

FOR LEASE

VILLAGE CENTER

17900 MAGNOLIA STREET FOUNTAIN VALLEY, CA 92708

CORELAND COMPANIES



1,876 SF Available For Lease

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, McDonald's, Dutch Bros (1st Location in Orange County!) The Picklr (coming soon!)
- 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

17942 (60 day notice)

SPACE SIZE

1,876 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,082	72,453	182,760
Total Population	25,284	202,453	547,204
Average HH Income	\$151,817	\$143,180	\$132,938

CHRIS PREMAC

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LIC #01966099

MATT HAMMOND

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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.

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TALBERT AVE ±48,118 CPD

MAGNOLIA ST ±42,886 CPD



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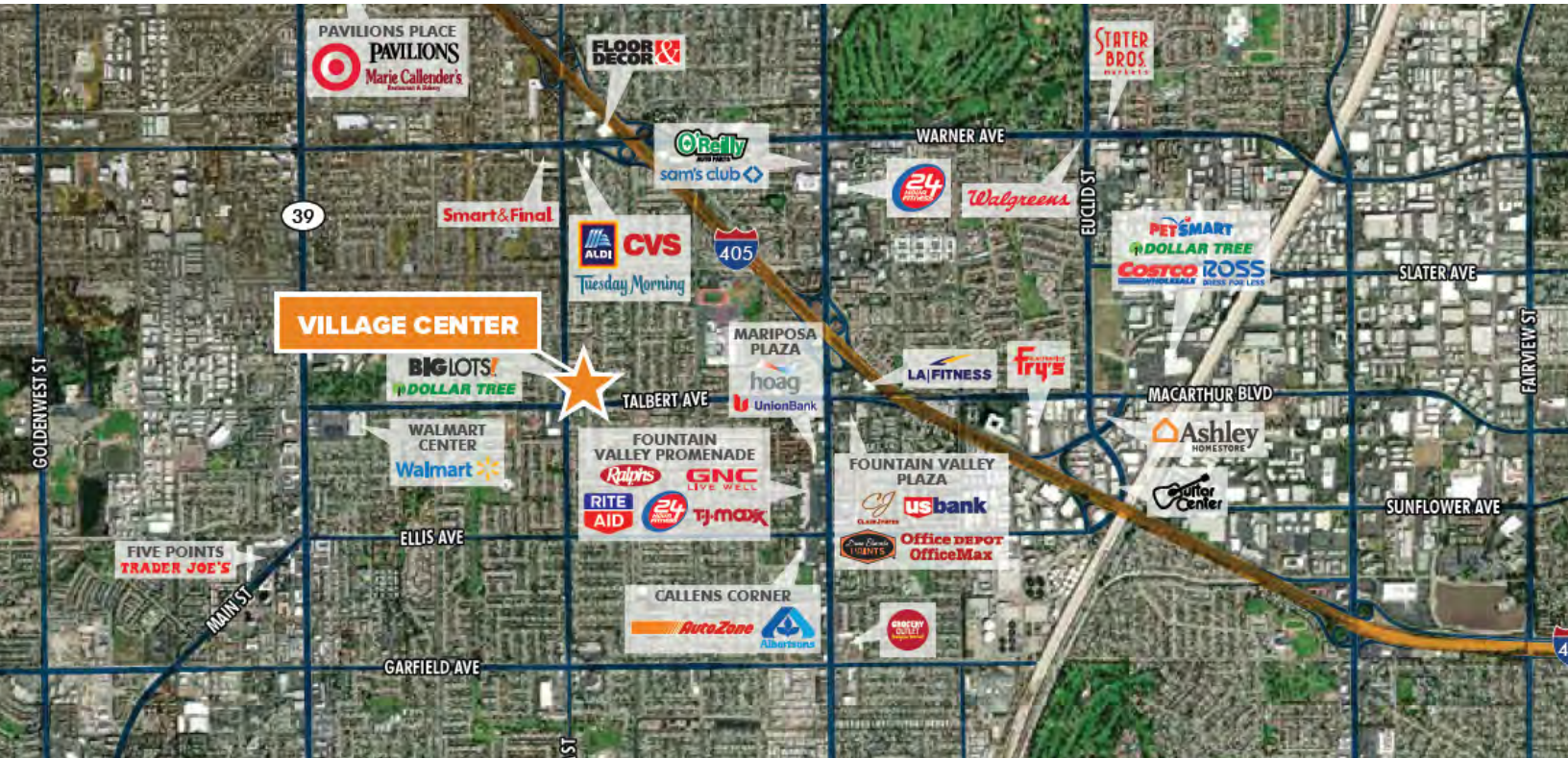
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