

MAGNOLIA PLAZA

SWC Magnolia St. & Garfield Ave.

Fountain Valley, CA 92708



Join the following retailers
at this intersection:



STACY AGUIRRE
LEASING MANAGER
310.314.2579
CA DRE LIC. # 01841375
saguirre@wattcompanies.com

KARIN GILBERT
LEASING COORDINATOR
310.314.2466
CA DRE LIC. #01857327
kgilbert@wattcompanies.com

WATT COMPANIES
2716 OCEAN PARK BLVD, STE 3040
SANTA MONICA, CA 90405
310.314.2430
CA DRE LIC. #01228703
www.wattcompanies.com



MAGNOLIA PLAZA • 9029-9121 GARFIELD AVE. FOUNTAIN VALLEY, CALIFORNIA 92708

AVAILABILITY:

SUITE 17 1,200 SF-\$1.75 PSF, NNN

PROPERTY HIGHLIGHTS:

- Located at the busy retail intersection of Magnolia & Garfield
- Dense trade area in affluent neighborhood
- Low start-up rents, flexible lease terms
- Adjacent to medical office complex - great daytime traffic

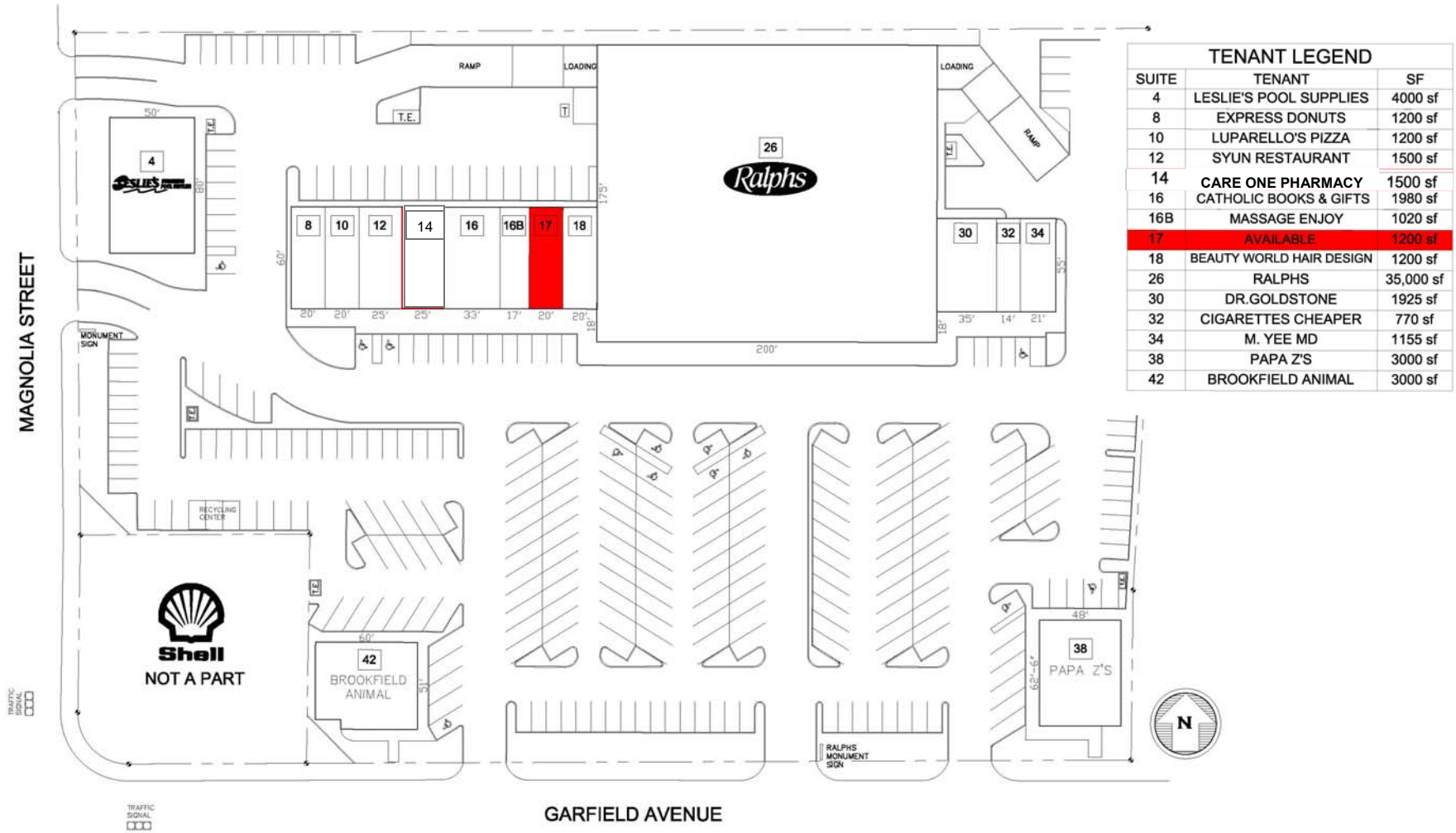


DEMOGRAPHIC HIGHLIGHTS:	1 MILE	3 MILES	5 MILES
POPULATION	23,602	188,816	472,375
AVG HH INCOME	\$111,938	\$102,197	\$99,201
DAYTIME POPULATION	74,893	In 3 Miles	
TRAFFIC COUNTS	48,000 ADT	SOURCE: City of Fountain Valley	

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