

WARNER MARKETPLACE

 17070 MAGNOLIA STREET
FOUNTAIN VALLEY, CA 92708

Your one stop shopping convenience
destination for daily needs and services.

DJM



THIS IS OUR MARKETPLACE

For over 40 years, Warner Marketplace has served the neighborhoods of Huntington Beach and Fountain Valley. As a staple within the community, it offers neighborhood resources with a mix of services, local curated dining and grocery.



WARNER MARKETPLACE

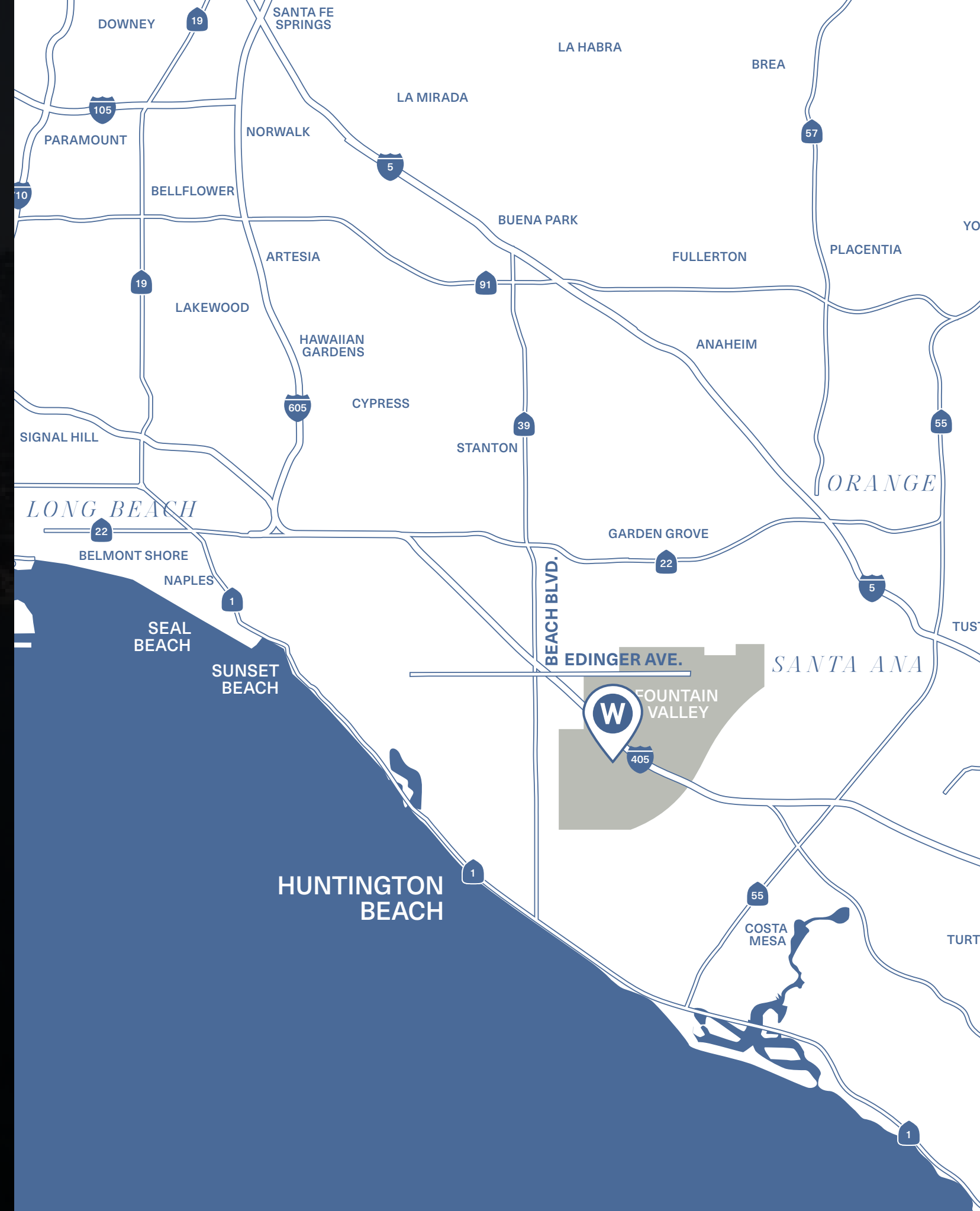
WELCOME TO FOUNTAIN VALLEY

Freeway accessible gateway to Orange County.

Magnolia and Warner is in Orange County at the intersection of Magnolia and Warner in Fountain Valley right off the 405 Freeway. Bordered by Costa Mesa, Huntington Beach, Westminster, Garden Grove, and Santa Ana, the city has a growing population of over 55,000 residents, roughly 19,000 housing units with a diverse mix of restaurants, retail, office, and industrial developments.

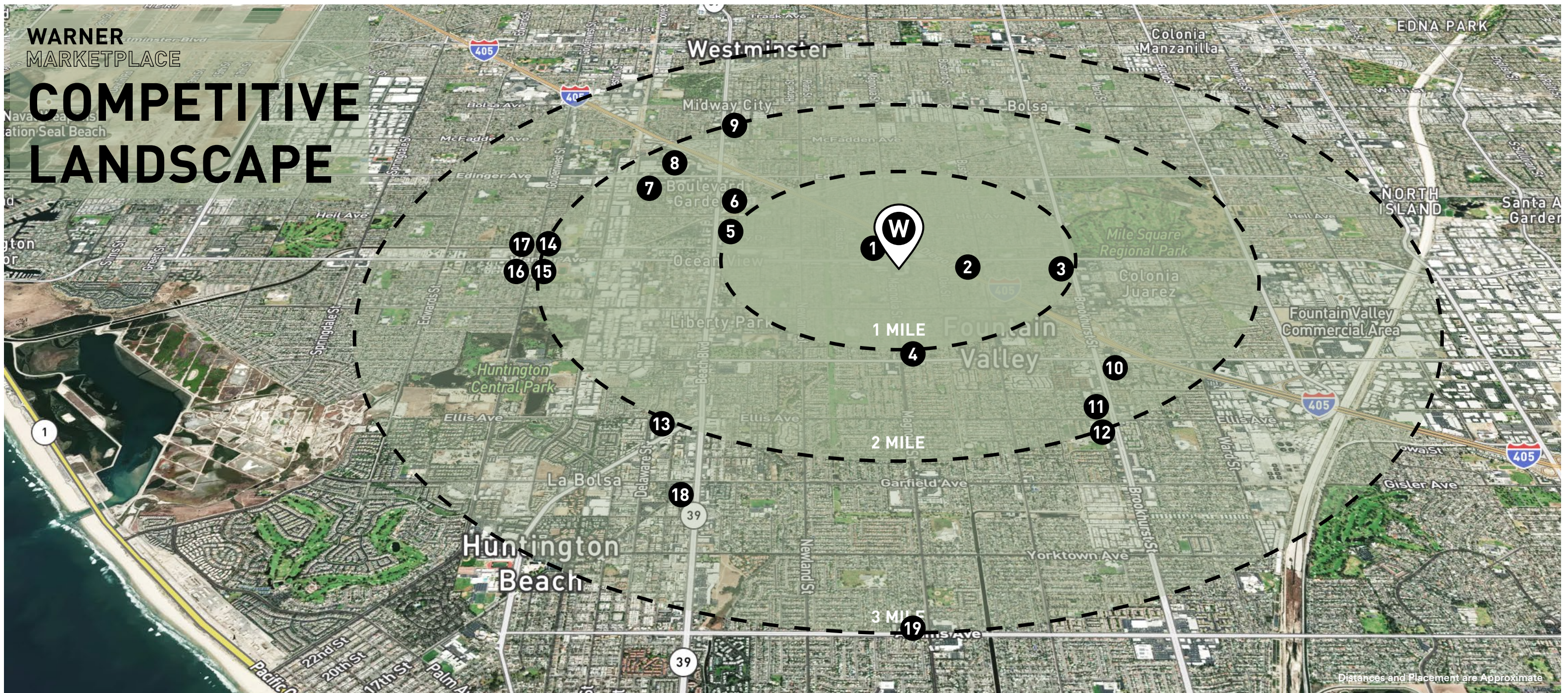
Fountain Valley is a classic commuter town with upper-middle-class residents. This well planned, urban community is centrally located in Orange County and has an abundance of parks that are host to a variety of recreational activities including Mile Square Regional Park - a 640-acre park containing two lakes, three 18-hole golf courses, and a senior center.

With its tree lined streets and peaceful residential and recreational areas Fountain Valley is friendly community that is an attractive place to live and visit.






















WARNER
MARKETPLACE

COMPETITIVE LANDSCAPE



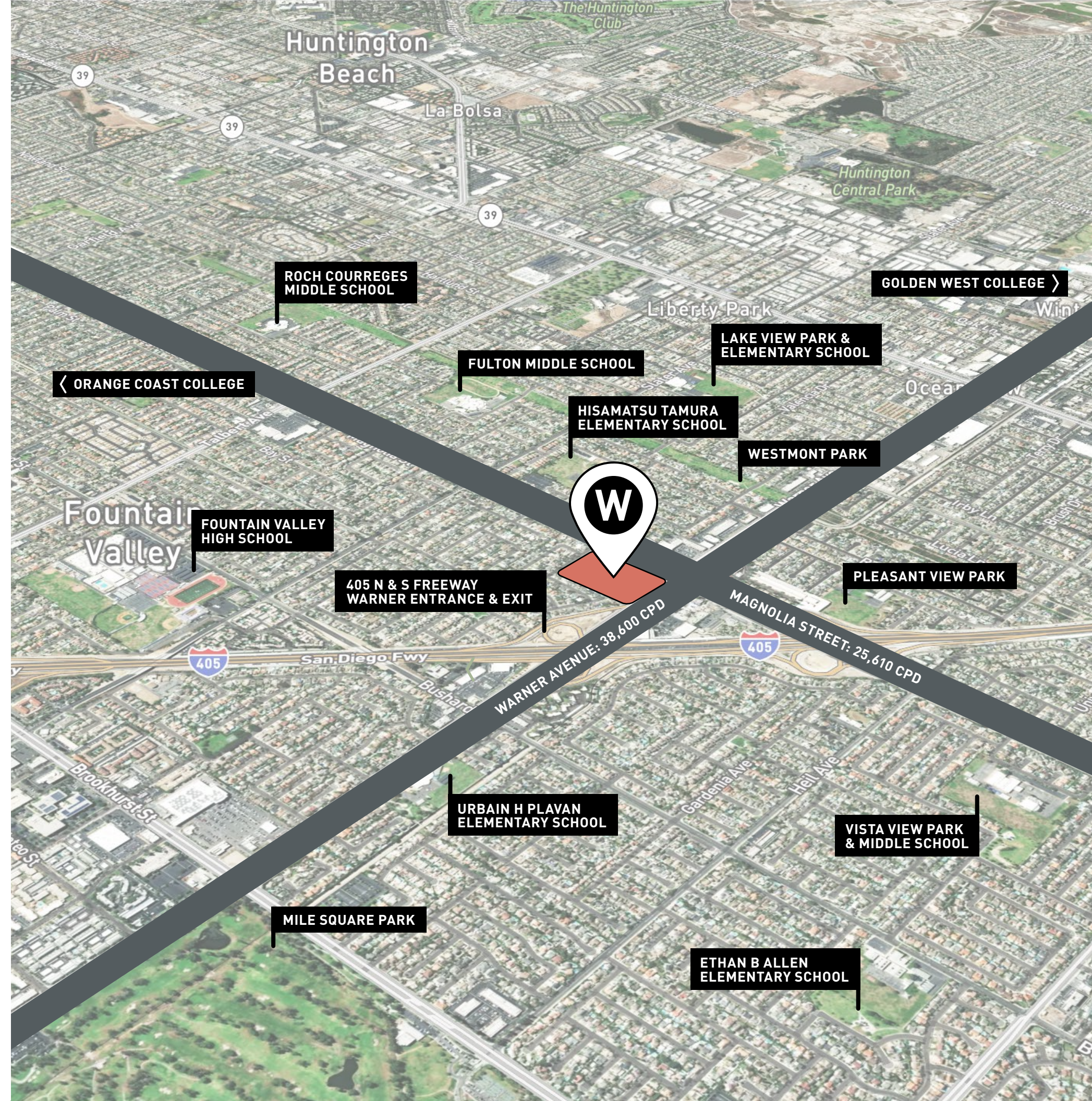
Distances and Placement are Approximate

- | | | | | | | |
|---|--|--|--|--|---|---|
| <p>① SMART & FINAL CENTER</p>  | <p>④ VILLAGE CENTER</p>  | <p>⑦ EDINGER PLAZA</p>  | <p>⑩ FOUNTAIN VALLEY PLAZA</p>  | <p>⑬ 5 POINTS PLAZA</p>  | <p>⑯ GOLDENWEST & WARNER 3</p>  | <p>⑲ MAGNOLIA PLAZA</p>  |
| <p>② PLAVAN PLAZA</p>  | <p>⑤ HUNTINGTON COLLECTION</p>  | <p>⑧ BELLA TERRA</p>  | <p>⑪ FOUNTAIN VALLEY PROMENADE</p>  | <p>⑭ GOLDENWEST & WARNER 1</p>  | <p>⑰ OCEAN VIEW PLAZA</p>  | |
| <p>③ BROOKHURST & WARNER</p>  | <p>⑥ PAVILIONS PLAZA</p>  | <p>⑨ WESTMINSTER PLAZA</p>  | <p>⑫ CALLEN CORNERS</p>  | <p>⑮ GOLDENWEST & WARNER 2</p>  | <p>⑱ BEACH & GARFIELD SHOPPING CENTER</p>  | |

WARNER MARKETPLACE

PROPERTY FEATURES

- ① Established Neighborhood Shopping Center anchored by Aldi, Tuesday Morning and CVS
- ② Located at the highly trafficked intersection of Magnolia and Warner
- ③ Services an established densely populated middle-class neighborhood
- ④ The recently remodeled Shopping Center has multiple points of ingress and egress, ample parking, pylon sign identity and a steady stream of customer traffic all day, every day.



WARNER MARKETPLACE

BY THE NUMBERS



SF OF NEIGHBORHOOD RETAIL

61,540 SF Owned GLA
99,640 SF Total GLA



POPULATION

334,618
within trade area



CARS PER DAY ALONG
MAG & WARNER:

64,210
est. daily average



ANNUAL VISITS

820k



MEDIAN HH INCOME

\$104,888
within 3 miles



AVG. HOME COST

\$1.26m
in Huntington Beach &
Fountain Valley



CUSTOMER JOURNEY

Visitor Traffic: 12 month trailing

42 MINUTES

Average length of stay

75% OF 783k

Annual visitors are loyal locals

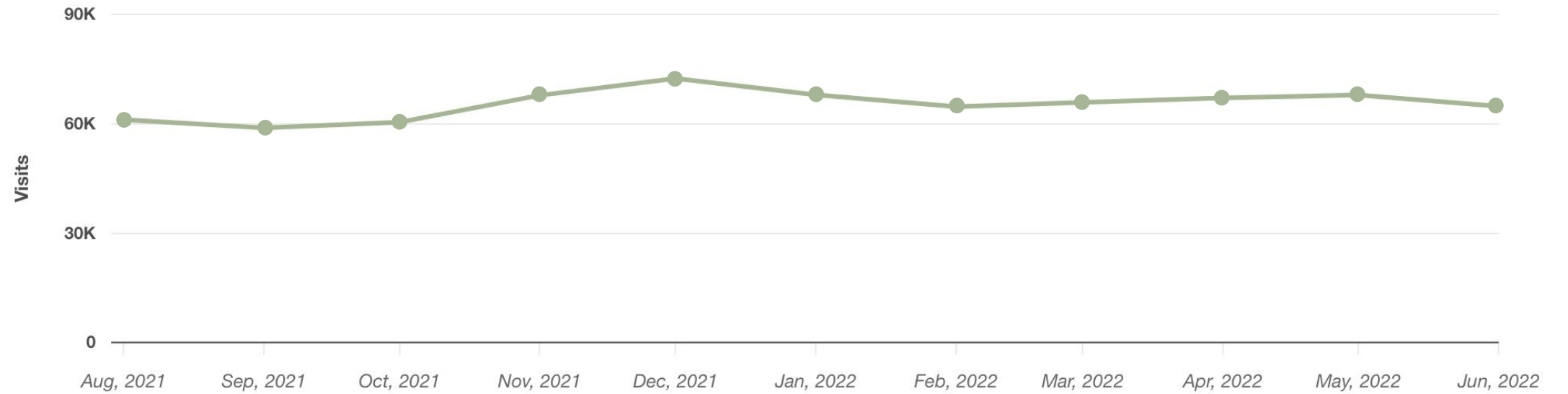
CONSISTENT

Foot traffic every month of the year & day of the week

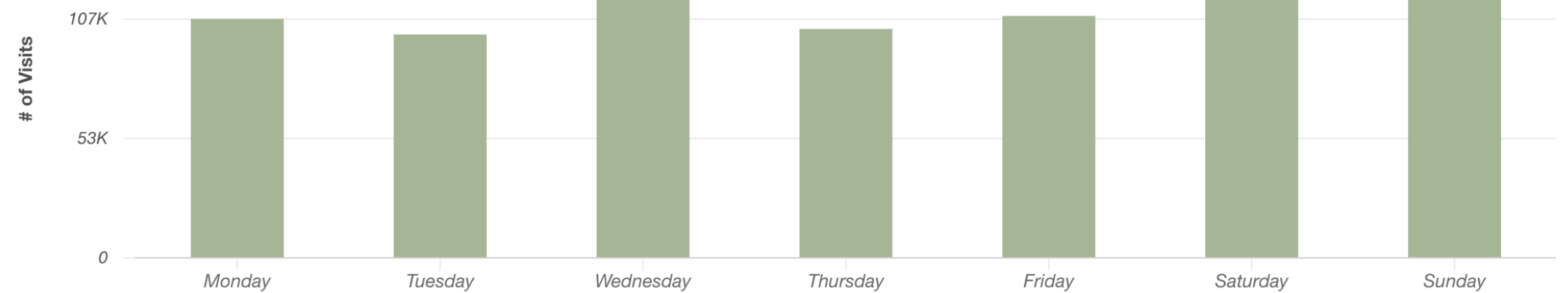
ALL DAY

Steady foot traffic all day: morning, lunch, dinner and evening

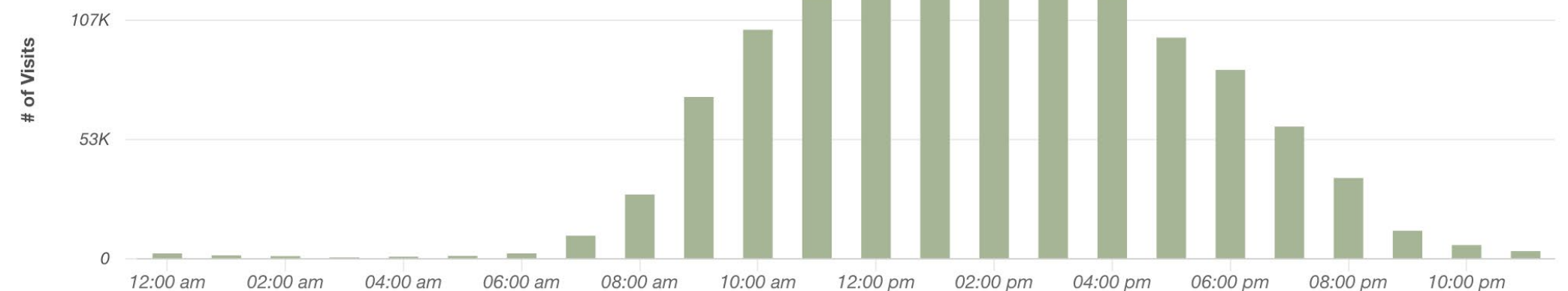
Monthly Visitor Traffic



Daily Visitor Traffic



Hourly Visitor Traffic



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SITE PLAN

SPACE NUMBERS:

1	Kawaii Bakery	1,635 SF
2	E&J Medical Services	1,425 SF
3	Winchell's Donut House	1,200 SF
4	Magnolia Florist	780 SF
5	The Barbers	900 SF
6	Super Nails One	1,020 SF
7	Blue Coral	3,000 SF
8	Milan Cleaners	1,200 SF
9	Valley West Financial	1,500 SF
10	ALDI	24,530 SF
11	Long Black Coffee	1,080 SF
12	Turkish Kitchen	1,920 SF
13	California Therapy Solutions	1,200 SF
14	Sofra Urbana	1,200 SF
15	Jessi Hair Studio	1,200 SF
16	Goodwill	15,000 SF
17	Chew Chew Dental	1,560 SF
18	Good Times Travel	1,200 SF

NAP:

- 19 CVS Pharmacy
- 20 US Bank
- 21 Gas Station
- 22 Eye Care Center





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FOR MORE INFORMATION CONTACT:

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