

Magnolia & Warner

17070 Magnolia Street, Fountain Valley, CA 92708



Property Highlights

99,640 Gross Leasable Area

5.83 Total Acres

628,193 5 Mile Population

- Benefits from a strong draw to the global discount supermarket chain anchor, ALDI, opened in 2015.
- Ideally and centrally positioned near Bella Terra, a major shopping and entertainment destination, Orange Coast Memorial Medical Center and Golden West College.
- Pulls from a densely populated and affluent residential community with a population of over 222,000 people within a 3-mile radius with an average household income of \$117,000 within a 1-mile radius.



Demographics

	1-Mile	3-Mile	5-Mile
Population	22,940	222,023	628,193
Households	7,348	71,543	191,290
Avg HH Income	\$117,030	\$108,142	\$107,664

Source: Esri, 2020

Magnolia & Warner

17070 Magnolia Street, Fountain Valley, CA 92708



Magnolia & Warner

17070 Magnolia Street, Fountain Valley, CA 92708

Current Tenants

1	Excelsius Academy (N.A.P.)	6,000 SF	12	ALDI Food Market	24,530 SF
2	US Bank (N.A.P.)	6,600 SF	15	Valley West Financial	1,500 SF
3	CVS Pharmacy	25,500 SF	16	Milan Cleaners	1,200 SF
4	Good Times Travel	1,200 SF	17	Blue Coral	3,000 SF
5	James C. Chiu, D.D.S.	1,560 SF	18	Super Nails One	1,020 SF
6	Tuesday Morning	15,000 SF	19	The Barbers	900 SF
7	Setara Hair Studio	1,200 SF	20	Magnolia Florist	780 SF
8	Rocco's Pizza	1,200 SF	21	Winchell's Donut House	1,200 SF
9	California Therapy Solutions	1,200 SF	22	E&J Medical Services	1,425 SF
10	Tasty Family	1,920 SF	23	Kawaii Bakery	1,625 SF
11	Matcha Cafe Maiko	1,080 SF			