



Jones Lang LaSalle
Americas, Inc. ("JLL"),
Real Estate License
#01223413



WARNER MARKETPLACE

FOUNTAIN VALLEY, CA










Opportunity to Acquire an In-Fill, 405 Freeway Adjacent
Aldi and CVS (NAP) Grocery/Drug Anchored Shopping
Center in the Heart of Orange County, CA

THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Warner Marketplace, a 61,540 square foot top-performing grocery and drug-anchored center in the heart of Orange County. Adjacent to the cities of Huntington Beach, Westminster and Costa Mesa, the Property is located just off the 405 Freeway and sits adjacent to State Route 39. The Property benefits from high visibility with traffic counts of ±391,000 VPD at the junction of Magnolia St., Warner Ave. and the 405 Freeway. Current tenants include Aldi, CVS (NAP), US Bank (NAP), Goodwill, and a collection of shop tenants. The Property benefits from strong curb appeal with its 2019 renovation and 2022-2023 upgrades, which included new building facades and painting. Additionally, current Ownership invested further capital into the Property by means of an asphalt grind & overlay coupled with a fresh parking lot slurry seal, signage upgrades, roof replacement, and exterior painting, all completed as recent as 2024.







OFFERING OVERVIEW

	Price:	Best Offer
	Address:	17020-17150 Magnolia Street Fountain Valley, CA 92708
	Occupancy:	97.7%
	GLA SF:	61,540 SF
	Site Size (acres):	5.83 acres
	Land SF:	253,954 SF
	Parking:	310 stalls (5.0/1,000)
	Built / Renovated:	1974 / 2019-2024
	In-Place NOI:	\$1,519,276

INVESTMENT HIGHLIGHTS

TOP-PERFORMING GROCERY & DRUG ANCHORED CENTER

The Aldi at Warner Marketplace is among the top within the chain, ranking in the **TOP 4%** nationwide based on visitor counts. CVS Pharmacy (NAP) is also a strong Co-anchor in the **TOP 25%** of CVS stores nationwide (Source: Placer AI).

 <p>±828K ANNUAL VISITS</p>	 <p>TOP 4% NATIONWIDE BY CHAIN RANK</p>	 <p>TOP 25% NATIONWIDE BY CHAIN RANK</p>	 <p>\$131.35M DEPOSITS</p>
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STRONG LEASING ACTIVITY SHOWCASES CENTER STRENGTH AND NOI GROWTH

Recent positive leasing includes the backfill of the former 15,000 square foot Tuesday Morning space to Goodwill at a significant spread to prior rent. Additionally, tenants Super Nails One, Winchell's Donuts, Long Black Coffee, and Magnolia Florist have all elected to extend their lease terms at higher rents, further illustrating the appeal of the center while reducing near-term roll.

DIVERSE, DAILY-NEEDS SHOPPING CENTER

The Property features a diverse tenant mix including daily-use tenants Aldi, Goodwill, CVS (NAP) & US Bank (NAP), Food and Beverage tenants Turkish Kitchen, Long Black Coffee, Sofra Urbana, & Winchell's Donuts, and Medical tenants Longwood Eye Care & Surgery (NAP), Chew Chew Dental & E&J Medical. Additional Food and Beverage, Health and Wellness, and Beauty tenants provide an extensive variety of services that leave the property well positioned against Internet-based risks.



RESILIENT TENANT ROSTER

60% of the tenants have been in-place for 7 years or more, demonstrating the stickiness & resiliency of tenants at the center and also proving this to be the desired location for these retailers. With a weighted average lease term of 6.5 years, Warner Marketplace grants investors stability with future upside in rents.



IRREPLACEABLE FREEWAY ADJACENT CENTER

The Property is adjacent to the 405 Freeway exit at Warner Ave. At this junction, Magnolia St, Warner Ave & The San Diego Freeway see over **391,000 VPD**.

DENSE, AFFLUENT POPULATION AND GROWTH

The area surrounding the Property is incredibly dense and affluent, with an average population exceeding 600,000 within a 5-mile radius and an average household income of approximately \$140,000 within a 1-mile radius. Fountain Valley's population alone is 54,797 and growing.

ONGOING PROPERTY UPGRADES

Coming off the Property's 2019 renovation, Ownership has invested over \$600,000 on capital improvements such as: an asphalt grind & overlay coupled with a slurry seal, roof replacement, exterior painting, and signage upgrades. Completed in February 2024, new monument signage is now placed along Warner Ave (38,600 VPD).

MAJOR CAPEX WORK SINCE 2022

Monument Sign Upgrade: \$21,000	Exterior Painting: \$22,000
Former Tuesday Morning/Goodwill Roof Replacement: \$100,000	Asphalt & Concrete Repairs: \$500,000

Demographics	1 Mile	3 Miles	5 Miles
Population			
2023 Population	24,012	218,636	601,191
2023 Est. Household Income			
2023 Average Household Income	\$139,746	\$132,431	\$131,139
> \$100,000 Income	52.6%	48.5%	47.7%
> \$150,000 Income	32.3%	29.4%	28.0%
2023 Residential Market			
Median Home Value	\$807,108	\$749,688	\$742,329
Average Home Value	\$831,265	\$758,128	\$771,833
Consumer Spending	\$324M	\$2.9B	\$7.6B



\$139,317
AVERAGE HH INCOME
- 1 MILE



391,000 VPD
405 FWY, WARNER AVE
& MAGNOLIA ST



\$7.6B
SPECIFIED CONSUMER
SPENDING - FIVE MILES



601,191
POPULATION
- FIVE MILES



552,223
DAYTIME POPULATION
- FIVE MILES



Irvine

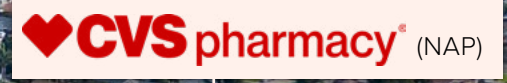
Costa Mesa

INTERSTATE
405
326,800
VPD

Newly Completed
Warner Ave. Bridge

Recently completed
freeway ramps

Part of a \$2.0 Billion
CalTrans Project



WARNER AVE (38,600 VPD)

MAGNOLIA ST (25,610 VPD)



I-405 IMPROVEMENT PROJECT

INCREASING TRAFFIC FLOW TO THE PROPERTY

OCTA in cooperation with Caltrans is improving 16 miles of the San Diego Freeway (I-405) between State Route 73 (SR-73) and Interstate 605 (I-605). It also will construct the 405 Express Lanes from SR-73 to I-605. Once completed, the 405 Improvement Project will allow Orange County to keep pace with expected job, housing and population growth, while providing safe and reliable multimodal travel throughout the region. The project has increased traffic flow throughout the region and to the subject Property.

PROJECT STATS

\$2.08B
CONSTRUCTION COST

16 MILES
OF FREEWAY

18
BRIDGES

11
NEW BIKE LANES

40,000+
JOBS

6
CORRIDOR CITIES

COMPLETED MAGNOLIA STREET BRIDGE

The Magnolia Street Bridge over I-405 opened in late May 2021. The bridge benefits the residents and businesses near Magnolia Street positively impacting the subject Property, and improves the commutes of the thousands of drivers who travel on the 405 each day. The effects of the project have already been realized as the Property has seen a steady increase in visitors as each phase of the projects is completed. The Property saw **749.8K** visitors in 2021, **789.1K**, in 2022 and **827.5K** in the last 12 months.

NEWLY CONSTRUCTED WARNER ON/OFF RAMPS

As part of the larger \$2.0 Billion Cal Trans project, the on and off ramps at Warner Ave have recently been reconstructed & reopened. This portion of the project was completed at the end of August 2022.



Guadalupe Manor:
71 unit affordable housing community

WARNER
MARKETPLACE

NEWLY COMPLETED WARNER AVENUE BRIDGE

Construction was completed in August 2023 on Warner Ave Bridge, which creates a pathway over the 405 freeway and allows for increased accessibility to the Property.

PROPERTY SUMMARY

Address:	17020-17150 Magnolia Street Fountain Valley, CA 92708
Occupancy:	97.7%
GLA SF:	61,540 SF
Site Size (acres):	5.83 acres
Land SF:	253,954 SF
Built / Renovated:	1974 / 2019-2024
Parking:	310 stalls (5.0/1,000)
Ingress/Egress Points:	Seven
Zoning:	C1- Local Business (allows small-scale retail and personal service uses for essential needs)
Traffic Counts:	Interstate 405: 326,800 VPD Warner Avenue: 38,600 VPD Magnolia Street: 25,610 VPD

SITE PLAN



TENANT ROSTER

Suite	Tenant	SF
4	Good Times Travel	1,200
5	Chew Chew Dental	1,560
6	Goodwill	15,000
7	Jessi Hair Studio	1,200
8	Sofra Urbana	1,200
9	California Therpay Solutions	1,200
10	Turkish Kitchen	1,920
11	Long Black Coffee	1,080
12	ALDI	24,530
15	Valley West Financial	1,500
16	Milan Cleaners	1,200
17	Blue Coral	3,000
18	Super Nails One	1,020
19	Ohana Barbers	900
20	Magnolia Florist	780
21	Winchell's Donuts	1,200
22	Vacant	1,425
23	Kawaii Bakery	1,625
Total Occupied		100%
		61,540



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