

RETAIL  
FOR  
LEASE



# FOUNTAIN VALLEY PROMENADE

7,000 SF FREESTANDING  
RESTAURANT &  
1,950 SF 2<sup>ND</sup> GEN  
RESTAURANT SPACE  
AVAILABLE

NEC Brookhurst St & Ellis Ave  
Fountain Valley, CA 92708



Contact Us

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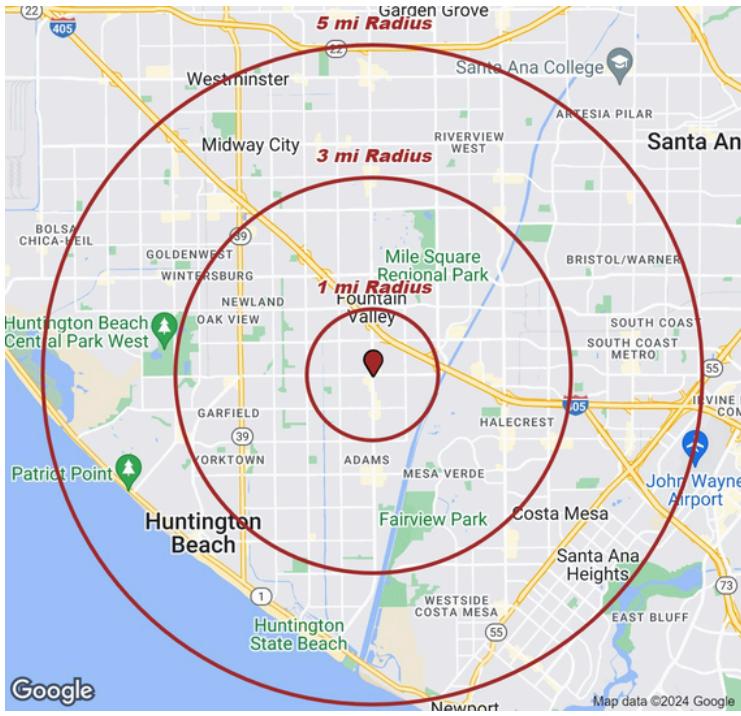
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# FEATURES

## Property Info

- 7,000 SF freestanding restaurant building
- 1,950 SF 2<sup>nd</sup> generation restaurant
- Prime location on Fountain Valley's main retail corridor
- 190,429 SF Retail Center
- Convenient access to the 405 Freeway (Brookhurst On/Off Ramp)
- Strong neighborhood center anchored by Ralphs, Ross Dress for Less & TJ Maxx
- Other tenants include: Famous Footwear, Five Below, Sola Salon, Shabuya and Shin Sen Gumi



## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	18,076	186,787	578,225
<b>Avg. HH Income</b>	\$159,674	\$146,638	\$144,747
<b>Daytime Population</b>	10,263	110,083	261,514

## Traffic Counts

Brookhurst St - 68,947 CPD  
Ellis Ave - 38,038 CPD

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# TRADE AREA



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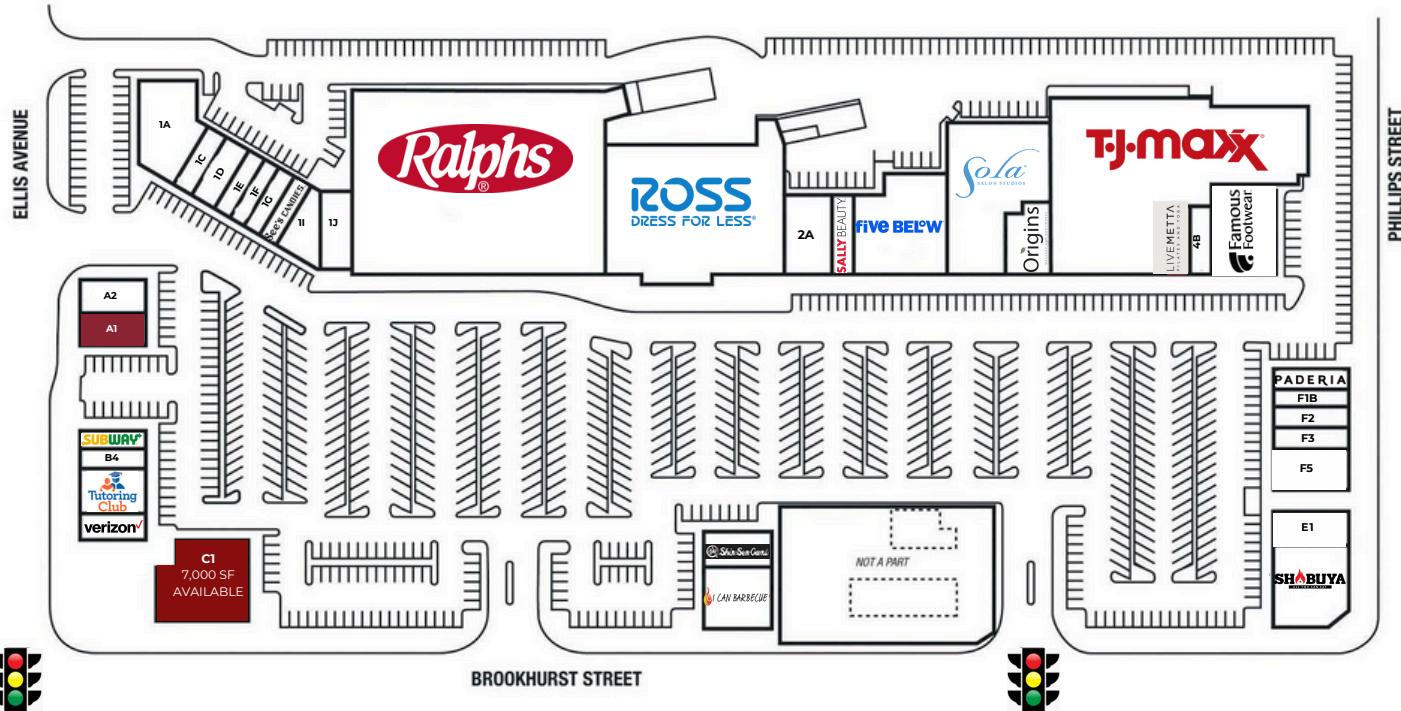
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## SITE PLAN



#	TENANT	SF	#	TENANT	SF
<b>A1</b>	<b>AVAILABLE 2<sup>nd</sup> Gen Rest.</b>	<b>1,950</b>	1A-B	USACE	4,734
A2	Full Moon Sushi	1,950	1C	Be Chic	1,200
B1	Verizon Wireless	1,800	1D	Vision Care	1,800
B2 & B3	Tutoring Club	2,400	1E	Luxury Nails	900
B4	Smoke Shop	1,080	1F	ICFix Phone Repair	900
B5	Subway	1,020	1G	Robert Childs DDS	1,200
<b>C1</b>	<b>AVAILABLE</b>	<b>7,000</b>	1H	See's Candy	1,200
D1	I Can Barbecue Korean Grill	3,995	1I	WeightWatchers	1,650
D2	Shin Sen Gumi Restaurant	1,998	1J	The Green Spot	1,960
E1	Simply Pho	1,957	2A	Elements Salon	3,600
F1-A	Paderia	1,225	2B	Sally Beauty Supply	1,600
F1-B	Boba Junkie	1,225	2CE	Five Below	8,400
F2	M&D Eyebrow Threading	1,082	3A	Sola Salon	11,743
F3	Inka Cantina	1,718	3B	Origins Massage	3,257
F5	Amarith	2,800	4A	Live Metta Pilates	1,200
MAJ1	Ralphs	45,000	4B	One & Last Fashion	1,200
MAJ2	Ross Dress For Less	23,714	5A	Famous Footwear	4,800
MAJ3	TJ Maxx	31,550	7B	Shabuya	5,631

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