



FOUNTAIN VALLEY
SHOPPING CENTER
FOUNTAIN VALLEY, CA

SWC of WARNER AVE.
& MAGNOLIA ST.

SMART & FINAL CENTER AVAILABLE - 6,797 SF



FEATURES

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

TRAFFIC COUNT (2015 Est.)

Magnolia Street: 33,000 Cars/Day
Warner Avenue: 38,000 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

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



Exclusively Represented By:

Ken Gould

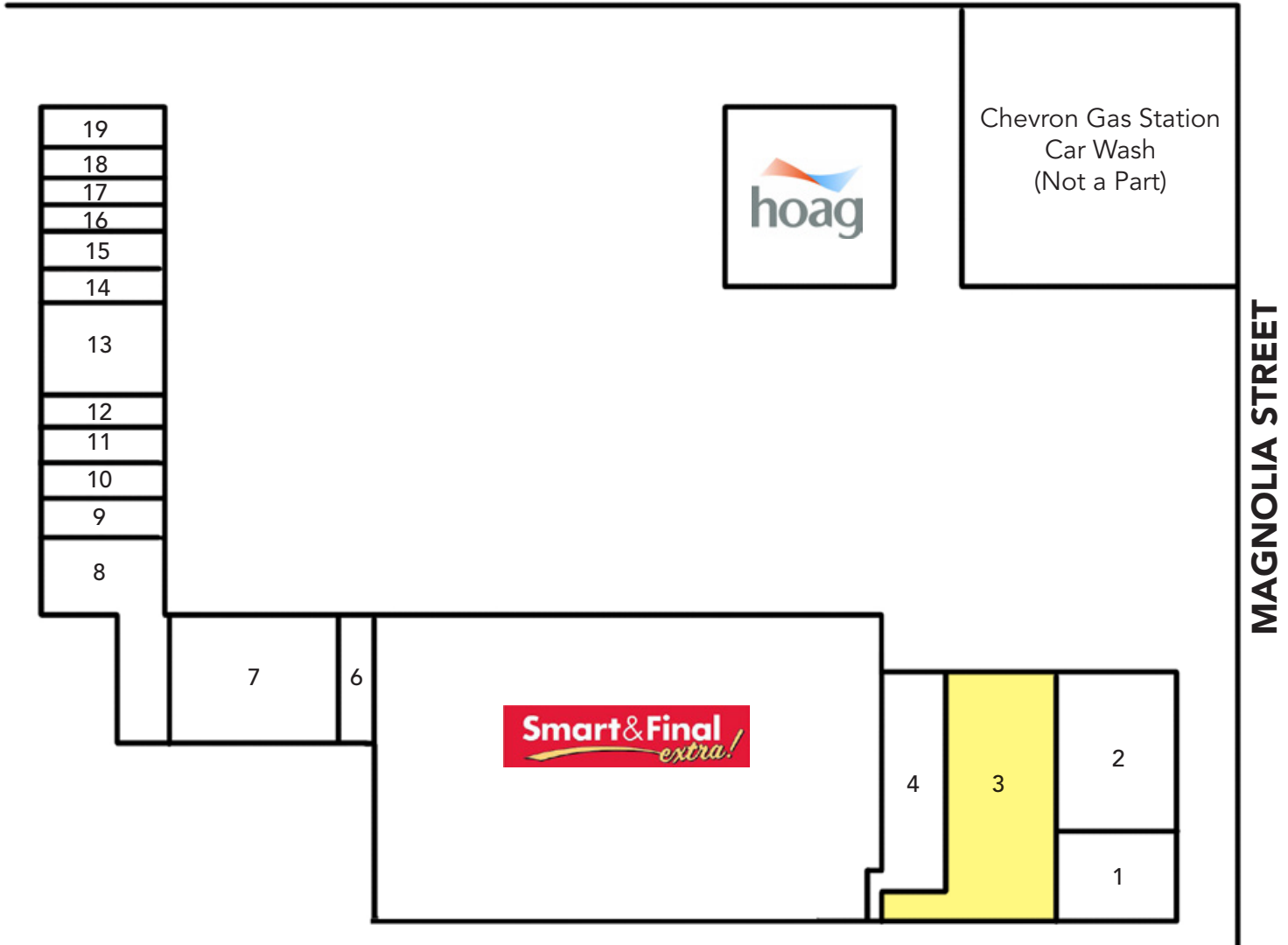
Senior Vice President/Principal
(949) 724-4728


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DRE# 00875719

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WARNER AVENUE



- | | | |
|--|--------------------------|----------------------------|
| 1: Martial Arts | 8: TnT's Frolic | 16: Tailoring |
| 2: Magnolia Cafe | 9: Personal Trainer | 17: Mastercuts |
| 3: AVAILABLE - 2/1/2020
8984 Warner Ave | 10: Dry Cleaner | 18: Shoe Repair |
| 4: Tong's Tropical Fish | 11: Taste of India | 19: Hoag Hospital (Office) |
| 5:  | 12: Fluffy Lash Eyebrows | 20: Hoag Hospital |
| 6: Cigarettes/Cigar | 13: Dentist | |
| 7: Optimum First Mortgage | 14: Acupuncture | |
| | 15: Nail Salon | |

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