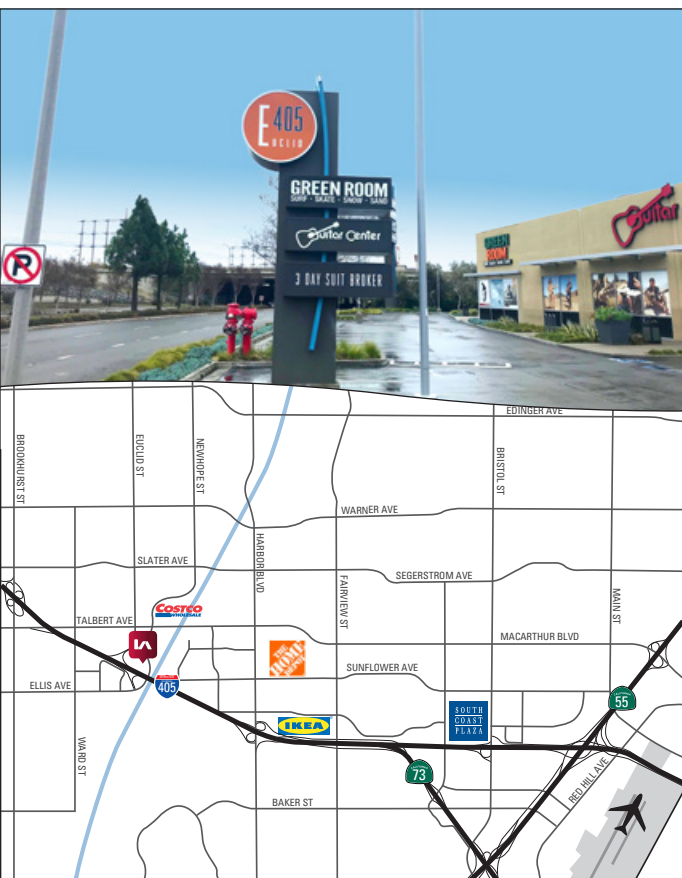


FOR LEASE - 14,002 SF
DIVISIBLE TO 3,564, 4,681 & 5,757 SF

E405
UCLID



18349 Euclid Street, Units A-C
Fountain Valley, California



PROPERTY FEATURES

- Prominent Building Signage and Showroom Windows Along Euclid Street
- Possible 405 Freeway Monument Double-Sided Sign with Tenant Logo Opportunity at an Additional Expense (Call for Details)
- Euclid Street Monument Signage Available
- Part of the E405 Project - Includes Approx. 200,000 Sq. Ft.
- Renovations Completed on all Buildings in the Project
- Euclid Street Frontage - (35,000 Cars/Day)
- Open Ceiling HVAC Showroom Area
- Fantastic Synergy with Adjacent Tenants
- Immediate Access to San Diego (405) Freeway
- Ground Level and Truckwell Loading
- Near Fountain Valley Costco and Southpark Development
- See the Attached Site Plan for Possible Divisions
- Call to Show

Demographics (2015 est.)	1 Mile	3 Mile	5 Mile
Population:	10,666	199,293	671,813
Average H.H. Income:	\$127,897	\$118,164	\$107,601

Traffic Counts (Cars per Day)	
Euclid Street	35,000 ADT
405 Freeway	600,000 ADT

For more information, please contact:

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✉: placey@lee-associates.com

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WILL GREUBEL

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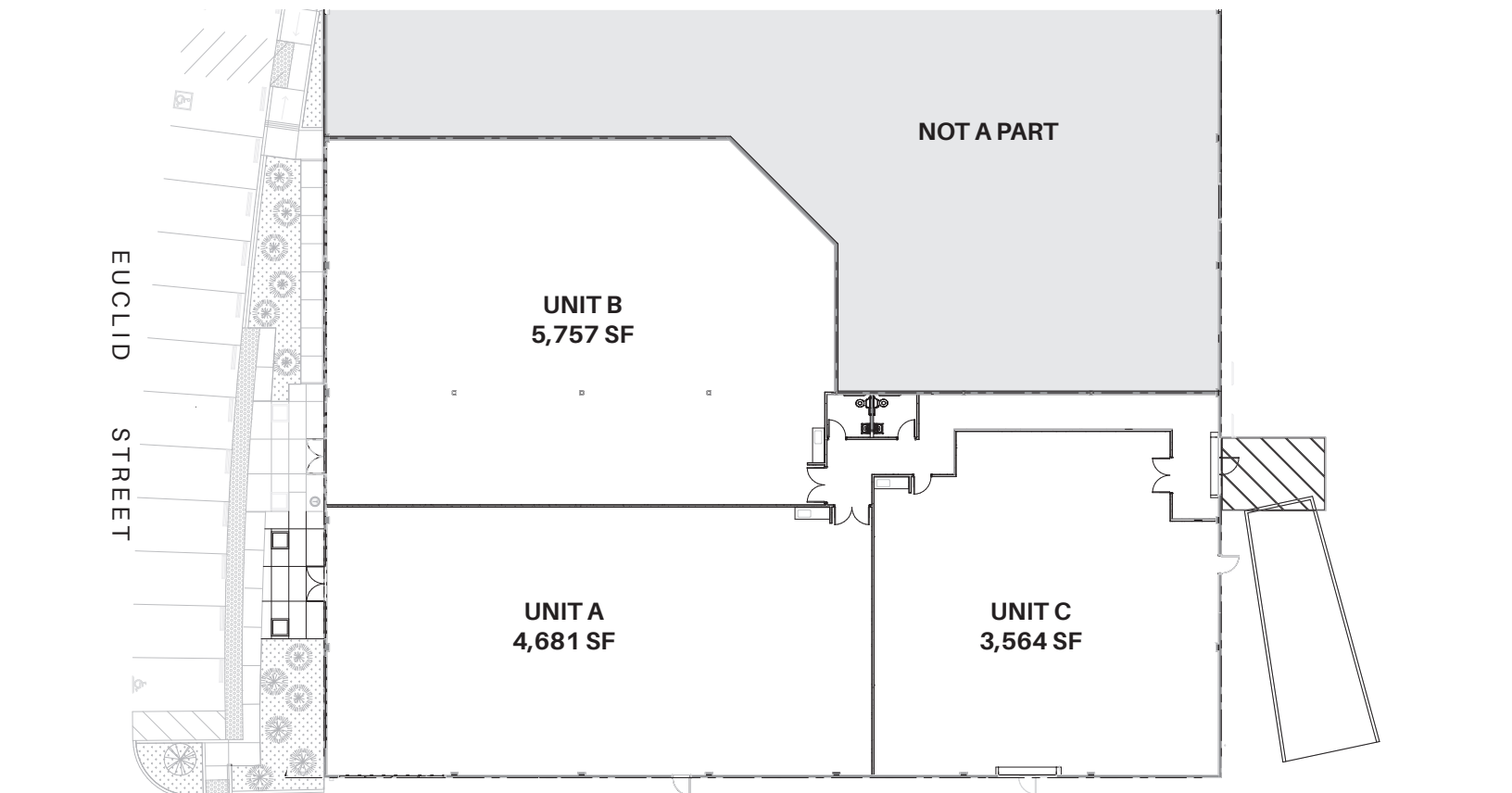
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DIVISIBLE TO 3,564, 4,681 & 5,757 SF



AVAILABLE
18349 EUCLID



TOTAL: 14,002 SF

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