

FOR LEASE | Former Rite Aid Anchor Space & Retail Space

# VILLAGE CENTER

NEC Magnolia St & Talbert Ave | Fountain Valley, CA



For leasing, please contact:

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# PROPERTY HIGHLIGHTS

- Recently renovated 92K SF Sprouts anchored shopping center at Magnolia Street and Talbert Avenue, just off the 405 freeway.
- Outstanding opportunity to join Sprouts Farmers Market, Dutch Bros (1st Location in Orange County!) and McDonald's in the highly desirable and affluent Orange County trade area
- Pylon signage available



## POPULATION

**1 MILE** | 23,488  
**3 MILE** | 205,452  
**5 MILE** | 563,179



## DAYTIME POPULATION

**1 MILE** | 14,761  
**3 MILE** | 156,864  
**5 MILE** | 379,594



## AVG. HOUSEHOLD INCOME

**1 MILE** | \$161,561  
**3 MILE** | \$149,499  
**5 MILE** | \$139,915

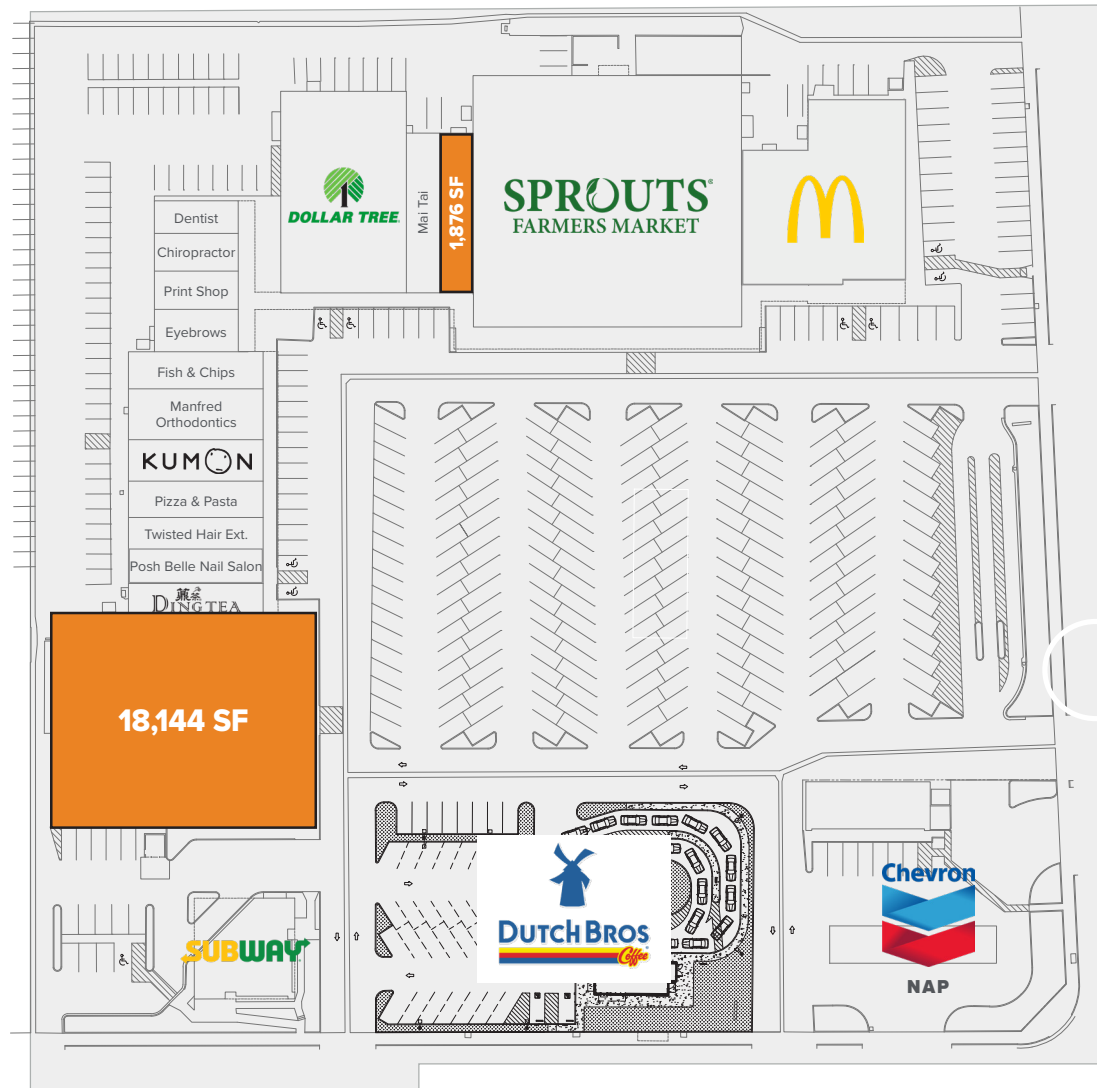
## JOIN THESE RETAILERS





**█ = AVAILABLE**

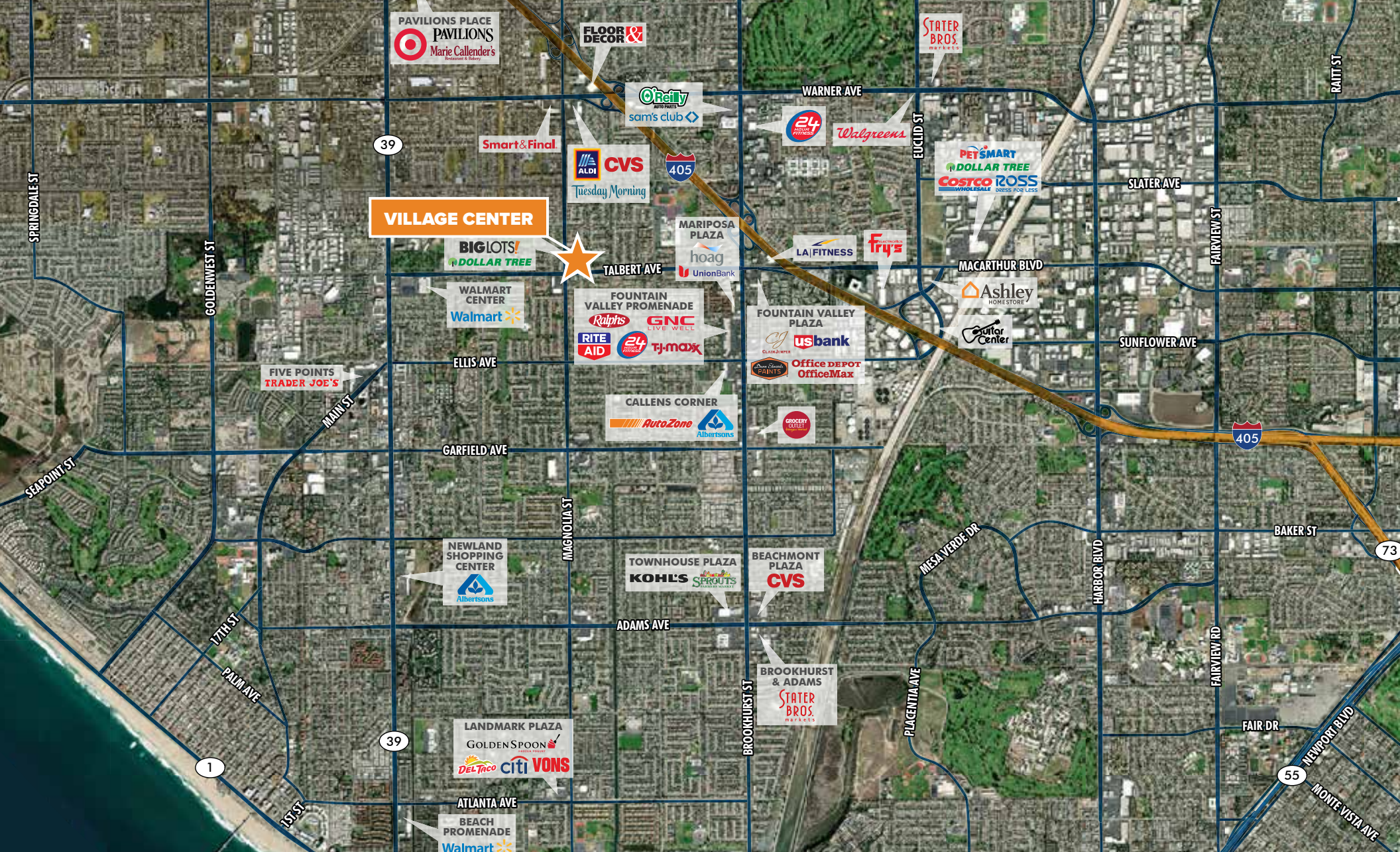
#	Tenant	SF
1	McDonald's	-
2	Sprout's	-
3	Available (Green Valley Cleaners)	1,876
4	Mai Tai Restaurant	-
5	Dollar Tree	-
6	Dentist	-
7	Stark Family Chiropractic	-
8	Everest Print Shop	-
9	Happy Eyebrow Threading Salon	-
10	Union Jack Fish & Chips	-
11	Manfred Orthodontics	-
12	Kumon	-
13	Ameci Pizza & Pasta	-
14	Twisted Salon Hair Extension	-
15	Posh Belle Nail Salon	-
16	Ding Tea	-
17	Available (Former Rite Aid)	18,144
18	Bon Tofu & Grill	-
19	Subway	-
20	Dutch Bros Coffee	-



TALBERT AVE | ±48,118 CPD

MAGNOLIA ST | ±42,886 CPD





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**beta.**

**PARAGON**  
COMMERCIAL GROUP LLC

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