

Available for Lease

Warner Marketplace

17020-17132 Magnolia Street
Fountain Valley, CA 92708



Available Space(s)

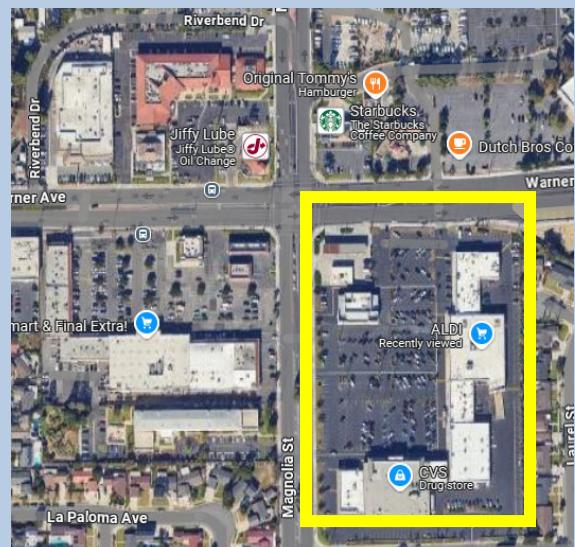
| Suite# | Size (SF) | Rent (NNN) | (\$/SF) |
|---|-----------|-------------|-----------|
| <i>2nd Generation Restaurant Space</i> | | | |
| 17046 | 3,000 | \$10,500.00 | \$3.50 |
| | | NNN Charges | \$0.70/SF |

| 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 |

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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:

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