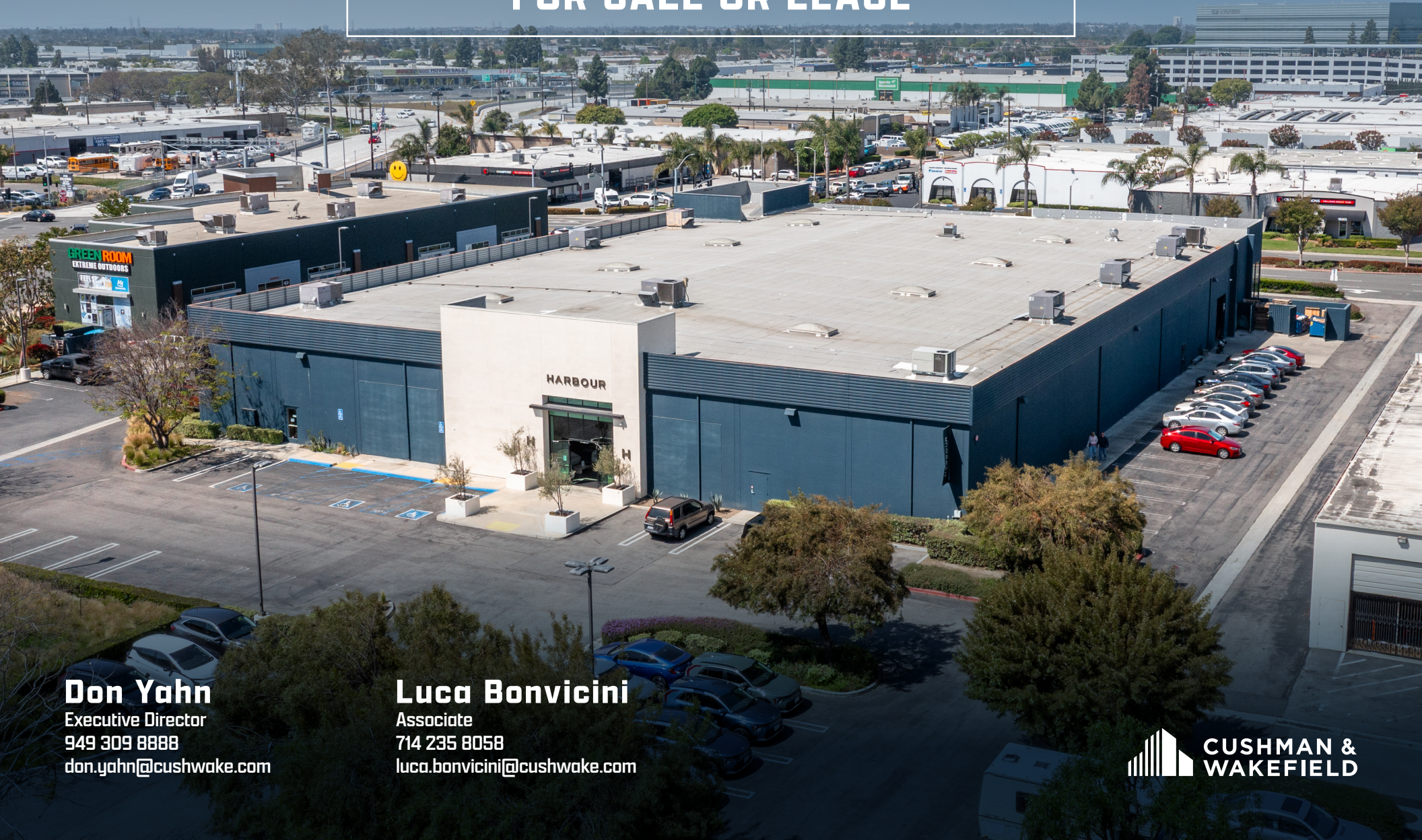


18060 EUCLID STREET

FOUNTAIN VALLEY, CA 92708

FOR SALE OR LEASE



Don Yahn

Executive Director

949 309 8888

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Luca Bonvicini

Associate

714 235 8058

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**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW



SPECIFICATIONS

Building	37,423 SF
Office	2,796 SF
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





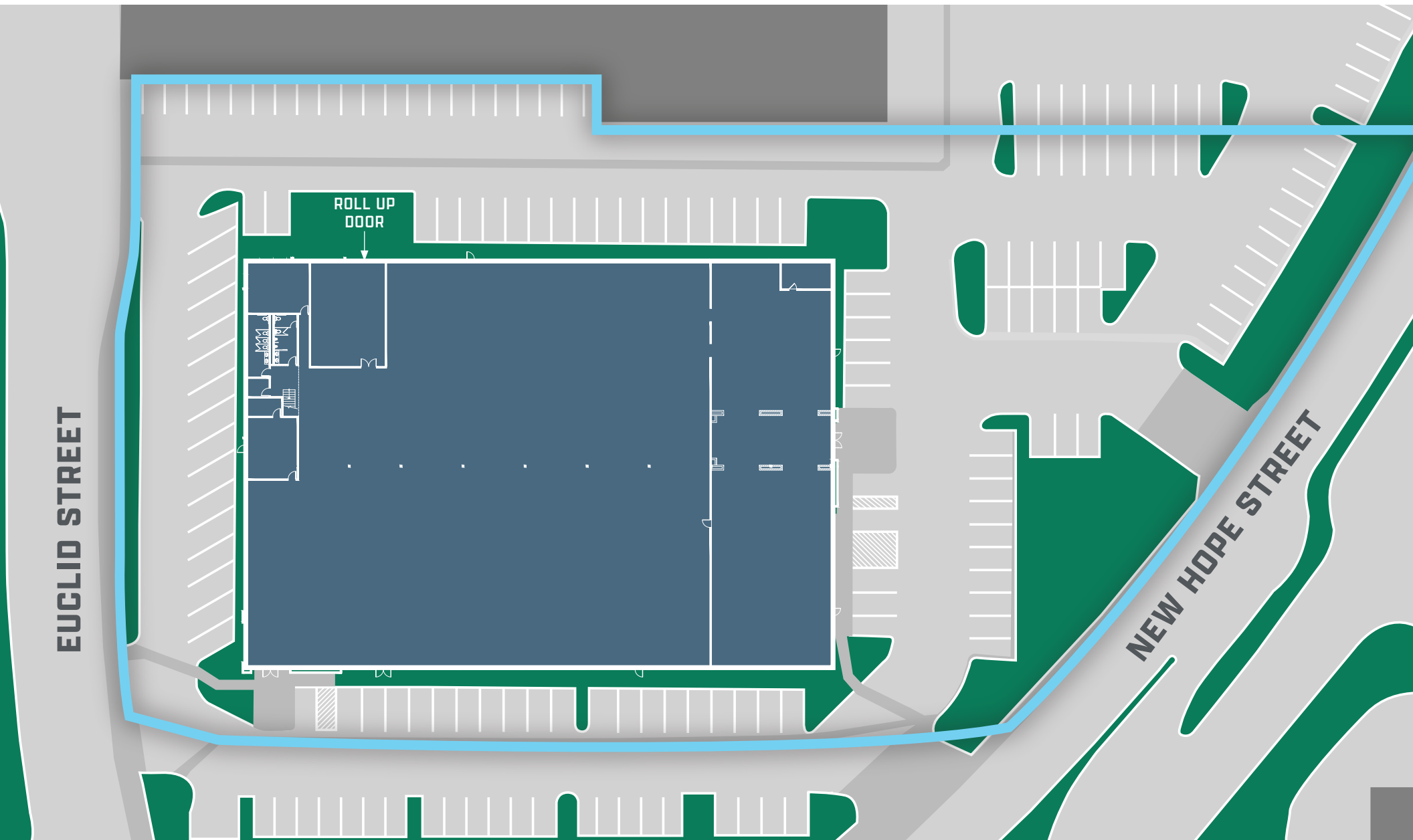
291,000 VPD

EUCLID ST

34,000 VPD

TALBERT AVE 30,000 VPD

SITE & FLOOR PLAN

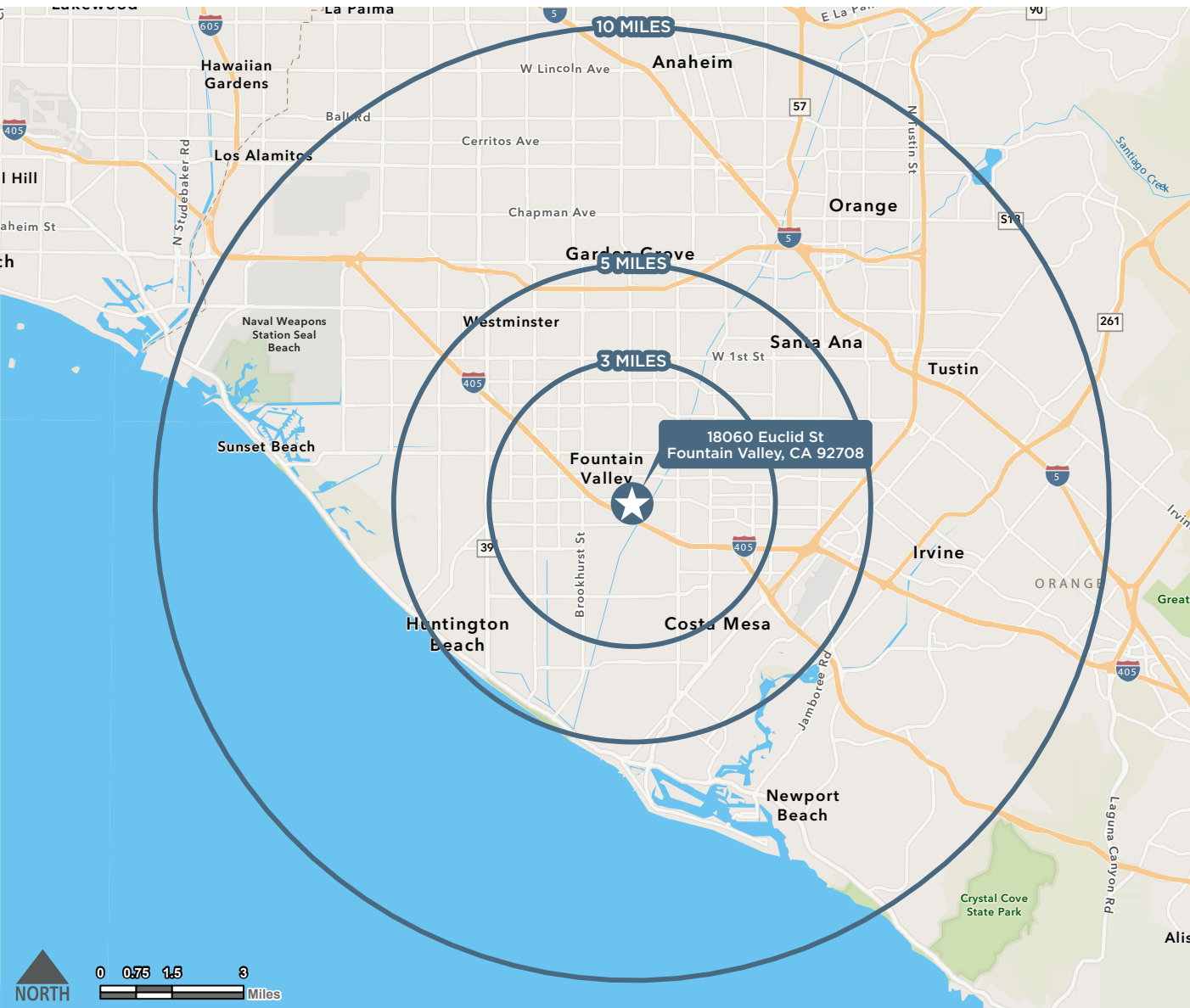




CORPORATE NEIGHBORS AND NEARBY AMENITIES



DEMOGRAPHICS



FOUNTAIN VALLEY, CA

3 MILES 5 MILES 10 MILES

POPULATION

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

HOUSEHOLDS

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

HOUSEHOLD INCOME

2024 Average Household Income	\$146,196	\$139,885	\$143,527
2029 Projected Avg Household Income	\$169,691	\$162,359	\$165,668

EDUCATION

Some College, No Degree	18.9%	17.0%	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

Population 16+ Employed	94.7%	94.7%	94.8%
Population 16+ Unemployed	5.3%	5.3%	5.2%



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