

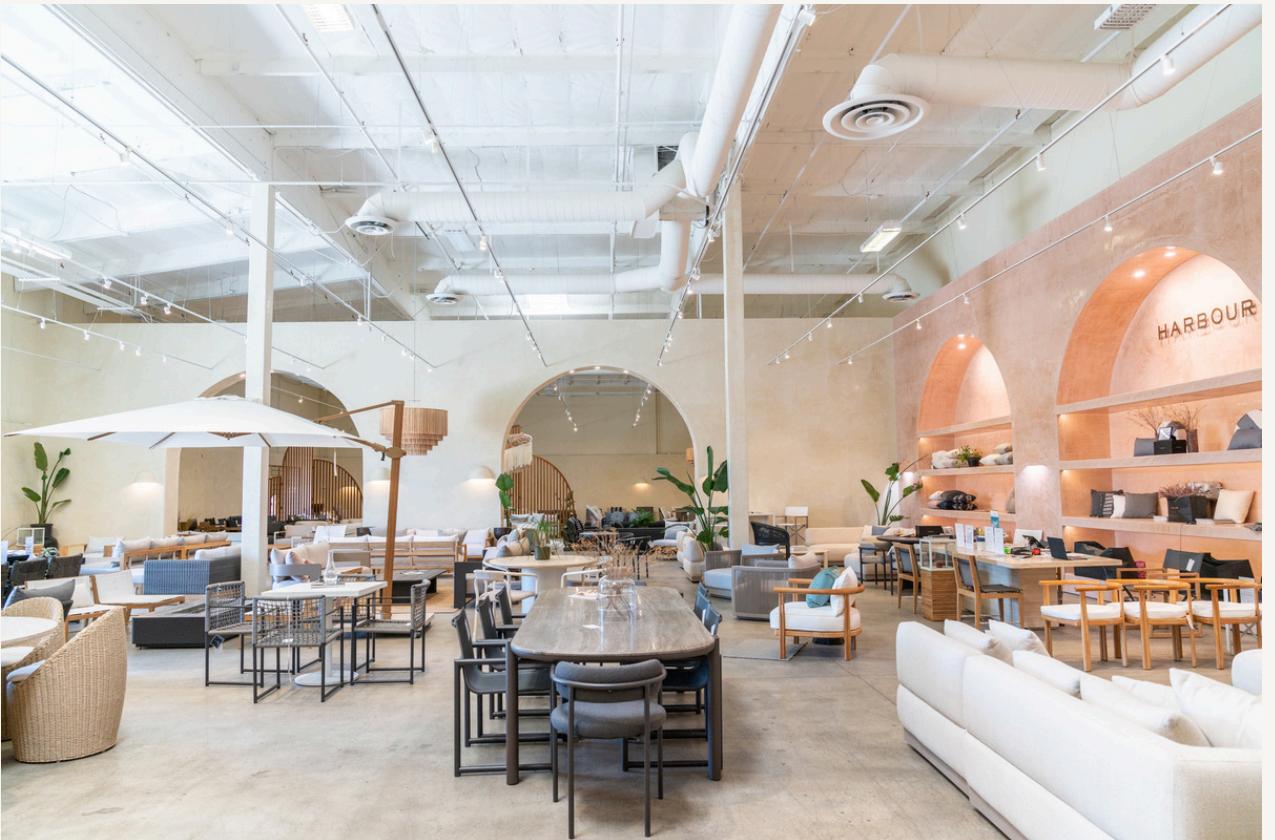
18060 EUCLID STREET

FOUNTAIN VALLEY, CA 92708

FOR SALE OR LEASE

HARBOUR
REAL ESTATE

PROPERTY OVERVIEW



SPECIFICATIONS

Office	2,796 Sq Ft
Land Area	2.39 Acres
Year Built	1970
Clearance Height	19'-20'
Column Spacing	80' x 23'
Fire Protection	Sprinklered
Grade Level Doors	110' x 12' Loading Door
Parking	123 Spaces (3.29/1,000 SF)
Electrical Service	800A 480/277 V Power



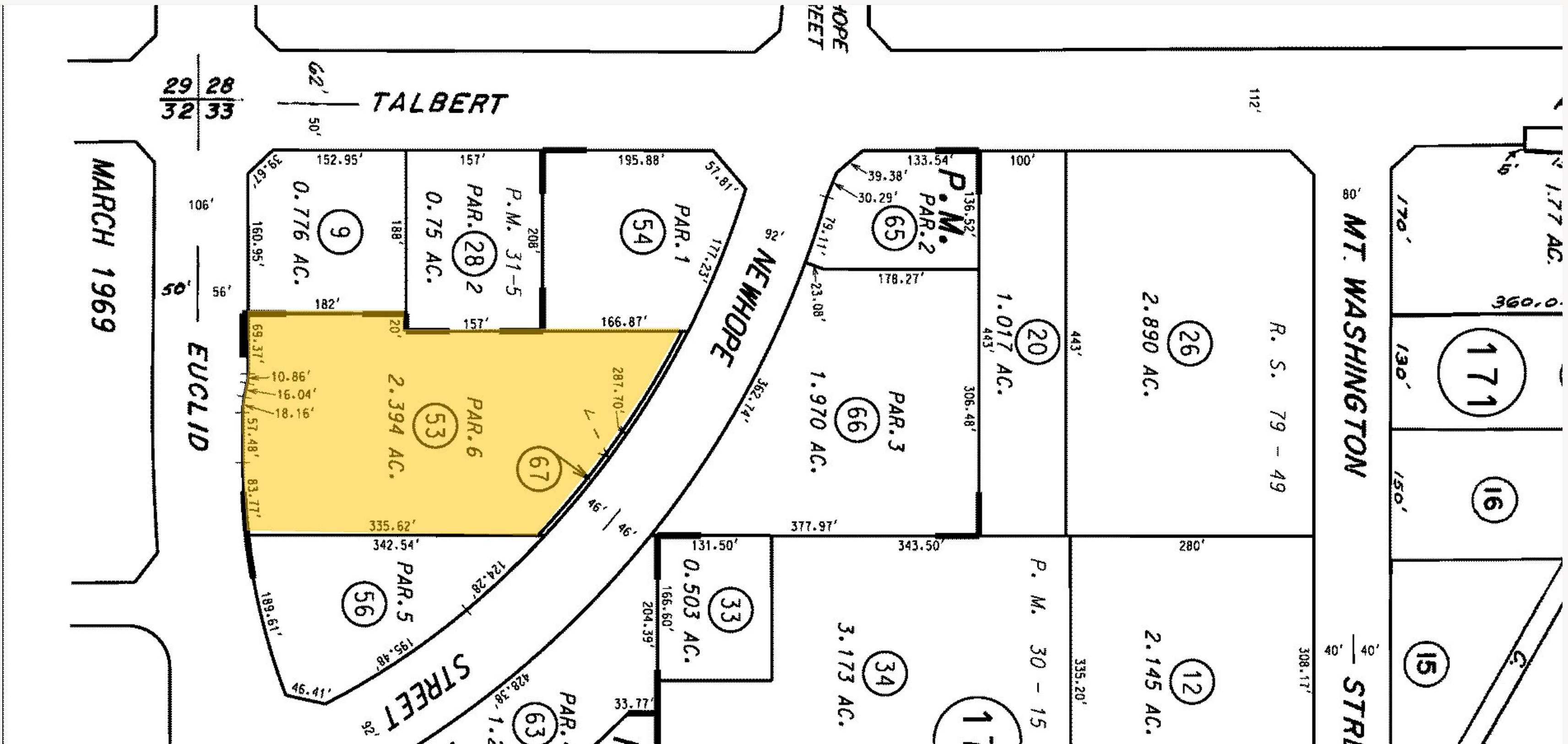
291,000 VPD

EUCLID ST

34,000 VPD

WALBERT AVE 30,000 VPD

SITE AND FLOORPLAN





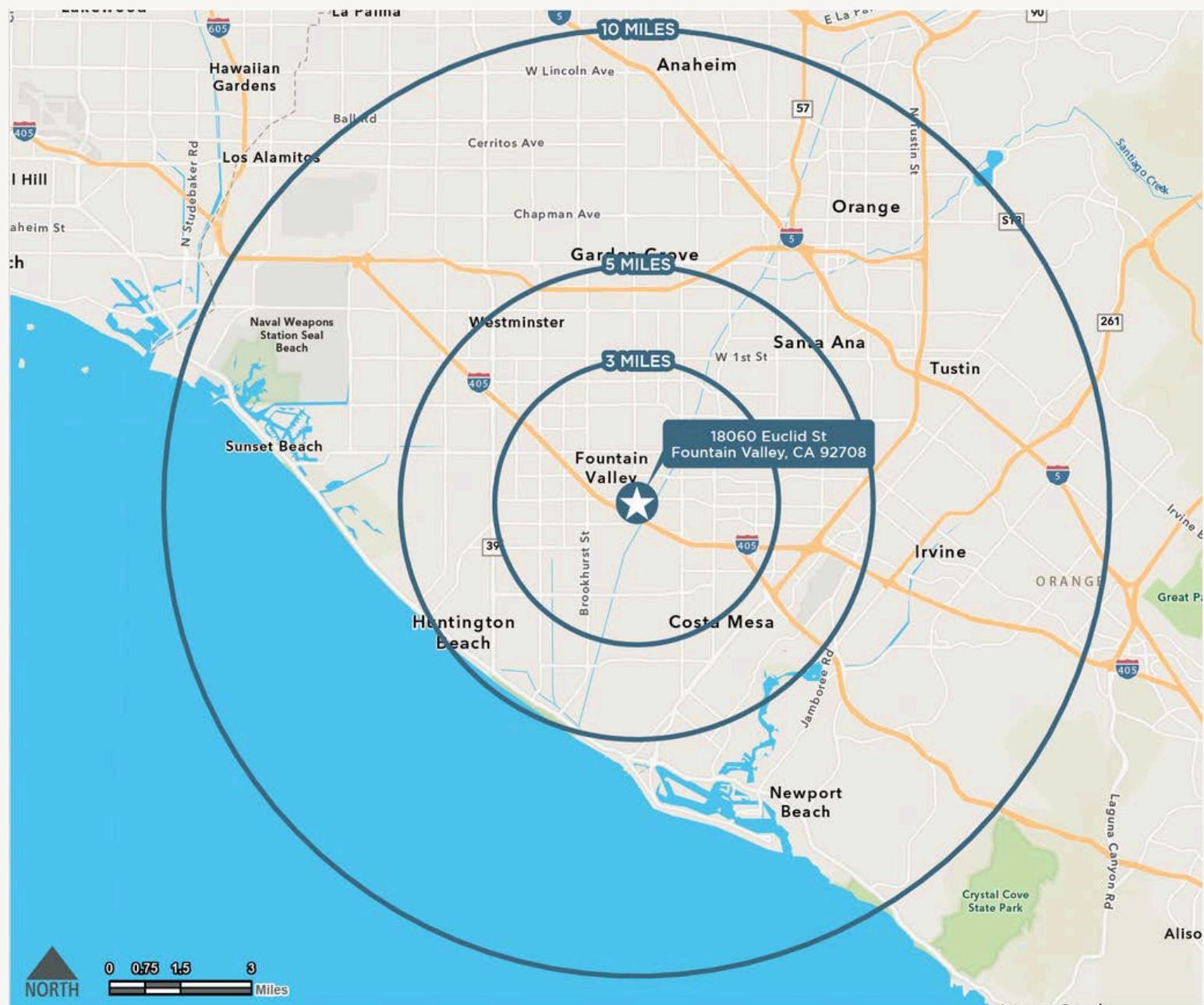
HIGHLY VISIBLE SIGNAGE

EUCLID STREET

CORPORATE NEIGHBORS AND NEARBY AMENITIES



DEMOGRAPHICS



FOUNTAIN VALLEY, CA 3 Miles 5 Miles 10 Miles

POPULATION

	3 Miles	5 Miles	10 Miles
2024 Population	192,593	639,437	1,746,680
2029 Projection	189,795	636,670	1,751,836

HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2024 Households	62,972	204,229	580,288
2029 Projection	63,913	210,111	601,036

HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2024 Avg. HHI	\$146,196	\$139,885	\$143,527
2029 Projected Avg. HHI	\$169,691	\$162,359	\$165,668

EDUCATION

	3 Miles	5 Miles	10 Miles
Some College, No Degree	18.9%	17%	16.6%
Associate Degree	8.3%	7.4%	7.6%
Bachelor's Degree	27.8%	24.3%	26.4%
Advanced Degree	12.5%	11.3%	14.2%

EMPLOYMENT

	3 Miles	5 Miles	10 Miles
Population 16+ Employed	94.7%	94.7%	94.8%
Population 16+ Unemployed	5.3%	5.3%	5.2%

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INVESTMENT SUMMARY

Located within the City-adopted Fountain Valley Crossings Specific Plan, 18060 Euclid Street offers a rare combination of immediate operational utility, income optionality, and meaningful redevelopment upside. The property is well suited for an owner-user, investor, or developer seeking current cash flow and flexibility while preserving the ability to reposition or redevelop the asset over time.

In addition to its existing showroom and flex industrial functionality, the site benefits from inclusion in a City-backed revitalization district that supports modernization, densification, and mixed-use concepts. Preliminary feasibility analysis indicates the potential for a future mixed-use or residential redevelopment, with an estimated capacity of approximately 200-250 residential units, subject to buyer verification, entitlements, and City approvals.

With strong freeway access, high visibility along Euclid Street, flexible zoning standards, and long-term municipal infrastructure investment already underway, the property presents a compelling opportunity to operate today while capitalizing on future redevelopment and value creation within one of Orange County's most supply-constrained infill markets.

Property Overview

- ±37,423 SF total building area
- Approximately 10,000 SF of dedicated retail showroom
- Approximately 27,423 SF of warehouse, back-of-house, assembly, office, and service space
- Functionally divisible layout
- Ownership open to leasing back up to 49% of the building
- Suitable for single-tenant or multi-tenant configuration

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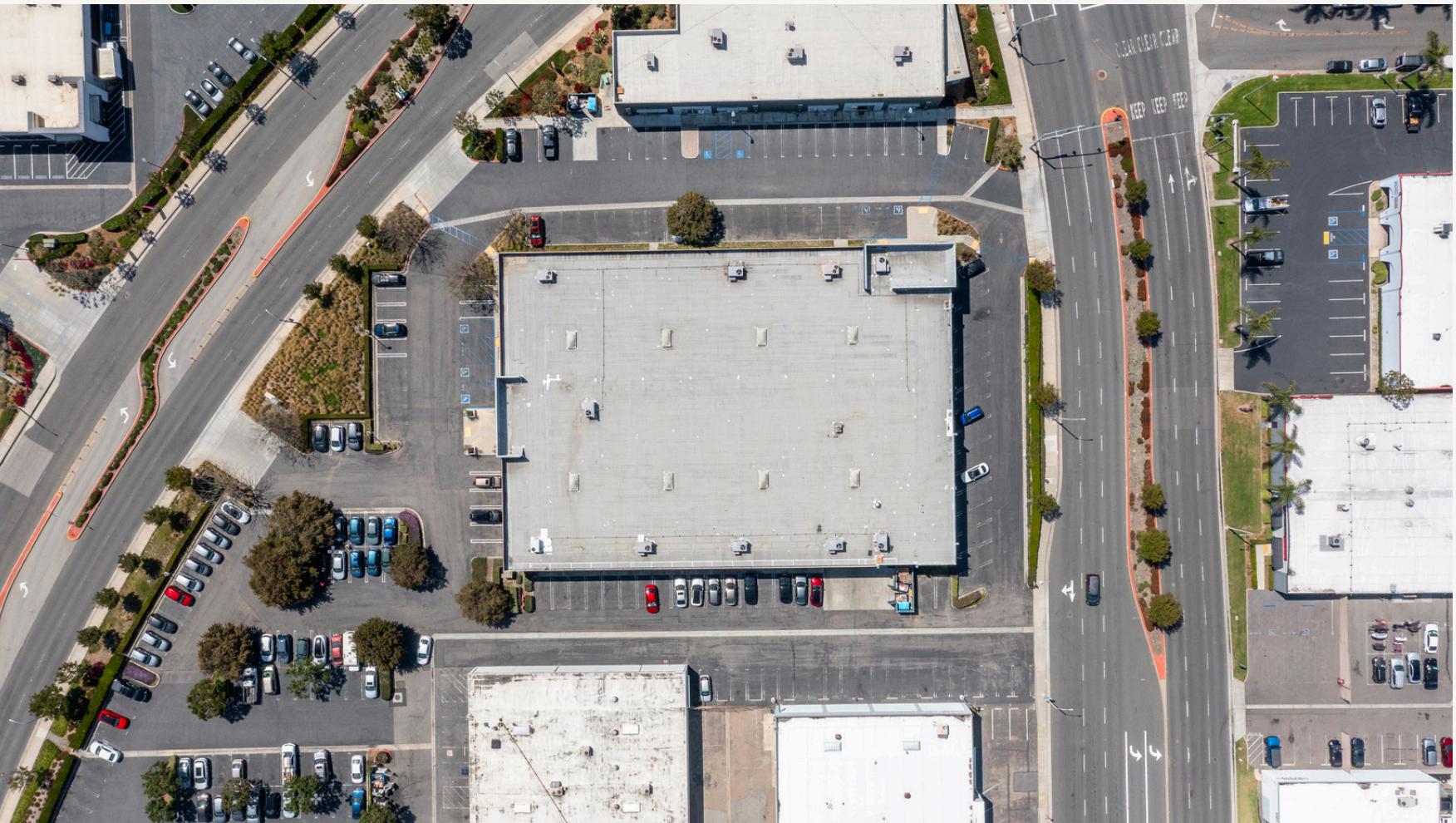
Zoning & Redevelopment Potential

The subject property is located within the boundaries of the Fountain Valley Crossings Specific Plan, a City-adopted framework covering approximately 162 acres focused on revitalization and reinvestment.

Residential unit allocations within the plan are administered on a first-come, first-served basis. Based on preliminary feasibility analysis, the site may support a mixed-use or residential redevelopment program in the range of approximately 200-250 residential units, subject to buyer due diligence, entitlements, and City approvals. Conceptual feasibility plans and renderings are available for reference.

Key Benefits of the Fountain Valley Crossings Specific Plan

- City-backed revitalization district encouraging reinvestment and modernization
- Flexible zoning supporting showroom, industrial flex, warehouse-commercial, and creative uses
- Exceptional access to I-405 with coordinated OCTA and Caltrans infrastructure improvements
- Euclid Street designated as a primary corridor with planned streetscape and visibility enhancements
- Long-term upside from a planned Activity Core introducing retail, dining, and services
- Streamlined entitlement pathways with predictable development standards
- Planned infrastructure and connectivity improvements already embedded in City planning



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