

End-Cap Anchor Former Rite Aid, Second-Generation Ice Cream Shop & Retail Space



VILLAGE CENTER

NEC Magnolia St & Talbert Ave | Fountain Valley, CA

FOR LEASE



For leasing, please contact:

RANDI COHEN | Lic. 02135211
p 310 439 8000 e Randi.Cohen@BetaAgency.com

XAN SAKS | Lic. 01884636
e Xan.Saks@BetaAgency.com

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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.
- +18K SF end-cap anchor opportunity to join Sprouts, Dutch Bros and national restaurant tenant in the highly desirable and affluent Orange County trade area.
- 1st ever Dutch Bros in Orange County!
- Pylon signage available

JOIN THESE RETAILERS



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



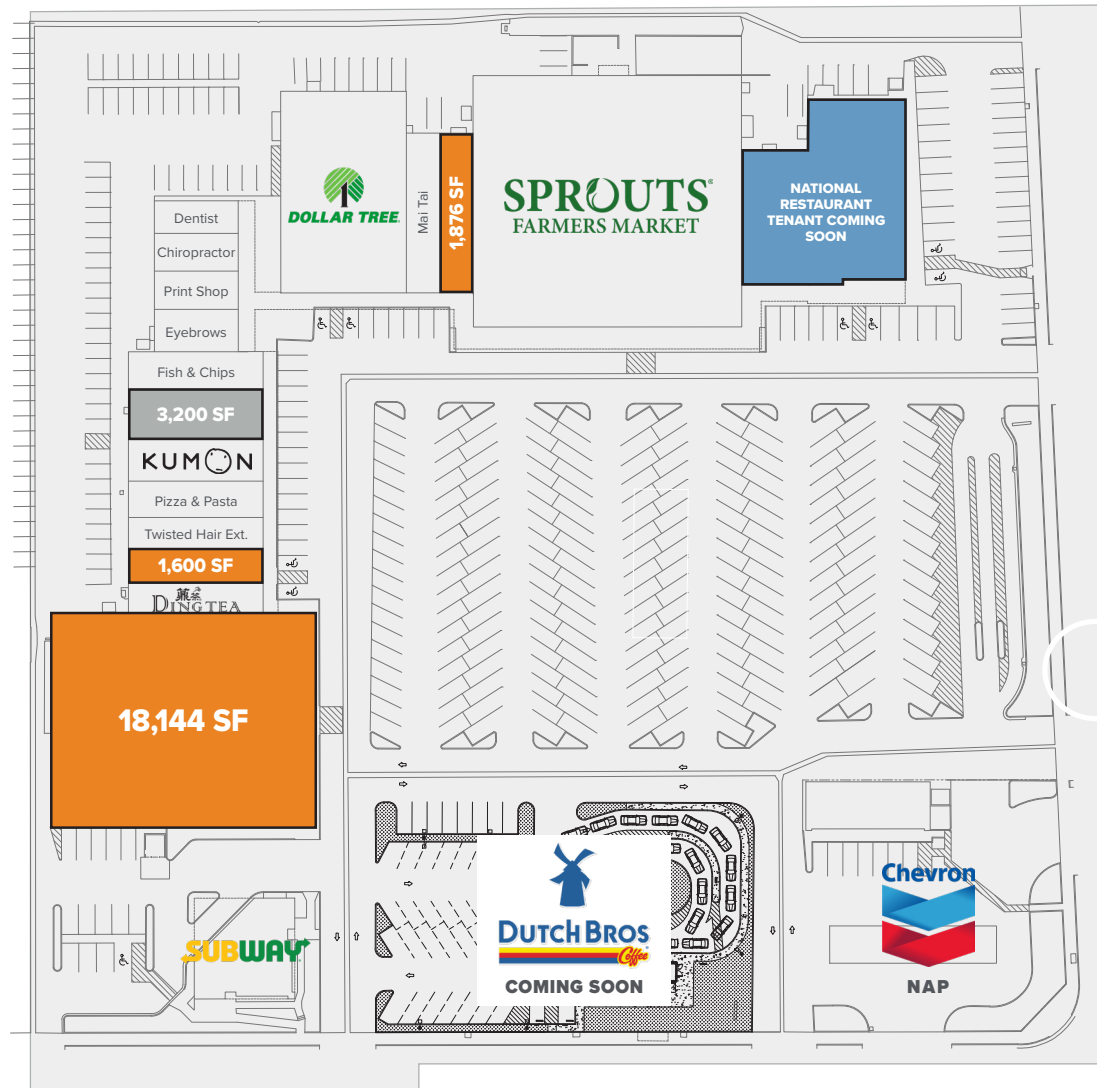
AVG. HOUSEHOLD INCOME

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



= AVAILABLE = IN LEASES

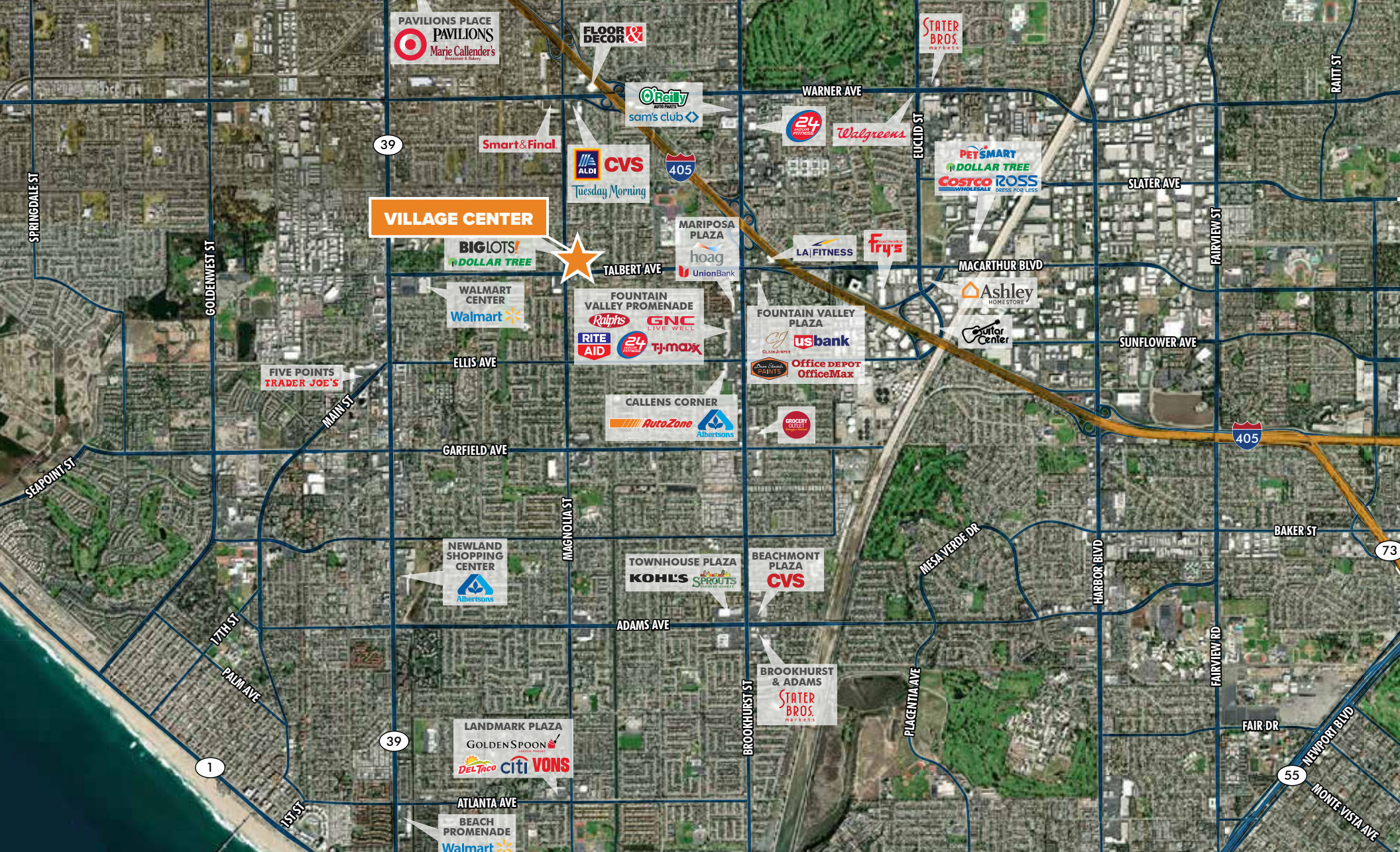
#	Tenant	SF
1	National Restaurant Tenant Coming Soon	-
2	Sprout's	-
3	Available (Green Valley Cleaners)	1,876
4	Mai Tai Restaurant	-
5	Dollar Tree	-
6	Dentist	-
7	Stark Family Chiropractic	-
8	Everest Print Shop	-
9	Happy Eyebrow Threading Salon	-
10	Union Jack Fish & Chips	-
11	In Lease	3,200
12	Kumon	-
13	Ameci Pizza & Pasta	-
14	Twisted Salon Hair Extension	-
15	Available (Rollin' Creamery)	1,600
16	Ding Tea	-
17	Available (Former Rite Aid)	18,144
18	Bon Tofu & Grill	-
19	Subway	-
20	Dutch Bros Coffee (Coming Soon)	-



TALBERT AVE | ±48,118 CPD

MAGNOLIA ST | ±42,886 CPD





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