

TROPHY RETAIL FOR LEASE



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

PROPERTY HIGHLIGHTS

800 - 2,400 sq ft available for lease
Over 75,000 cars per day at signalized intersection
Ancillary food uses under 1,000 sq ft/retail service/beauty care

FOR FURTHER INFO CONTACT

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 epsteen & associates

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RETAIL ADVISORS

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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