

# Available for Lease

## Warner Marketplace

17020-17132 Magnolia Street  
Fountain Valley, CA 92708



### Available Space(s)

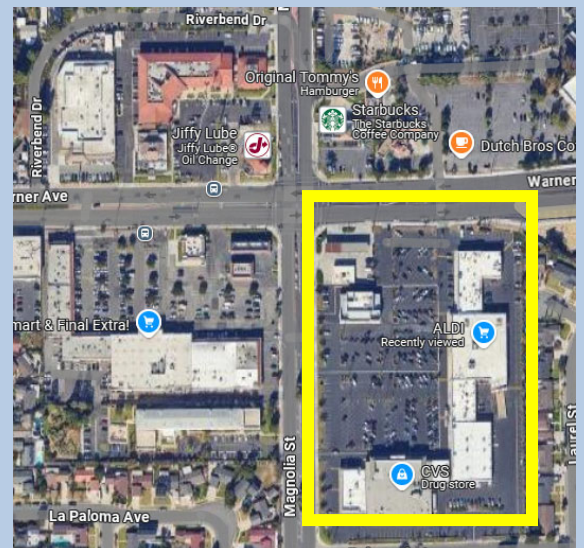
Suite#	Size (SF)	Rent (NNN)	(\$/SF)
<i>2<sup>nd</sup> Generation Restaurant Space</i>			
17046	3,000	\$10,500.00	\$3.50
		NNN Charges	\$0.70/SF

Demographics	2 miles	5 miles	10 miles
2024 Pop. Est.	95,030	593,394	1,747,798
2029 Pop. Proj.	93,797	585,646	1,728,046
Avg. HH Income	\$121,629	\$117,962	\$117,706

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

## Property Highlights

- Prime Location at Warner Avenue and Magnolia Street
- Excellent Visibility and High Traffic Counts Just Off the 405 Freeway
- Anchor Tenants include ALDI, Goodwill, CVS and US Bank
- Second Generation Restaurant Space Available for Immediate Occupancy



For more information:

**Edward Kim**  
**Andrew Kim**

Leasing Consultants  
Realtyland Co., Inc.

8383 Wilshire Blvd.  
Suite 620  
Beverly Hills, CA 90211  
(213) 252-0073  
[ekim@realtyland.com](mailto:ekim@realtyland.com)  
[akim@realtyland.com](mailto:akim@realtyland.com)  
[www.realtyland.com](http://www.realtyland.com)