

TROPHY RETAIL FOR LEASE



— **NEC Magnolia St & Warner Ave** —
Fountain Valley

PROPERTY HIGHLIGHTS

- 835sf | 1,100sf | 1,265sf available for lease
- Over 75,000 cars per day at signalized intersection
- Ideal for retail | beauty care | medical related uses

FOR FURTHER INFO CONTACT

CAMERON CROWNER

BRE # 00924460

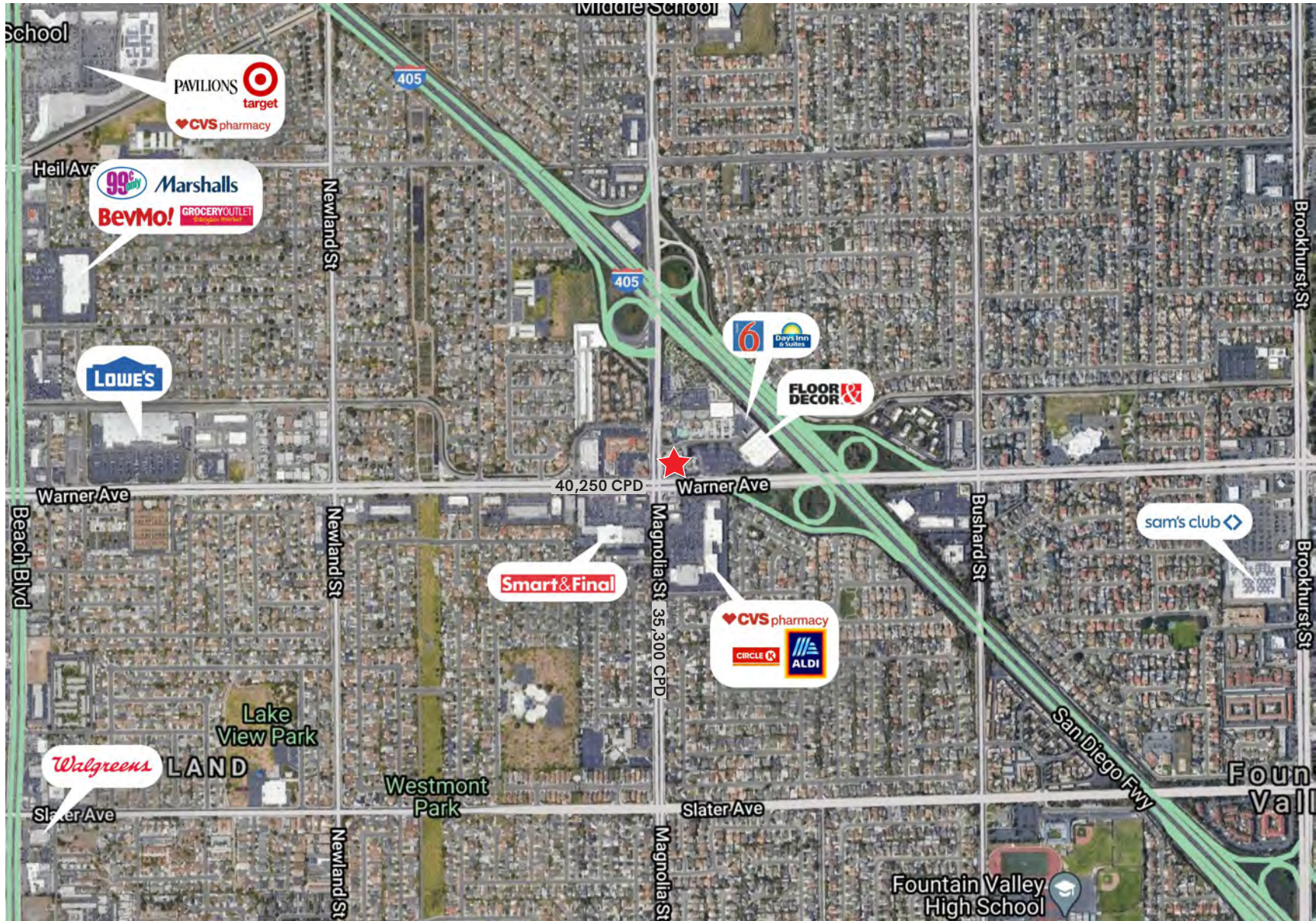
(310)451-8171 ext. 240 | ccrowner@epsteen.com



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AERIAL





SITE PLAN



Note: Site plan is for representative purposes only and is not to scale.





Trophy Retail in Fountain Valley

Located less than a block from either street to the 405 Frwy

High volume Starbucks Cafe

Parked over 5:1

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
POPULATION	24,164	100,629	220,427
HH MEDIAN INCOME	\$94,368	\$85,482	\$84,994

TRAFFIC COUNTS

MAGNOLIA	40,250 CPD
WARNER	35,300 CPD
I-405	262,000 ADT

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