

FOUNTAIN VALLEY
SHOPPING CENTER
FOUNTAIN VALLEY, CA

SWC of WARNER AVE.
& MAGNOLIA ST.

SHOP SPACE AVAILABLE 2,010 SQUARE FEET



FEATURES:



- Anchored by
- Major Signalized Corner
- Excellent Parking, Visibility & Access
- Immediate Access to 405 Freeway - Both Directions

TRAFFIC COUNT (2011 Est.)

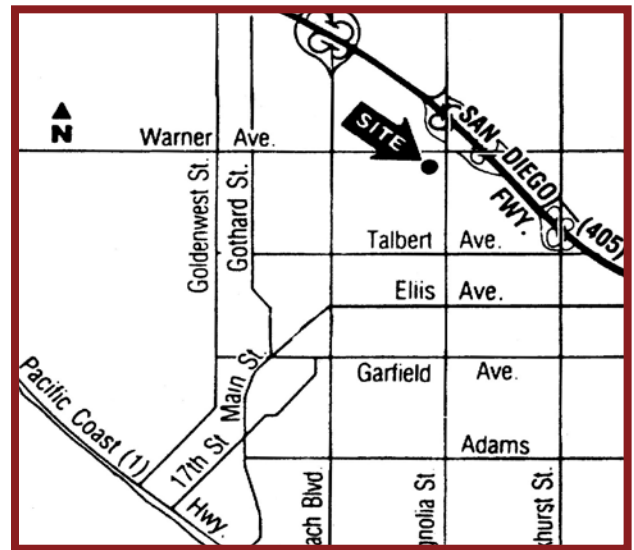
Magnolia Street: 29,000 Cars/Day
Warner Avenue: 38,000 Cars/Day

DEMOGRAPHICS

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	23,779	\$74,605
3 Miles	220,851	\$66,033
5 Miles	624,131	\$61,908



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES - NEWPORT BEACH, INC.
A member of the Lee & Associates Group of Companies



Exclusively Represented By:

Ken Gould

Senior Vice President/Principal

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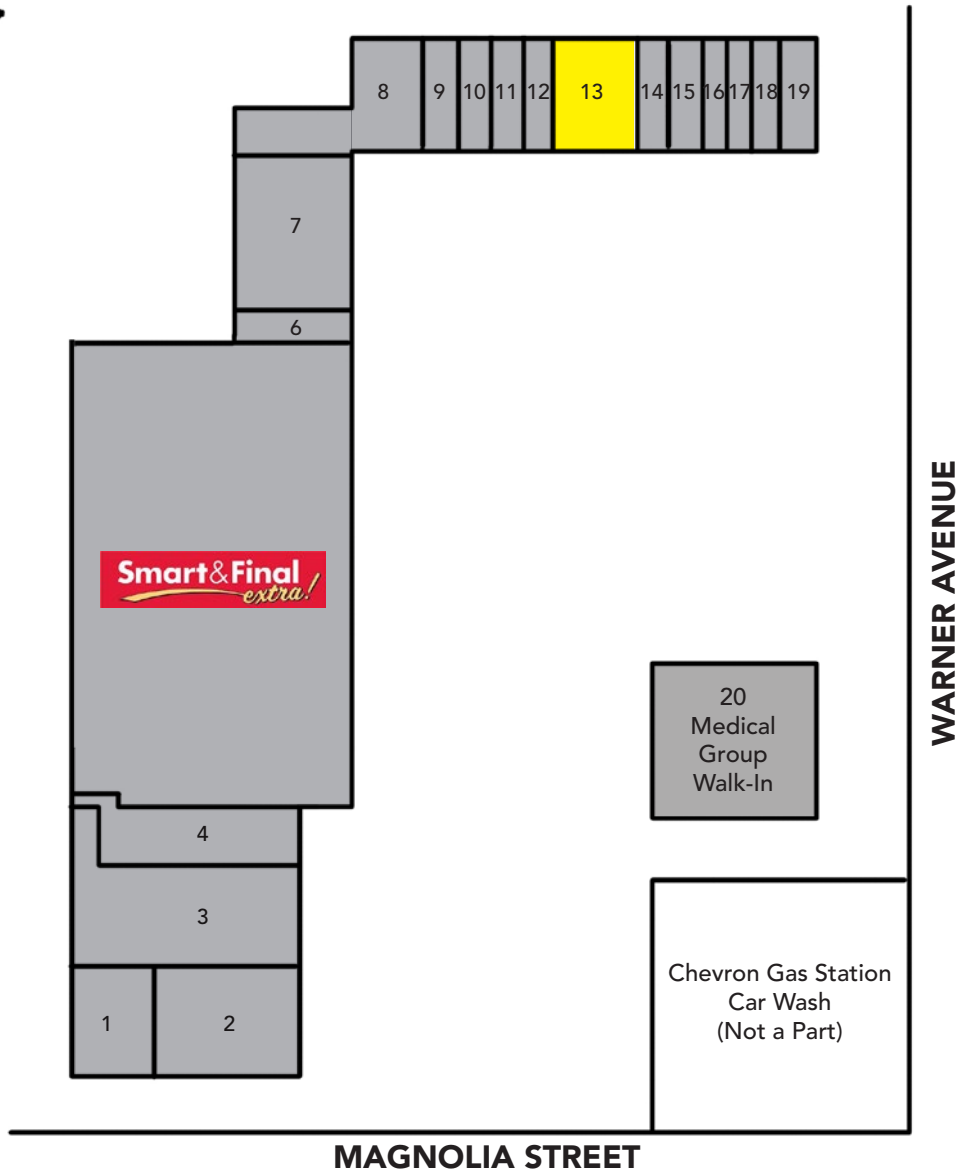
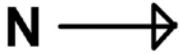
BRE# 00875719


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- | | | |
|--|-------------------------------|---------------------------|
| 1: Martial Arts | 8: TnT's Frolic | 16: Tailoring |
| 2: Magnolia Cafe | 9: Dentist | 17: Mastercuts |
| 3: Jenny's Fabrics | 10: Dry Cleaner | 18: Shoe Repair |
| 4: Tong's Tropical Fish | 11: Taste of India | 19: Consignment Clothing |
| 5:  | 12: Jewelry | 20: Medical Group Walk-in |
| 6: Cigarettes/Cigar | 13: Available - 2,010 Sq. Ft. | |
| 7: Optimum First Mortgage | 14: Acupuncture | |
| | 15: Nail Salon | |



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