

FOR LEASE

# 6,000 SF RETAIL STORE AVAILABLE

NWC S HARBOR BLVD & EDINGER AVE | FOUNTAIN VALLEY, CA



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

## PROJECT HIGHLIGHTS

- **6,000 SF retail store for lease**
- Located at the very busy intersection of Harbor and Edinger in Fountain Valley between the 405 and 22 Freeways
- **Services a high density** and diversely populated trade area, including two area high schools with nearly 4,000 students
- Part of a larger power shopping center anchored by La Curacao, Dollar Tree, Planet Fitness and Walgreens
- Prominent Monument Signage on Harbor Blvd available



## DEMOGRAPHICS



### POPULATION

**1 MILE** | 36,978  
**2 MILE** | 136,870  
**3 MILE** | 301,051



### AVG. HOUSEHOLD INCOME

**1 MILE** | \$91,413  
**2 MILE** | \$91,951  
**3 MILE** | \$97,505



### DAYTIME POPULATION

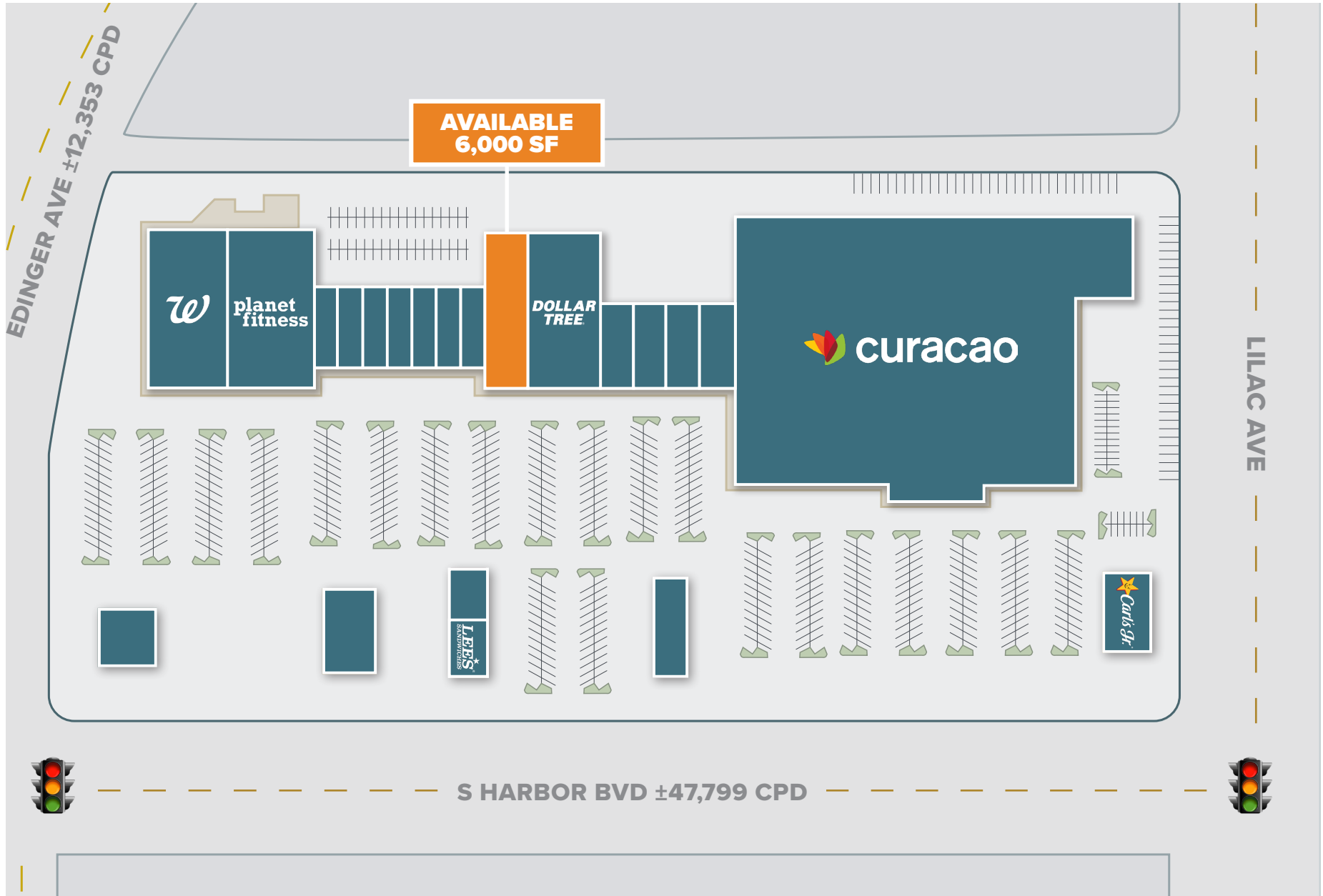
**1 MILE** | 18,865  
**2 MILE** | 93,046  
**3 MILE** | 211,704

### TRAFFIC COUNTS

**S HARBOR BLVD**      47,799 CPD  
**EDINGER AVE**        12,353 CPD



# SITE PLAN



# RETAIL AREA MAP



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