%	23,157	17.5%
with children	306	42.0%	4,060	51.8%	12,910	55.7%
Non-Families	1,650		20,497		56,250	
with children	12	0.7%	193	0.9%	683	1.2%
<u>Age of Householder (households)</u>						
< 25 years	64	0.9%	1,645	2.4%	5,328	2.8%
25 - 34 years	447	6.5%	8,438	12.5%	27,572	14.6%
35 - 44 years	1,028	15.0%	11,876	17.6%	35,886	19.0%
45 - 54 years	1,438	21.0%	14,409	21.3%	40,875	21.6%
55 - 64 years	1,575	23.0%	13,103	19.4%	35,527	18.8%
65 - 74 years	1,395	20.3%	10,120	15.0%	24,644	13.0%
75 - 84 years	651	9.5%	5,469	8.1%	13,330	7.1%
85+ years	266	3.9%	2,462	3.6%	5,718	3.0%
<u>Household Size (households)</u>						
1 person	1,289	18.8%	14,713	21.8%	39,086	20.7%
2 persons	2,313	33.7%	21,301	31.5%	53,482	28.3%
3-4 persons	2,438	35.5%	21,993	32.6%	58,083	30.8%
5+ persons	816	11.9%	9,503	14.1%	38,183	20.2%
<u>Total Housing Units</u>	6,938		69,250		195,560	
Occupied	6,852	98.8%	67,526	97.5%	188,890	96.6%
Owner-occupied	5,620	82.0%	42,032	62.2%	104,570	55.4%
Renter-occupied	1,232	18.0%	25,494	37.8%	84,320	44.6%
Vacant	86	1.2%	1,724	2.5%	6,670	3.4%
<u>Housing Value (2010)</u>						
Average Home Value	\$572,225		\$599,278		\$567,146	
Median Home Value	\$530,663		\$547,928		\$515,001	
Average Contract Rent	\$1,484		\$1,337		\$1,303	
Median Contract Rent	\$1,564		\$1,368		\$1,321	

Fountain Valley, CA: 2013 Employees



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Total Establishments	1,148		11,097		29,977	
Establishments by Type						
Industrial	112	9.8%	1,407	12.7%	3,630	12.1%
Mining	0	0.0%	12	0.9%	34	0.9%
Construction	8	7.1%	78	5.5%	175	4.8%
Construction, <10 employees	57	50.9%	622	44.2%	1,673	46.1%
High-tech/research	4	3.6%	66	4.7%	131	3.6%
Trans/comm/utilities	2	1.8%	90	6.4%	321	8.8%
Wholesale/industrial	32	28.6%	403	28.6%	924	25.5%
Warehousing	2	1.8%	58	4.1%	174	4.8%
General industrial	7	6.3%	78	5.5%	198	5.5%
Manufacturing	38	3.3%	534	4.8%	1,187	4.0%
Heavy manufacturing	0	0.0%	15	2.8%	24	2.0%
General manufacturing	3	7.9%	55	10.3%	98	8.3%
Light manufacturing	3	7.9%	75	14.0%	149	12.6%
Manufacturing, <10 employees	32	84.2%	389	72.8%	916	77.2%
Commercial	384	33.4%	3,830	34.5%	11,560	38.6%
Retail trade	149	38.8%	1,487	38.8%	4,783	41.4%
Restaurants/bars	69	18.0%	518	13.5%	1,620	14.0%
Personal/rental/repair services	67	17.4%	704	18.4%	2,008	17.4%
Automotive repair services	8	2.1%	272	7.1%	875	7.6%
Hotels/motels	1	0.3%	18	0.5%	89	0.8%
Theaters/retail amusements	3	0.8%	20	0.5%	56	0.5%
Equipment rental	8	2.1%	80	2.1%	224	1.9%
Wholesale/commercial	19	4.9%	178	4.6%	422	3.7%
General commercial	60	15.6%	553	14.4%	1,483	12.8%
Offices	509	44.3%	4,357	39.3%	10,993	36.7%
Business and corporate administration	4	0.8%	66	1.5%	134	1.2%
Finance/ins/real estate	30	5.9%	249	5.7%	629	5.7%
Finance/ins/real estate, <10 employees	94	18.5%	779	17.9%	2,131	19.4%
Professional services	96	18.9%	1,011	23.2%	2,696	24.5%
Business services	33	6.5%	394	9.0%	1,087	9.9%
General office	50	9.8%	396	9.1%	1,046	9.5%
Medical services	202	39.7%	1,462	33.6%	3,270	29.7%
Other	87	7.6%	889	8.0%	2,437	8.1%
Schools and colleges	7	8.0%	106	11.9%	277	11.4%
Libraries	1	1.1%	5	0.6%	13	0.5%
Hospitals/medical services	5	5.7%	38	4.3%	81	3.3%
Museums/art galleries/gardens	0	0.0%	6	0.7%	19	0.8%
Outdoor recreation/amusement parks	14	16.1%	118	13.3%	303	12.4%
Public administration	15	17.2%	64	7.2%	193	7.9%
Churches	8	9.2%	92	10.3%	256	10.5%
Other, not elsewhere classified	37	42.5%	460	51.7%	1,295	53.1%
Agriculture	17	1.5%	78	0.7%	170	0.6%
Agricultural production	0	0.0%	1	1.3%	2	1.2%
Agricultural services	17	100.0%	77	98.7%	168	98.8%

18380 BROOKHURST ST: FOUNTAIN VALLEY, CA 92708:
SITE LOCATED AT 33.69590, 117.95391

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
Total Employees	10,282		108,601		259,609	
Employees by Type						
Industrial	579	5.6%	11,858	10.9%	25,994	10.0%
Mining	0	0.0%	61	0.5%	229	0.9%
Construction	181	31.3%	2,752	23.2%	5,746	22.1%
Construction, <10 employees	146	25.2%	1,698	14.3%	4,431	17.0%
High-tech/research	37	6.4%	1,696	14.3%	3,092	11.9%
Trans/comm/utilities	3	0.5%	940	7.9%	2,918	11.2%
Wholesale/industrial	140	24.2%	3,661	30.9%	6,709	25.8%
Warehousing	6	1.0%	365	3.1%	1,461	5.6%
General industrial	66	11.4%	685	5.8%	1,408	5.4%
Manufacturing	360	3.5%	8,172	7.5%	14,496	5.6%
Heavy manufacturing	6	1.7%	387	4.7%	1,012	7.0%
General manufacturing	78	21.7%	2,570	31.4%	4,163	28.7%
Light manufacturing	146	40.6%	3,747	45.9%	6,044	41.7%
Manufacturing, <10 employees	130	36.1%	1,468	18.0%	3,277	22.6%
Commercial	3,591	34.9%	33,931	31.2%	94,640	36.5%
Retail trade	1,292	36.0%	15,355	45.3%	43,157	45.6%
Restaurants/bars	1,229	34.2%	7,111	21.0%	22,054	23.3%
Personal/rental/repair services	336	9.4%	2,582	7.6%	6,890	7.3%
Automotive repair services	147	4.1%	1,292	3.8%	3,294	3.5%
Hotels/motels	42	1.2%	412	1.2%	3,134	3.3%
Theaters/retail amusements	32	0.9%	142	0.4%	452	0.5%
Equipment rental	13	0.4%	378	1.1%	882	0.9%
Wholesale/commercial	180	5.0%	1,358	4.0%	2,832	3.0%
General commercial	320	8.9%	5,301	15.6%	11,945	12.6%
Offices	3,306	32.2%	33,811	31.1%	81,798	31.5%
Business & corporate administration	102	3.1%	7,000	20.7%	12,927	15.8%
Finance/ins/real estate	812	24.6%	4,125	12.2%	11,131	13.6%
Finance/ins/real estate, <10 employees	270	8.2%	2,189	6.5%	6,008	7.3%
Professional services	645	19.5%	8,437	25.0%	18,346	22.4%
Business services	77	2.3%	1,950	5.8%	6,106	7.5%
General office	210	6.4%	2,596	7.7%	11,170	13.7%
Medical services	1,190	36.0%	7,514	22.2%	16,110	19.7%
Other	1,954	19.0%	19,998	18.4%	41,378	15.9%
Schools and colleges	396	20.3%	5,014	25.1%	13,672	33.0%
Libraries	20	1.0%	41	0.2%	116	0.3%
Hospitals/medical services	79	4.0%	8,404	42.0%	10,867	26.3%
Museums/art galleries/gardens	0	0.0%	56	0.3%	108	0.3%
Outdoor recreation/amusement parks	94	4.8%	1,444	7.2%	3,374	8.2%
Public administration	1,215	62.2%	2,284	11.4%	7,426	17.9%
Churches	70	3.6%	1,106	5.5%	1,877	4.5%
Other, not elsewhere classified	80	4.1%	1,649	8.2%	3,938	9.5%
Agriculture	493	4.8%	833	0.8%	1,303	0.5%
Agricultural production	0	0.0%	1	0.1%	2	0.2%
Agricultural services	493	100.0%	832	99.9%	1,301	99.8%