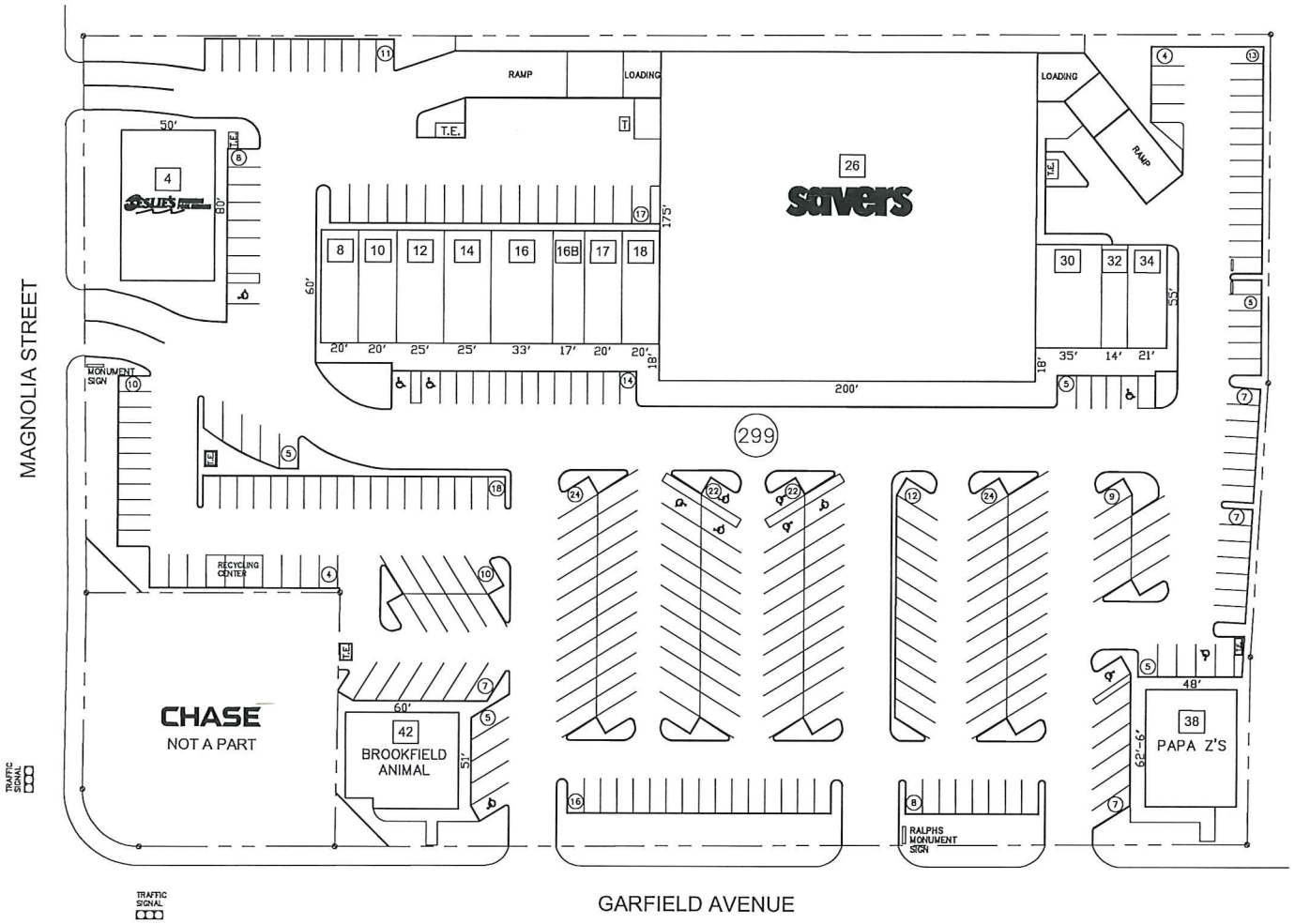
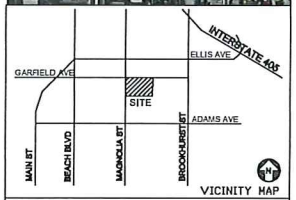


TENANT LEGEND		
SUITE	TENANT	SF
4	LESLIE'S POOL SUPPLIES	4000 sf
8	POLISHED PERFECT NAILS	1200 sf
10	JOEY'S PIZZA COMPANY	1200 sf
12	KASAN RESTAURANT	1500 sf
14	DR FREEDCLOUD'S RECORD SHOPPE	1500 sf
16		1980 sf
16B	MASSAGE ENJOY	1020 sf
17	CARE ONE PHARMACY	1200 sf
18	BEAUTY WORLD HAIR DESIGN	1200 sf
26	SAVERS	36,194 sf
30	DR.GOLDSTONE	1925 sf
32	CIGARETTES CHEAPER	770 sf
34		1155 sf
38	PAPA Z'S	3000 sf
42	BROOKFIELD ANIMAL	3000 sf



VICINITY MAP

TOTAL BUILDING SF:	60,844 SF
PARKING PROVIDED:	299 STALLS
PARKING RATIO:	4.9/1000 SF
TRAFFIC COUNTS:	14,532 ADT (2007)

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2018 EST. POP.	25,394	194,371	497,107
2023 PROJ. POP.	26,240	200,129	514,839
AVG. HH. INCOME	128,261	122,390	109,939

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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'

N

Mar. 10, 19

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SHEET 1 OF 1