

—
**RETAIL
FOR
LEASE**



FOUNTAIN VALLEY PROMENADE

7,000 SF FREESTANDING
RESTAURANT &
1,950 SF 2ND GEN
RESTAURANT SPACE
AVAILABLE

NEC Brookhurst St & Ellis Ave
Fountain Valley, CA 92708



Contact Us

Barclay Harty

+1 (949) 640-6678 X 20

barclay.harty@sra-re.com

Motti Farag

+1 (949) 302-6711

motti.farag@sra-re.com



FEATURES

Property Info

- 7,000 SF freestanding restaurant building
- 1,950 SF 2nd 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

RETAIL
FOR
LEASE

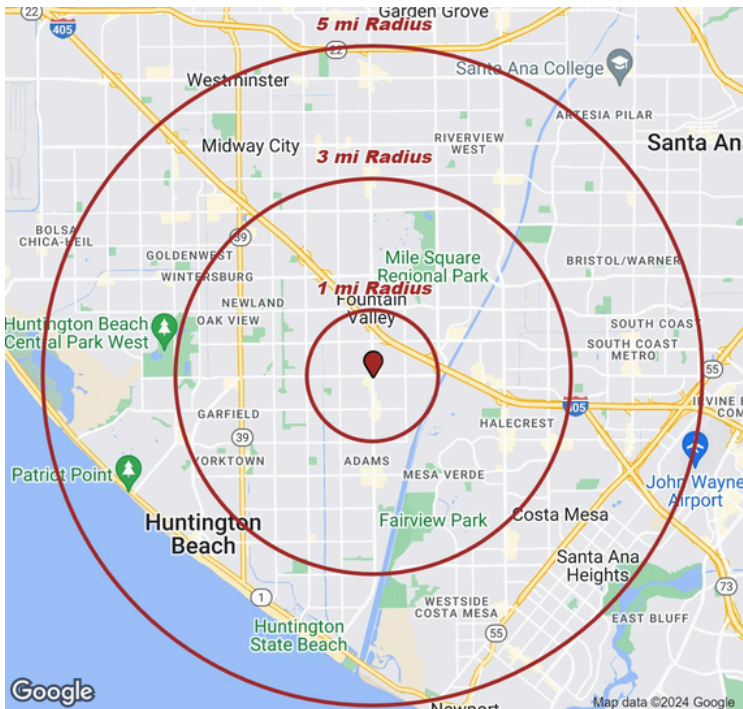


Demographics

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

Traffic Counts

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



Barclay Harty

Lic. 01323125

+1 (949) 640-6678 X 20

barclay.harty@sra-re.com

Motti Farag

Lic. 1985423

+1 (949) 302-6711

motti.farag@sra-re.com

TRADE AREA



© 2024 SRA. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SRA and the SRA logo are service marks of SRA. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of SRA. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Barclay Harty

Lic. 01323125

+1 (949) 640-6678 X 20

barclay.harty@sra-re.com

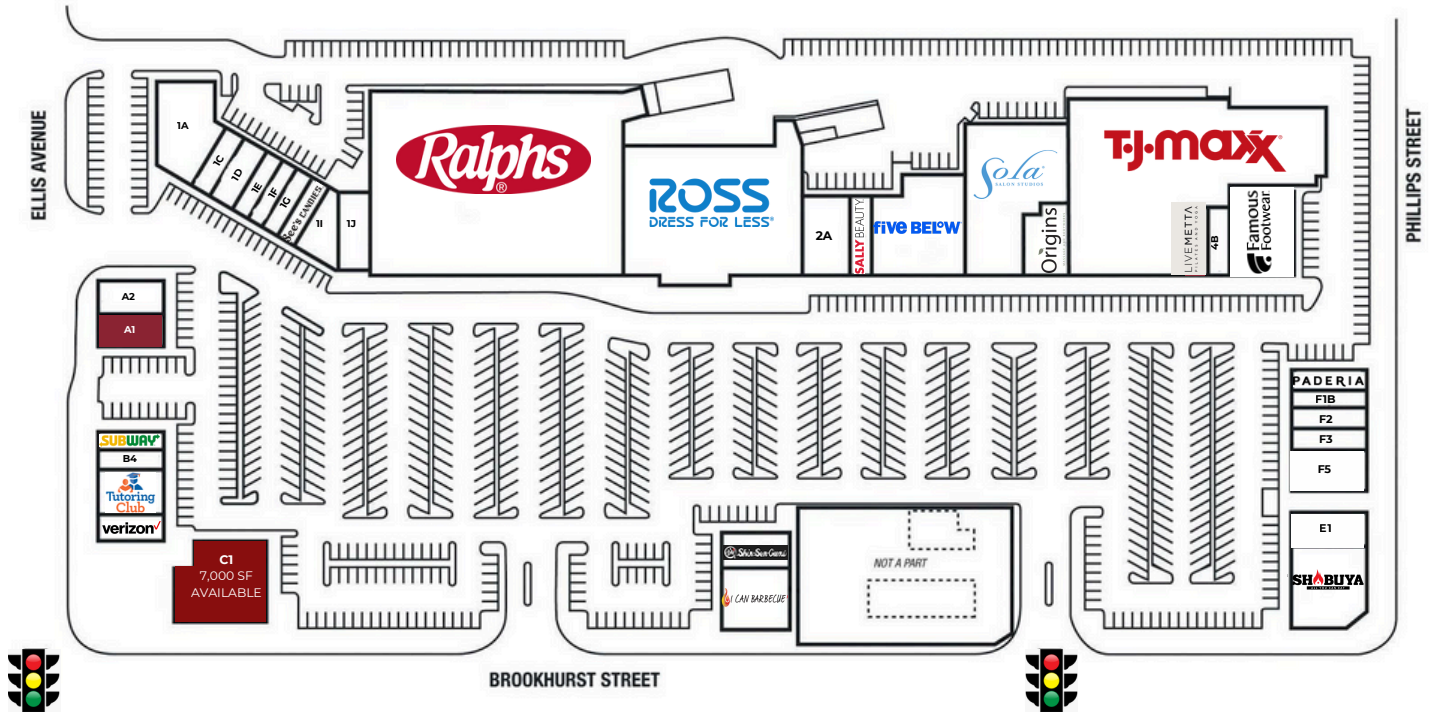
Motti Farag

Lic. 1985423

+1 (949) 302-6711

motti.farag@sra-re.com

SITE PLAN



#	TENANT	SF	#	TENANT	SF
A1	AVAILABLE 2 nd Gen Rest.	1,950	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
C1	AVAILABLE	7,000	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

Barclay Harty

Lic. 01323125

+1 (949) 640-6678 X 20
barclay.harty@sra-re.com

Motti Farag

Lic. 1985423

+1 (949) 302-6711
motti.farag@sra-re.com