

SMART & FINAL CENTER
FOUNTAIN VALLEY, CA



SWC of WARNER AVE.
& MAGNOLIA ST.

SMART & FINAL CENTER

AVAILABLE - ±5,040 & ±1,200 SF



FEATURES

- Anchored by  
- Major Signalized Corner
- Excellent Parking, Visibility & Access
- Immediate Access to 405 Freeway - Both Directions

TRAFFIC COUNT (2023 Est.)

Magnolia Street: 36,000 Cars/Day
Warner Avenue: 41,000 Cars/Day

DEMOGRAPHICS (2015)

	Population	Median HH Income
1 Mile	23,504	\$80,782
3 Miles	222,980	\$71,851
5 Miles	614,727	\$68,401



Exclusively Represented By:

Ken Gould

Senior Vice President/Principal
(949) 724-4728

kgould@lee-associates.com
DRE# 00875719

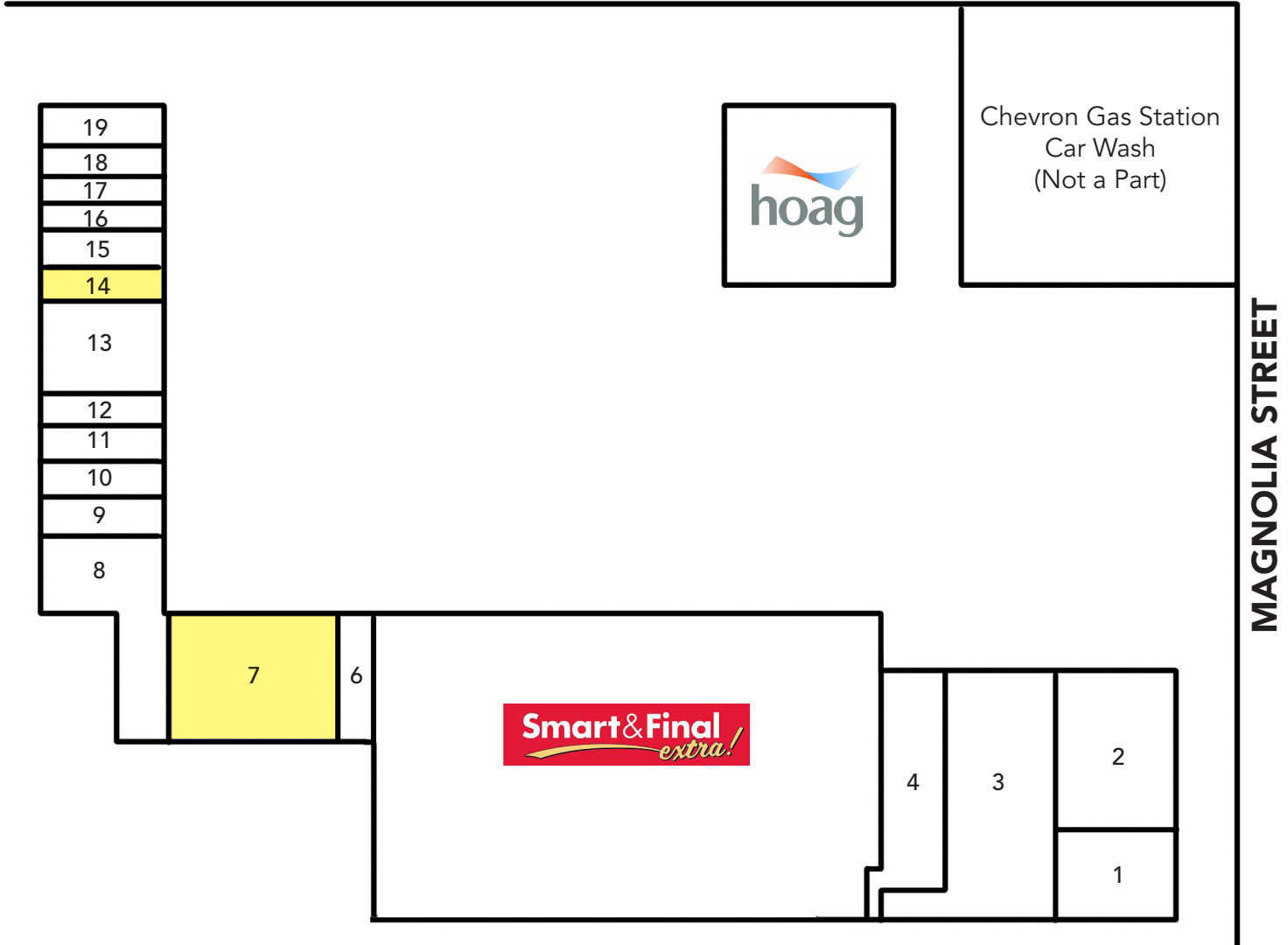
 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH


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WARNER AVENUE



- | | | |
|--|---|----------------------------|
| 1: Martial Arts | 8: TnT's Frolic | 15: Nail Salon |
| 2: Magnolia Cafe | 9: Personal Trainer | 16: Mastercuts |
| 3: Skin Care/Flooring | 10: Dry Cleaner | 17: Tailoring |
| 4: Tong's Tropical Fish | 11: Taste of India | 18: Shoe Repair |
| 5:  | 12: Fluffy Lash Eyebrows | 19: Hoag Hospital (Office) |
| 6: Cigarettes/Cigar | 13: Dentist | |
| 7: AVAILABLE ±5,040 SF
8900 Warner Ave | 14: AVAILABLE ±1,200 SF
8878 Warner Ave | |

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