

# FOR LEASE

NWC OF MAGNOLIA AND TALBERT  
17955 MAGNOLIA ST. | FOUNTAIN VALLEY, CA 92708



DANIEL BARRIGA

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

CBM1.COM

**CBM**

CENTERS

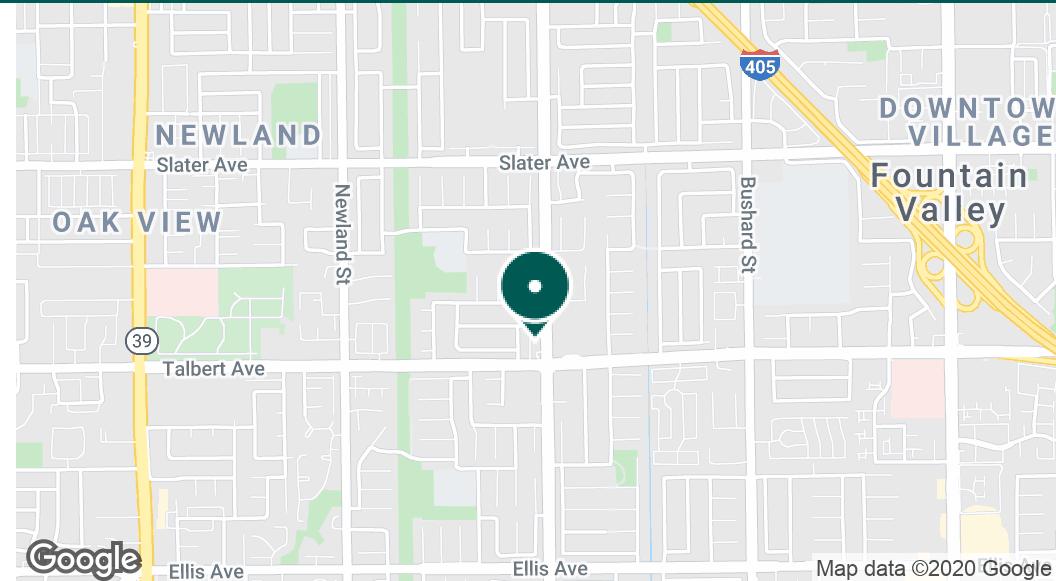
BUSINESS

MANAGEMENT

## EXECUTIVE SUMMARY

MAGNOLIA AND TALBERT | 17955 MAGNOLIA ST. , FOUNTAIN VALLEY, CA 92708

MAGNOLIA + TALBERT, FV | PAGE 2



Lease Rate

\$2.00 SF/MONTH + NNN (\$0.75/SF)

## OFFERING SUMMARY

Building Size: 8,750 SF

Available SF: 1,100 SF

## PROPERTY OVERVIEW

±1,100 SF Retail/Office Space for Lease in Busy Strip Center

Last available space.

Pylon signage available.

Excellent street exposure.

Large parking lot with convenient access.

Rear entry to units.

Multiple points of Egress/Ingress

Restaurant and service-oriented tenants draw repeat plaza traffic.

Parking Ratio 6.86/1,000SF (60 spaces)

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## LEASE SPACES

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## LEASE INFORMATION

Lease Type: NNN

Total Space: 1,100 SF

Lease Term: Negotiable

Lease Rate: \$2 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
17955	Available	1,100 SF	NNN	\$2.00 SF/month	<a href="#">View Here</a>



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## ADDITIONAL PHOTOS

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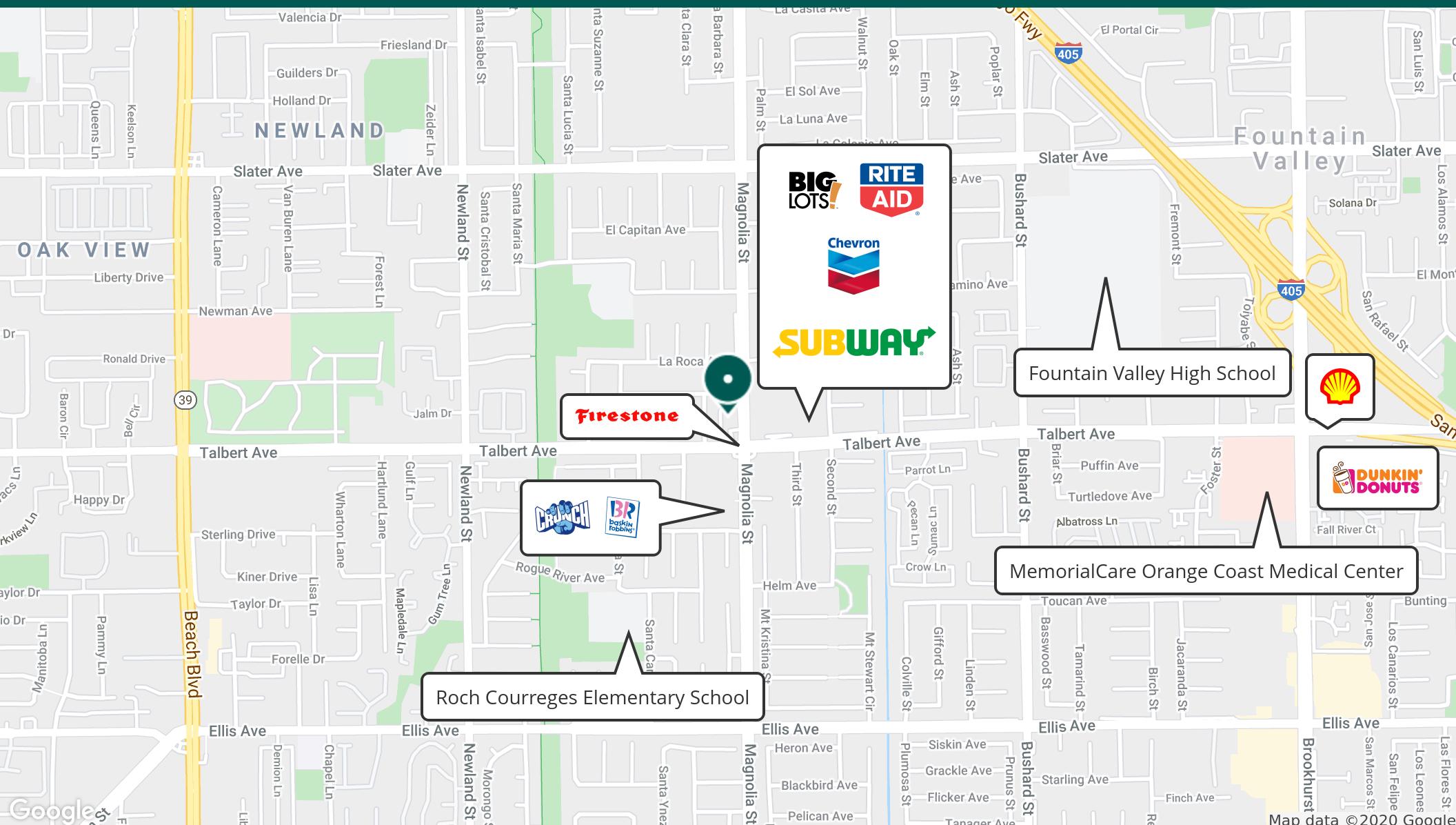
**DANIEL BARRIGA**  
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## RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	22,943	91,217	202,208
Average age	42.8	40.0	39.9
Average age (Male)	41.8	38.8	38.9
Average age (Female)	43.8	41.4	40.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,845	32,634	73,540
# of persons per HH	2.9	2.8	2.7
Average HH income	\$107,447	\$93,858	\$91,598
Average house value	\$623,865	\$613,803	\$629,460

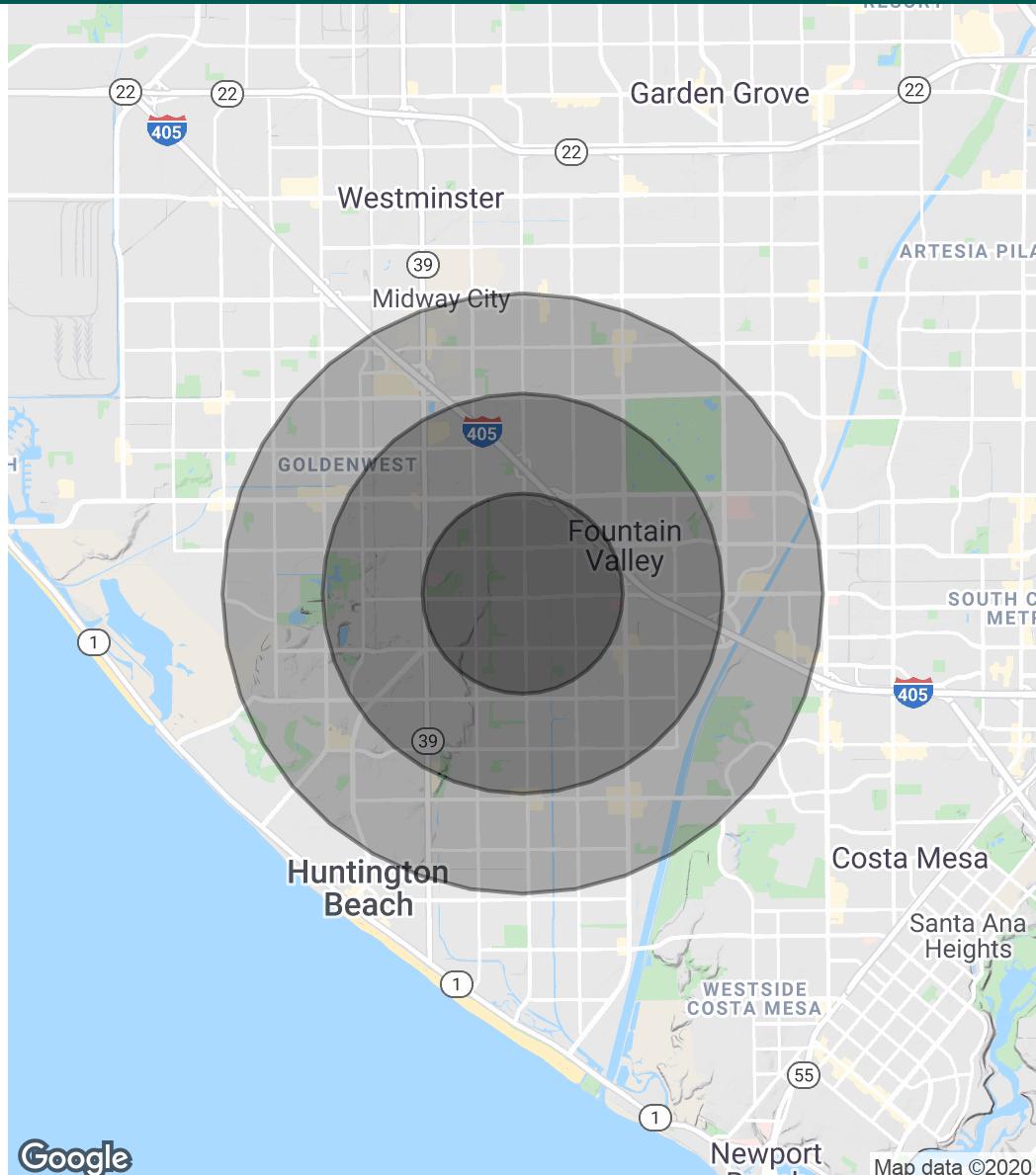
## RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	15,231	60,517	132,348
Total Population - Black	131	1,003	1,898
Total Population - Asian	5,306	18,592	44,591
Total Population - Hawaiian	7	545	841
Total Population - American Indian	172	494	863
Total Population - Other	1,297	7,238	15,689

## TRAFFIC COUNTS

Magnolia St: +/-25,600  
 Talbert Ave: +/-24,500 /day

\* Demographic data derived from 2010 US Census



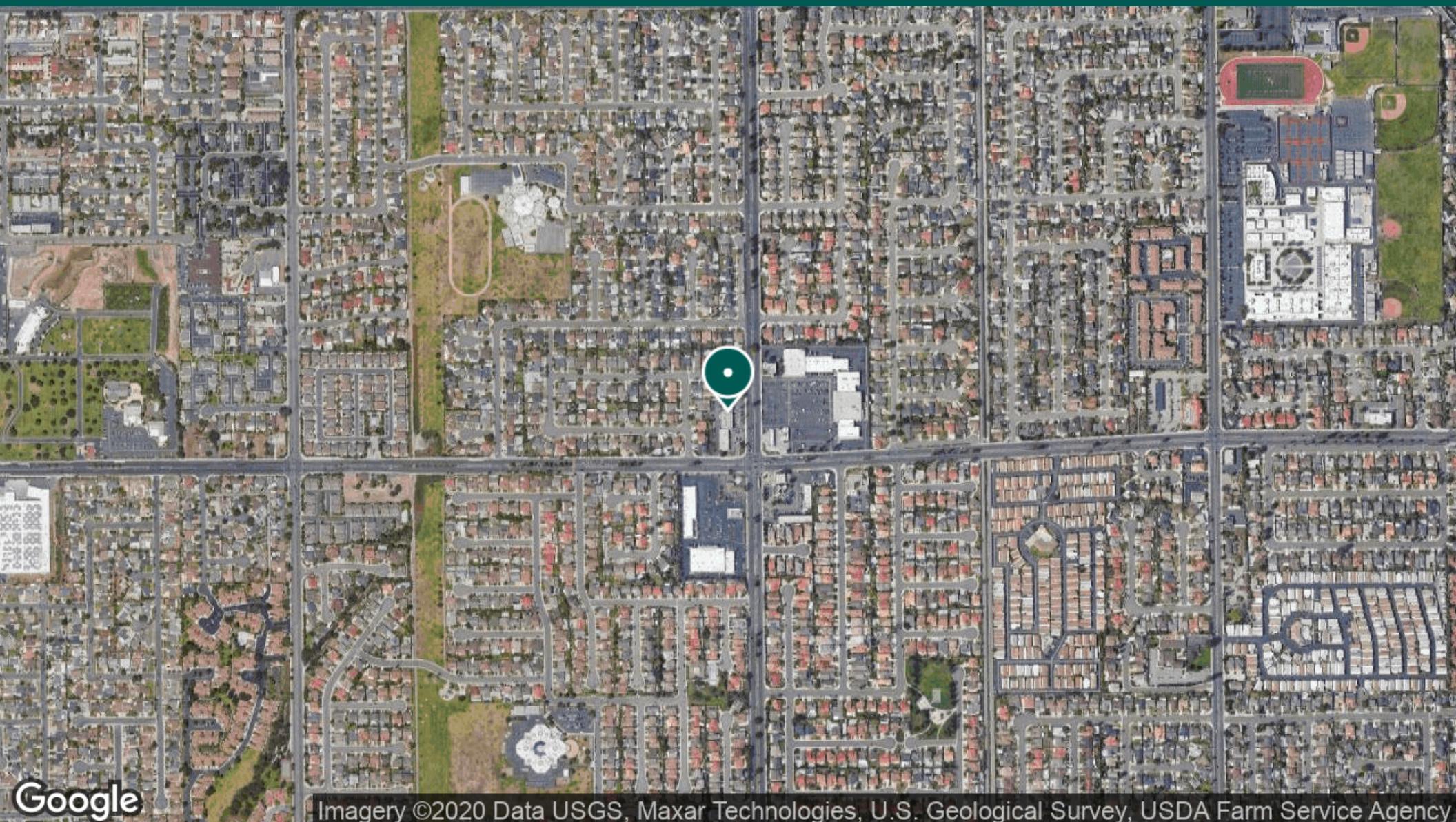
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# AERIAL MAPS

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## MEET THE TEAM

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**DANIEL BARRIGA**

Broker

**C:** 714.394.5052

[daniel@cbm1.com](mailto:daniel@cbm1.com)



**AARON GUIDO**

**C:** 714.335.9887

[Aaron@cbm1.com](mailto:Aaron@cbm1.com)

CalDRE #02031360

CalDRE #01924252

**DANIEL BARRIGA**  
CaldRE #02031360  
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