

RETAIL FOR LEASE

Shops at Costco Plaza

17850-17870 NEWHOPE ST., FOUNTAIN VALLEY, CA 92708

Space Available

±3,952 Square Feet

Property Highlights

- Retail shops are located adjacent to one of the top performing Costco stores nationwide.
- Multiple ingress and egress access points within the center and excellent street visibility along Newhope St.
- Located within 0.5 miles from the 405 Freeway.

Traffic Count

- ±17,000 Average Daily Traffic on Newhope Street

Source: ESRI

Demographics - 2025

	1-Mile	3-Miles	5-Miles
Population	11,567	209,158	653,132
Average H.H. Income	\$128,887	\$142,357	\$136,706
Daytime Population	32,446	207,085	676,507

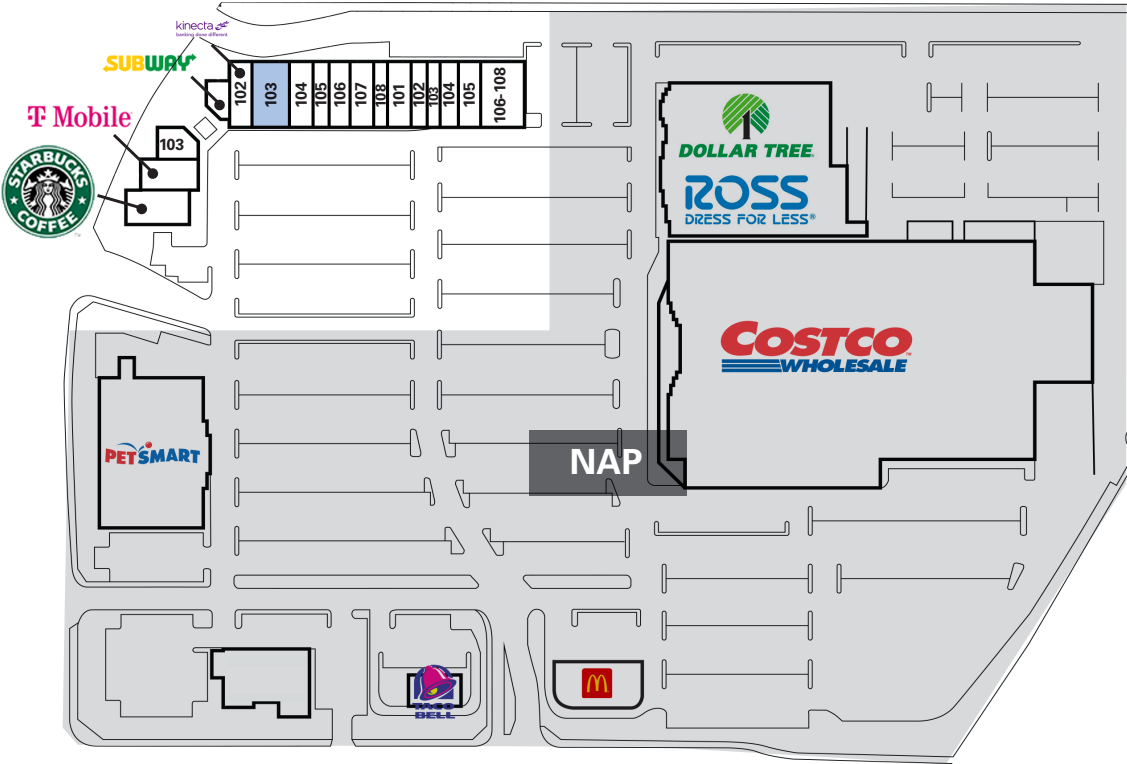
Source: ESRI

NEWMARK | PACIFIC



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SITE PLAN & CURRENT AVAILABILITIES



STE.	TENANT	SF
17850-101	Starbucks	3,140
17850-102	T-Mobile	2,322
17850-103	Maui Hawaiian BBQ	1,840
17860-101	Subway	1,348
17860-102	Kinecta Federal C.U.	2,100
17860-103	AVAILABLE	3,952
17860-104	Cathay Bank	2,294
17860-105	The Connect	1,586
17860-106	Little Saigon Noodle	1,917
17860-107	Salon Shanti	1,840
17860-108	Enterprise Rent A Car	1,194
17870-101	Wonder Nails & Spa	1,866
17870-102	Chidori Sushi	1,165
17870-103	Jerusalem Chicken	1,113
17870-104	The UPS Store	1,169
17870-105	Speedy Cleaners, LLC	2,364
17870-106-108	Kingslayer Games	5,444

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	2025 Population	11,567	209,158
	2030 Population	11,435	208,046
	2020 Population	11,844	216,097
	2010 Population	10,978	217,523
	2025-2030 Annual Rate	-0.23%	-0.11%
	2025 Median Age	43.7	40.1
	Total Businesses	2,267	9,726
	Total Employees	26,952	98,100
	Total Daytime Population	32,446	207,085
HOUSEHOLDS	2025 Total Households	4,325	66,529
	2030 Total Households	4,346	67,553
	2010 Households	4,037	64,234
	2025-2030 Annual Rate	0.10%	0.31%
	2025 Average Household Size	2.64	3.12
INCOME	2025 Median Household Income	\$89,746	\$108,582
	2030 Median Household Income	\$100,661	\$123,207
	2025 Average Household Income	\$128,887	\$142,357
	2030 Average Household Income	\$144,011	\$158,435
	2025 Per Capita Income	\$48,336	\$45,404
HOUSING	2025 Total Housing Units	4,424	68,305
	2025 Owner Occupied Housing Units	54.4%	58.1%
	2025 Renter Occupied Housing Units	43.3%	39.3%
	2025 Vacant Housing Units	2.2%	2.6%
	2025 Median Home Value	\$1,039,062	\$962,792
	2025 Average Home Value	\$1,085,543	\$1,011,291

Fountain Valley Snapshot

55,544
TOTAL POPULATION

19,074
TOTAL HOUSEHOLDS

\$152,716
AVG. HOUSEHOLD INCOME

60,818
DAYTIME POPULATION

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Prepared by:

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