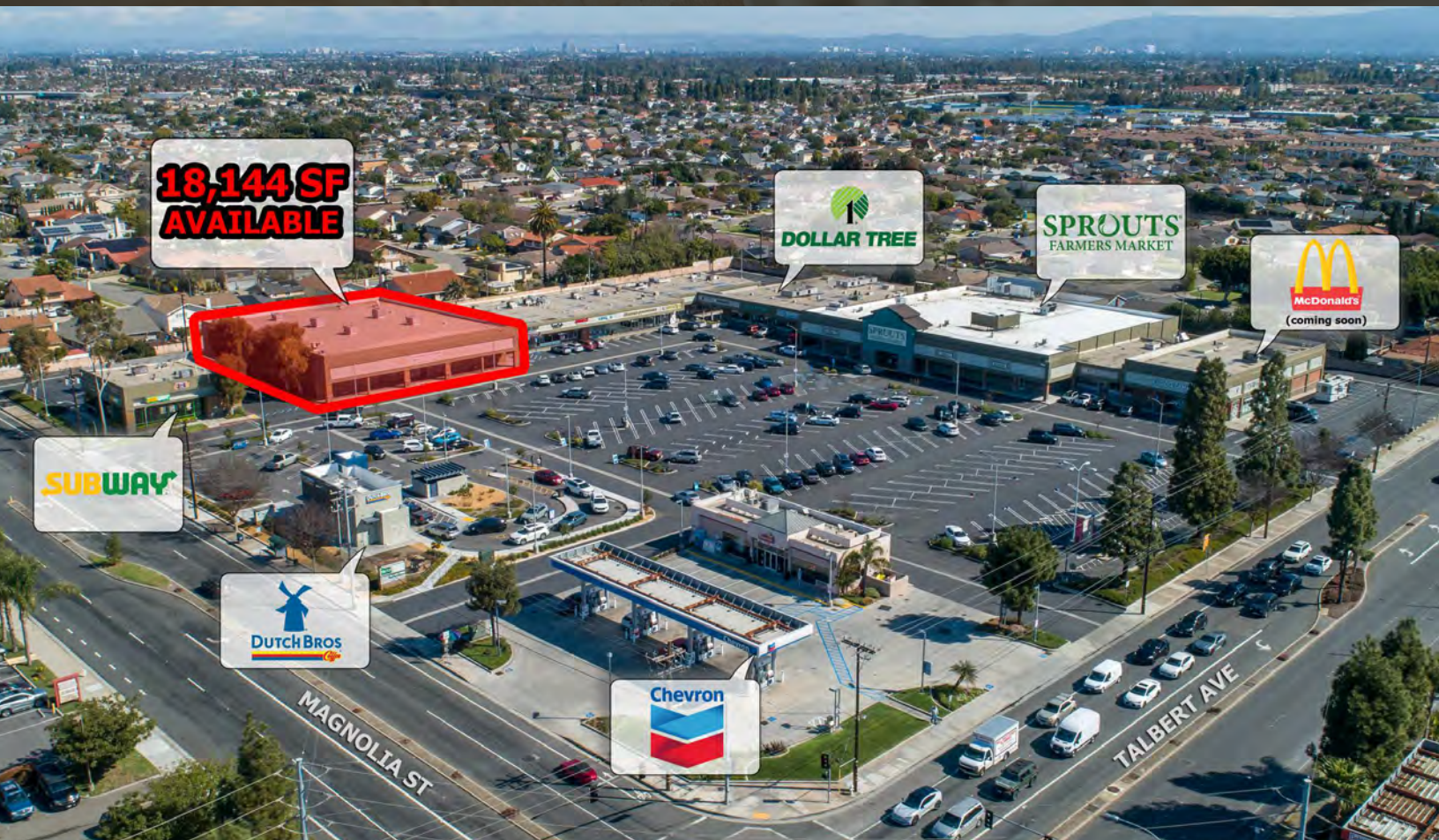


FOR LEASE

VILLAGE CENTER

17900 MAGNOLIA STREET FOUNTAIN VALLEY, CA 92708

CORELAND
COMPANIES



Former 18,144 SF Rite-Aid Available - Join Sprouts, McDonald's and Dutch Bros

PROPERTY DESCRIPTION

Village Center is a recently renovated 92K SF Sprouts anchored shopping center at Magnolia Street and Talbert Avenue, just off the 405 freeway in Fountain Valley.

PROPERTY HIGHLIGHTS

- Outstanding opportunity to join a new national anchor tenants in Sprouts Farmers Market, Dutch Bros (High Volume - 1st Location in Orange County!) and McDonald's
- Jr Anchor Rite Aid Available
- Highly desirable and affluent Orange County trade area
- Prominent Pylon Signage Available on both Magnolia and Talbert
- Recently installed roof with long-term warranty and updated facade

SPACES

17

SPACE SIZE

18,144 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

7,844

72,900

179,671

Total Population

22,866

201,997

533,460

Average HH Income

\$157,312

\$146,555

\$135,232

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

CHRIS PREMAC

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MATT HAMMOND

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TALBERT AVE ±48,118 CPD

MAGNOLIA ST ±42,886 CPD



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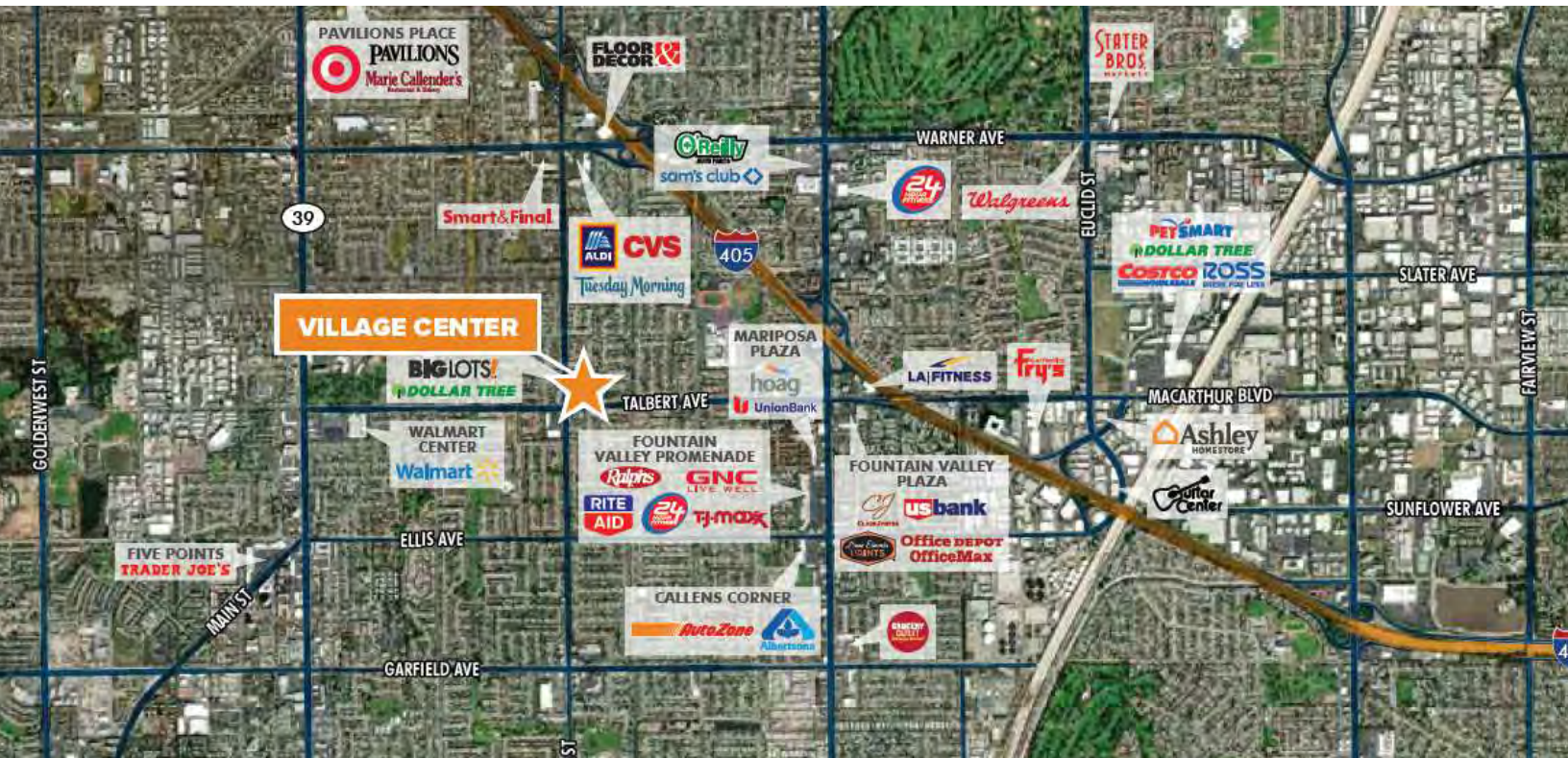
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