

SIGNAGE

ALDI
FOOD MARKET

+/- 4,700 sf Retail Space Available
SEC Magnolia & Warner, Fountain Valley

Retail storefront - portion of ALDI's anchor space offered on long-term sublease

Highly visible location; immediately adjacent to ALDI's front doors; prominent building signage

Over standard interior buildout; two restrooms, kitchen, 12' drop ceilings and double glass door entry



FOUNDING MEMBER CHAINLINKS
RETAIL ADVISORS

FOR MORE INFORMATION CONTACT

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DEMOGRAPHICS

Mile	Population	Median HH Inc.	Daytime Population
1mi	24,164	\$94,368	5,713
2mi	100,629	\$85,482	42,175
3mi	220,427	\$84,994	89,785

TRAFFIC COUNTS

Magnolia St	27,000 CPD
Warner Ave	39,000 CPD
405 Freeway	325,000 ADT





CVS

Smart & Final

Warner Ave
39,000 CPD

Magnolia St
27,000 CPD



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and actual drawings shown are approximate, subject to change, and should be independently verified by you and may not be relied upon as a precise representation by this office.



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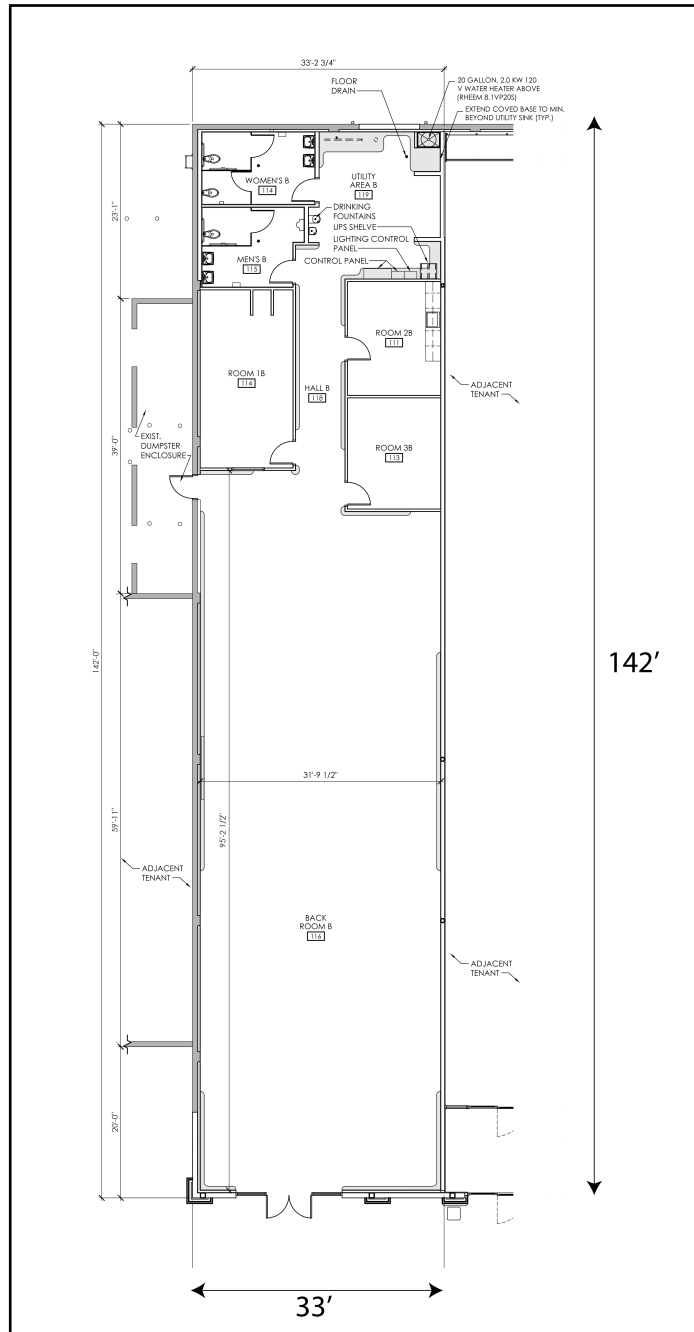
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Floor Plan



Two ADA Restrooms



Fully built-out Kitchen



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