

**FOR LEASE**  
7,330 SQUARE FEET



**18225 Euclid Street**  
Fountain Valley, California



**PROPERTY FEATURES**

- Prominent Building Signage and Showroom Windows Along Euclid Street
- Part of the E405 Project and located in the Fountain Valley Design Corridor
- Renovations Completed on all Buildings in the Project
- Euclid Street Frontage
- Fire Sprinklers
- HVAC Showroom Area
- Fantastic Synergy with Adjacent Tenants
- Two (2) Unit Building
- Immediate Access to San Diego (405) Freeway
- Near Fountain Valley Costco and Southpark Development
- Call to Show

Demographics (2014 est.)	1 Mile	3 Mile	5 Mile
Population:	8,681	197,141	656,950
Average H.H. Income:	\$94,343	\$88,124	\$82,478

Source: Nielsen

**Traffic Counts (Cars per Day)**

Euclid Street	30,000 ADT
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For more information, please contact:

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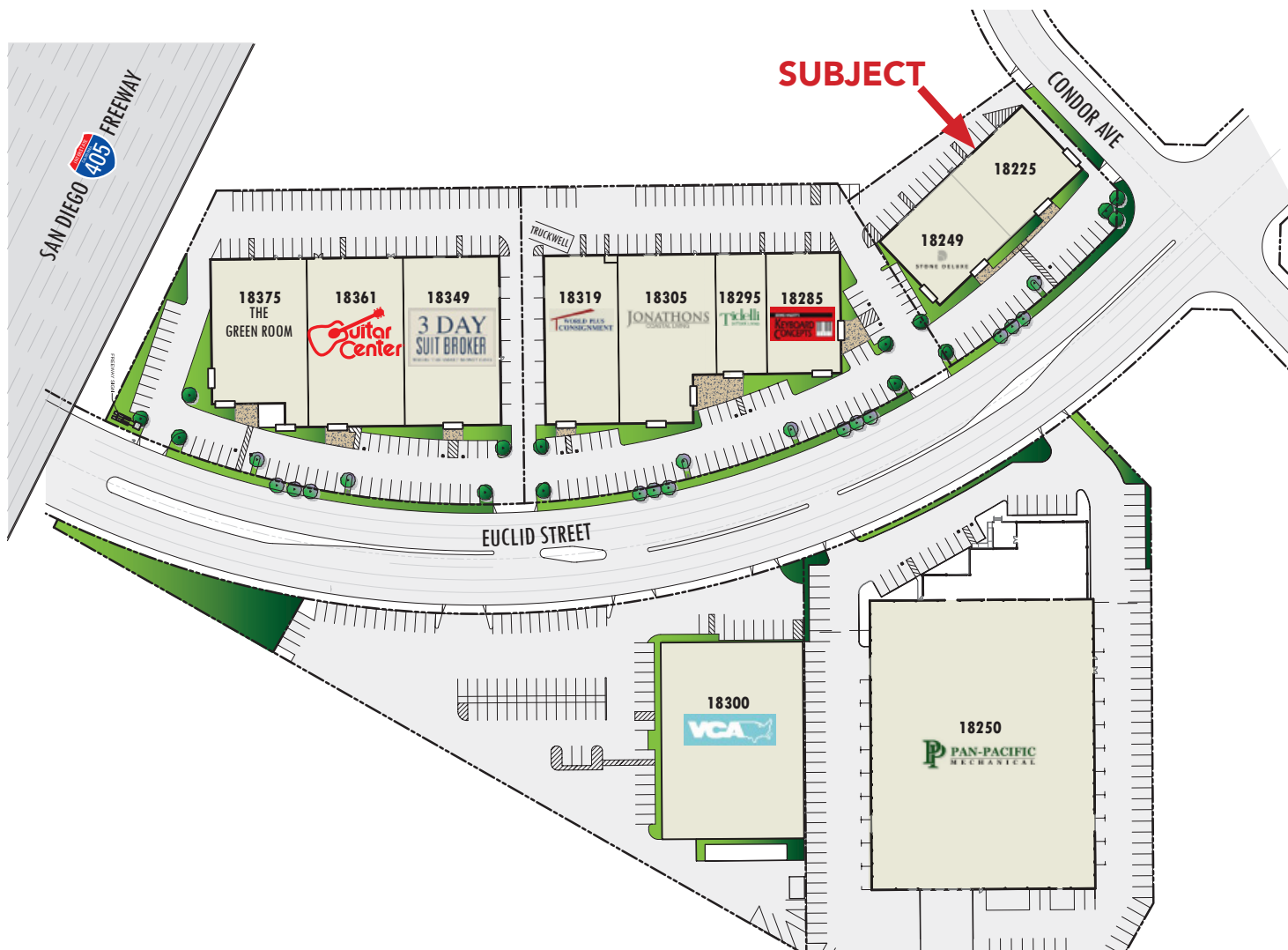
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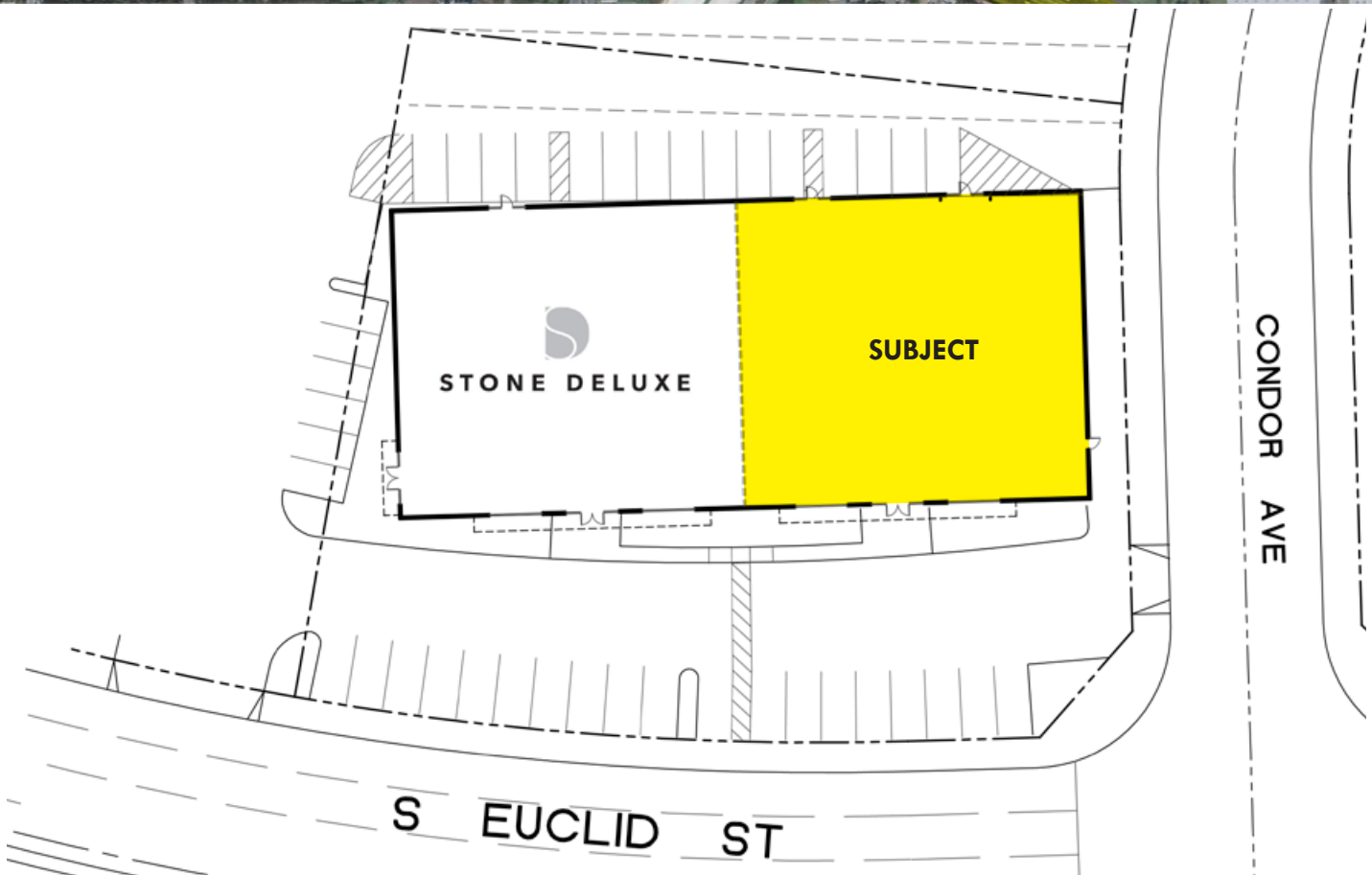
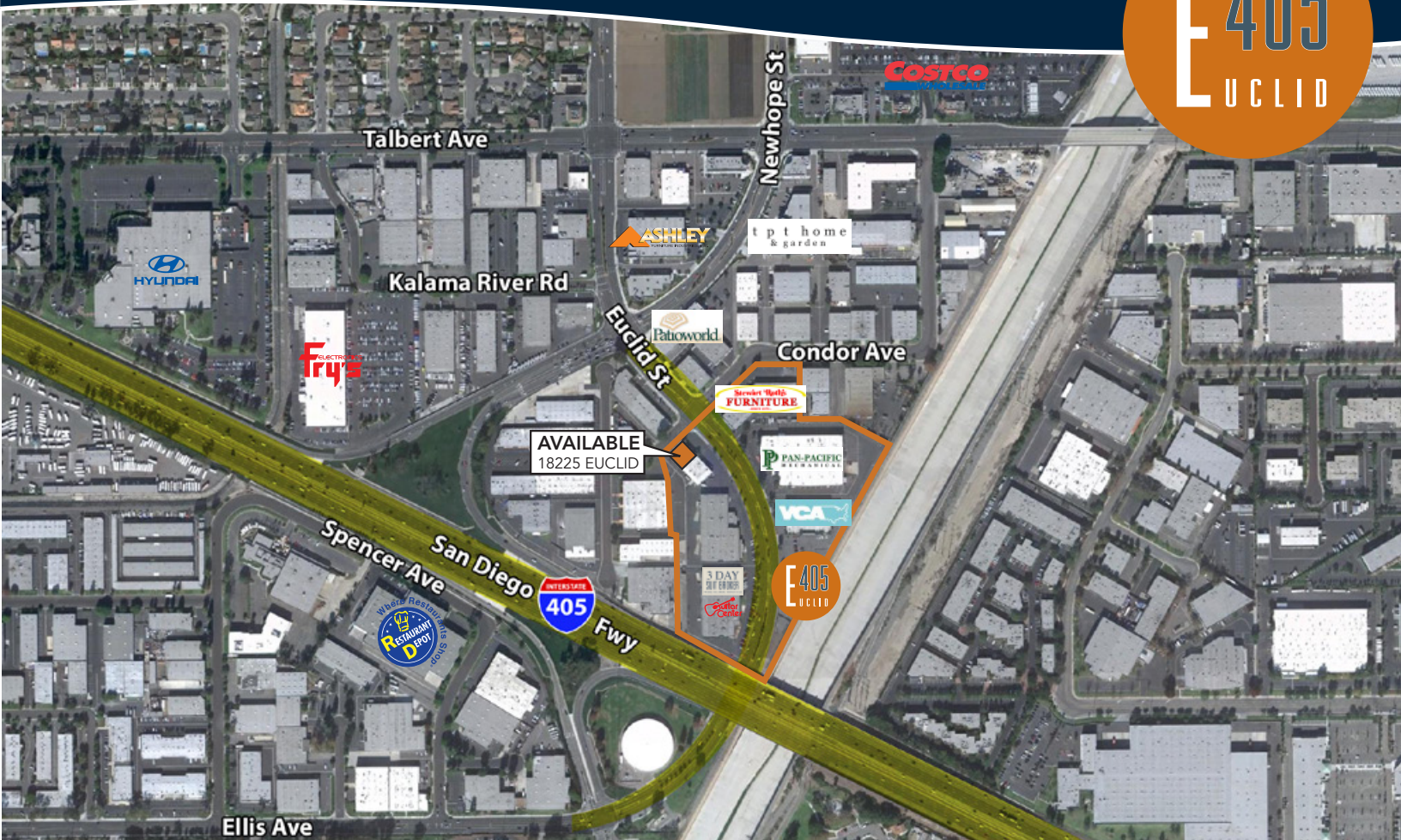


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