

FOR LEASE

VILLAGE CENTER

17900 MAGNOLIA STREET FOUNTAIN VALLEY, CA 92708

CORELAND
COMPANIES



**1,876 SF
AVAILABLE**

SPROUTS
FARMERS MARKET

McDonald's

THE PICKLR
(coming soon)

DOLLAR TREE

SUBWAY

DUTCH BROS

Chevron

1,876 SF Available For Lease

PROPERTY DESCRIPTION

Village Center is a recently renovated 92K SF Sprouts anchored shopping center at Magnolia Street and Talbert Avenue, just off the 405 freeway in Fountain Valley.

PROPERTY HIGHLIGHTS

- Outstanding opportunity to join a new national anchor tenants in Sprouts Farmers Market, McDonald's, Dutch Bros (1st Location in Orange County!) The Picklr (coming soon!)
- Highly desirable and affluent Orange County trade area
- Prominent Pylon Signage Available on both Magnolia and Talbert
- Recently installed roof with long-term warranty and updated facade

SPACES

17942

SPACE SIZE

1,876 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

8,082

72,453

182,760

Total Population

25,284

202,453

547,204

Average HH Income

\$151,817

\$143,180

\$132,938

CHRIS PREMAC

714.210.6705
cpremac@coreland.com
LIC #01966099

MATT HAMMOND

714.210.6711
mhammond@coreland.com
LIC #01235239

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

FOR LEASE

VILLAGE CENTER

17900 MAGNOLIA STREET FOUNTAIN VALLEY, CA 92708



TALBERT AVE ±48,118 CPD

MAGNOLIA ST ±42,886 CPD



FOR LEASE

VILLAGE CENTER

17900 MAGNOLIA STREET FOUNTAIN VALLEY, CA 92708

**1,876 SF
AVAILABLE**



CORELAND
COMPANIES

CHRIS PREMAC

714.210.6705
cpremac@coreland.com
LIC #01966099

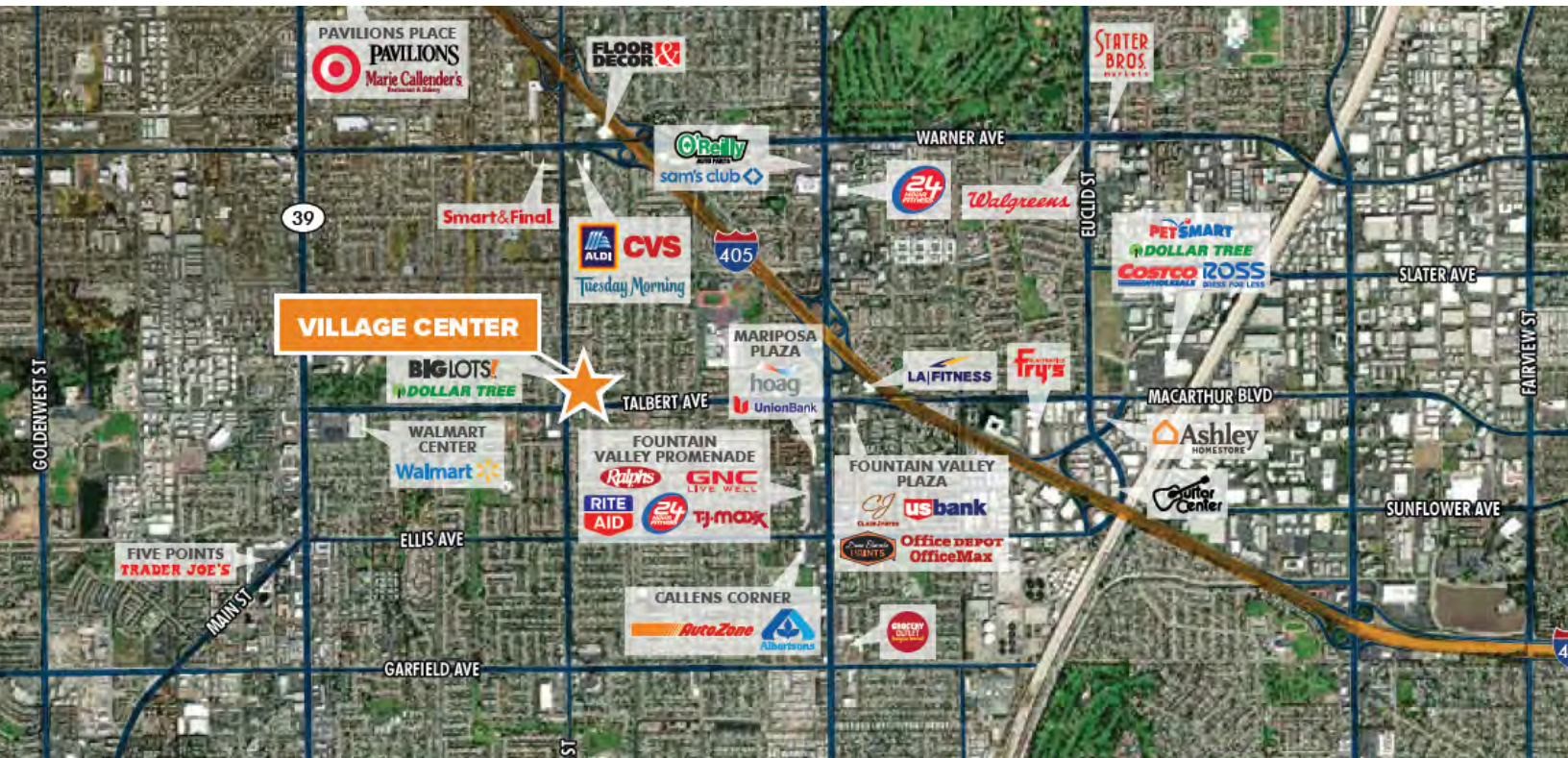
MATT HAMMOND

714.210.6711
mhammond@coreland.com
LIC #01235239

FOR LEASE

VILLAGE CENTER

17900 MAGNOLIA STREET FOUNTAIN VALLEY, CA 92708



CORELAND
COMPANIES

CHRIS PREMAC

714.210.6705
cpremac@coreland.com
LIC #01966099

MATT HAMMOND

714.210.6711
mhammond@coreland.com
LIC #01235239