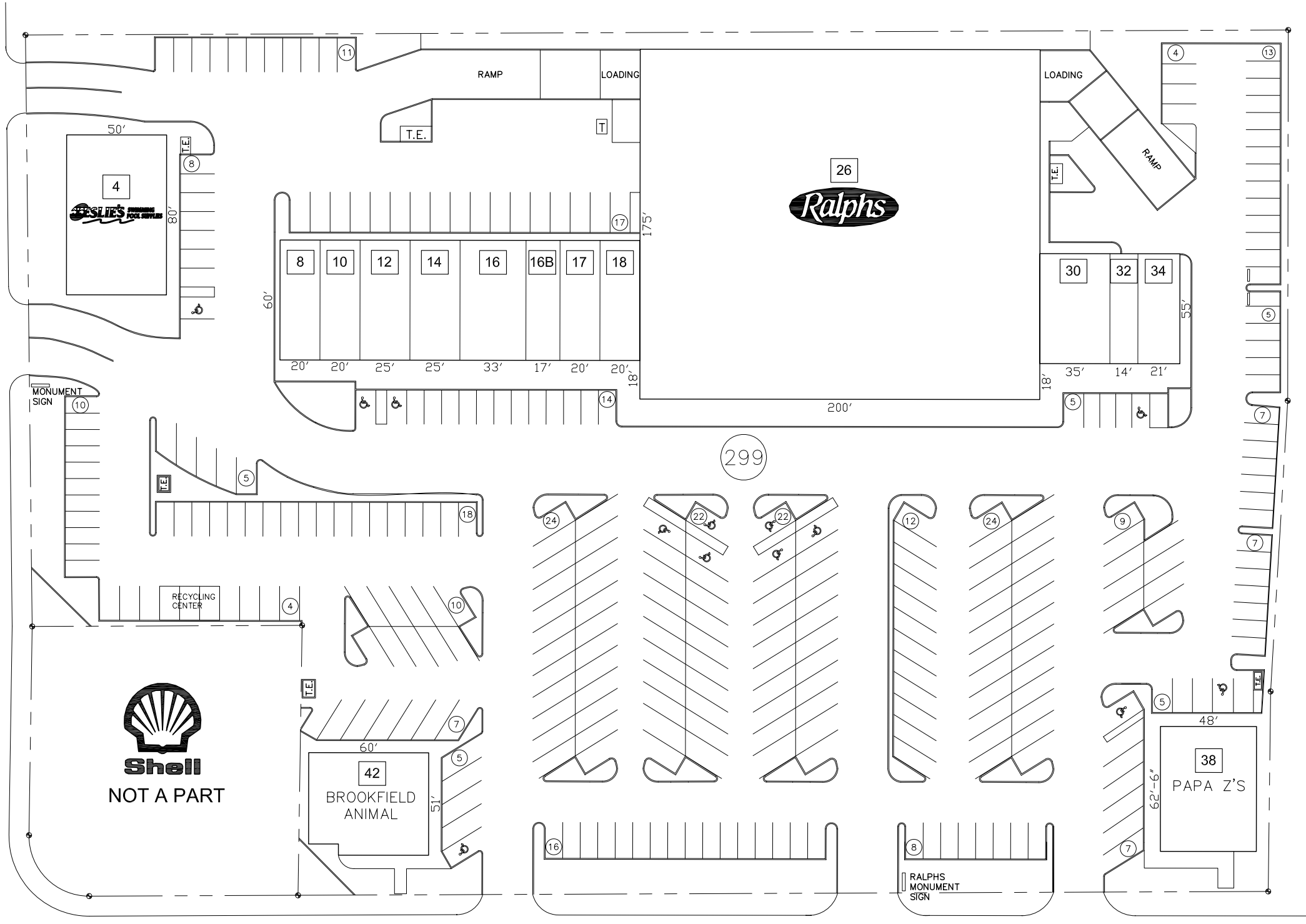


MAGNOLIA STREET

TRAFFIC SIGNAL

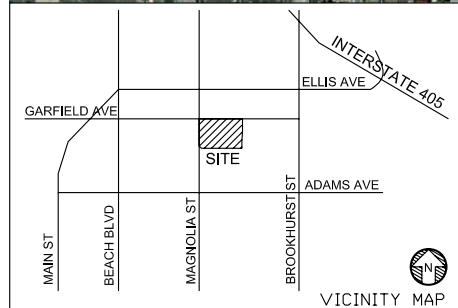
TRAFFIC SIGNAL



GARFIELD AVENUE

TENANT LEGEND

SUITE	TENANT	SF
4	LESLIE'S POOL SUPPLIES	4000 sf
8	EXPRESS DONUTS	1200 sf
10	LUPARELLO'S PIZZA	1200 sf
12	SYUN RESTAURANT	1500 sf
14	CARE ONE PHARMACY	1500 sf
16	CATHOLIC BOOKS & GIFTS	1980 sf
16B	MASSAGE ENJOY	1020 sf
17		1200 sf
18	BEAUTY WORLD HAIR DESIGN	1200 sf
26	RALPHS	35,000 sf
30	DR.GOLDSTONE	1925 sf
32	CIGARETTES CHEAPER	770 sf
34	M. YEE MD	1155 sf
38	PAPA Z'S	3000 sf
42	BROOKFIELD ANIMAL	3000 sf



TOTAL BUILDING SF:	59,650 SF
PARKING PROVIDED:	299 STALLS
PARKING RATIO:	5.01/1000 SF
TRAFFIC COUNTS:	14,532 ADT (2007)

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2007 EST. POP.	23,391	189,772	478,272
2012 PROJ. POP.	24,442	196,983	494,185
AVG. HH. INCOME	101,673	95,177	85,190

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MAGNOLIA PLAZA SHOPPING CENTER
 9029-9121 GARFIELD AVENUE FOUNTAIN VALLEY, CA 92708

SITE LEASE PLAN

WATT COMPANIES
 2716 OCEAN PARK BOULEVARD
 SANTA MONICA, CA 90405
 T. 310.314.2430

SCALE: 0' 30' 60'
 Mar. 27, 11
 SHEET 1 OF 1