

CITY OF fountain valley



**SHOPPING CENTER, RETAIL, & HOTEL GUIDE
2025-2026**

Garden Grove

22

FOUNTAIN VALLEY



Crossings Specific Plan

405

1 Edinger & Magnolia

9132-16042 Edinger

Restaurants

Banh Khot Vung Tau
Mirada Restaurant
Mia Percept Juice
Thuy Nhi To Go
Whata Lotta Pizza

Retailers

Green Farm Market
Truman Liquor

2 Heil & Bushard

9437-9475 Heil

Restaurants

Glee Donuts & Burgers

3 Fountain Valley Town Center

18880-18974 Brookhurst

Restaurants

Bao-N-Baguette
Bonchon
Brodard Restaurant
V-Land Restaurant
Denny's
INI Ristorante
Kin Craft Ramen
Mi A Dong Chinese Noodle
Mua Rung
Pho Dakao
Pho Flavor
Pizza Hut
Project Poke
Pur Bowls: Acai Bowls
Qua Contemporary Chinese Cuisine
Quan Mii Restaurant
Rol Handroll Bar
Sharetea
Starbucks Coffee
Vox Kitchen

Retailers

AIM Mail Center
Albertson's
Fountain Valley Optometry
Lashere
NQ Jewelers
Skyline Beauty Supply FV
QLT Care Pharmacy
Salvation Army Thrift Store
Tektronic
Viefface Mall

4 Mile Square Plaza

16569 Brookhurst

Restaurants

Alise Restaurant & Banquet
Au Lac Restaurant
Fu Wing Low Chinese Restaurant
Hue Oi Vietnamese Cuisine
Phuc Long Tea & Coffee

Retailers

COCO CE Clothing
Tennis Spectrum
Trinity Mission Pharmacy

5 Golden Triangle Center

11743-11765 Edinger

Restaurants

Maya Puerto Marquez Mexican
The Sun Vegan
The Blarney Stone

Retailers

Golden Bottle Liquor
King Koi & Goldfish
J.N.J Comic Books
Roasting Water 199 Restaurant

6 Harbor & Lilac

16101-16255 Harbor

Restaurants

Carl's Jr.
Lee's Sandwiches
Tran Quy Cap B.B.Q Restaurant
7 Leaves Café

Retailers

Dollar Tree
La Curacao
Metro Furniture
Walgreens



7 Harbor Plaza

16275 Harbor Blvd.

Restaurants

Manna Donuts
Mariscos Los Corales
Omoi Sushi
Panda Bowl Chinese Cuisine
Sizzler
Subway
Pho 318

Retailers

China Poultry
Mina & Joseph Liquor
Harbor Family Optometry

8 16040 Harbor

16040 Harbor Blvd.

Restaurants

Double Delicious Thai Cuisine
Ensenada Restaurant Mexican & Seafood
PM Beer & Wine
Tobara Mexican Bakery & Café
Hickory Smoke Shop

9 Warner & Newland

8582-8598 Warner

Retailers

Aloha Fishing Tackle
Funeral Classics

10 Warner Plaza

8780 Warner

Restaurants

Cambalache Grill
Argentine & Italian Cuisine

Retailers

A Snail's Pace Running Shop
Bicycles Discovery
Portugal Imports

12 Magnolia Plaza

9025 Warner

Restaurants

Starbucks Coffee

Retailers

Puff Puff Glass & Tobacco

13 Warner & Magnolia SE

17020-17136 Magnolia

Restaurants

Blue Coral
Long Black Coffee
Sofra Urbana
Winchell's Donut House
Adana Grill & Mediterranean
Hot Stone Pho

Retailers

Aldi Food Market
CVS Pharmacy
Magnolia Florist
Goodwill

14 Bushard & Warner

9475-16927 Warner

Restaurants

7 Leaves Cafe
Angel Food Donut
Bagel Now
Paul's Coffee Shop

Retailers

Flawless Vapes & Supplies

15 Plavan Plaza

9380 Warner

Restaurants

Buttery Coffee
Del Taco
Mel's Diner
Re Cafe
Runam Garden
Sizzler

Retailers

118 Cakery
InStyle Optometry
Meliora Pharmacy
Sunrise Supermarket
Spectrum Pharmacy

16 Warner & Brookhurst

9895 Warner

Restaurants

Hot Off the Grill
Ikram Bakery & Grill
Moonlight Pizza & Chicken
Taco Bell

Retailers

Hamle Mediterranean Market

17 Brookhurst Plaza

17037 Brookhurst

Restaurants

Carl's Jr.
Yogurt Passion

Retailers

America's Tire
Sam's Club
T-mobile
O'Reilly Auto Parts



18 Brookhurst Center

17431 Brookhurst

Restaurants

Cyber Wings
Lau Tom 5Ri Seafood & Hot Pot
Thai on Fire
Jayden's Donuts

Retailers

Reflection Tattoo & Piercing
Nina Optical & Eye Glass
Smoke & Vape Shop

19 Shoppes at Fountain Valley

Brookhurst & La Hacienda

Restaurants

Blaze Pizza
Chiptole Mexican Grill
Tastea
The Habit Burger Grill
Wingstop

21 Slater & Los Jardines

10613 Slater

Restaurants

Creative Ice Company
Pizza D'Z FV
Ramen Izakaya
Thai Fusion Delight

Retailers

7-Eleven
Jack's Liquor

23 Park Plaza

10950 Warner

Restaurants

Tony's Barbecue

Retailers

7-Eleven
Optometry

26 Village Center

17900 Magnolia

Restaurants

Ameci Pizza & Pasta
Bon Tofu & Grill
Ding Tea
Dutch Bros
McDonalds
Mai Thai Bistro
Subway
Union Jack's Fish & Chips

Retailers

Dollar Tree
Sprouts Market

20 Warner Square

10130 Warner

Restaurants

Lamppost Pizza

Retailers

On the Way Liquor & Convenient
Partners Pacific Optometry
Richard's Cookie Jar

22 Warner Plaza

10834 Warner Ave.

Restaurants

Dave's Hot Chicken
MOI Cuisines
The Alley
NEP Cafe

24 Warner & Euclid

11025 - 11085 Warner

Restaurants

China Bowl Express
El Pollo Loco
Hot Pot
Pho Kim Quy
Waba Grill
Yummy Pho
Sip Coffee and Goods

Retailers

Eye Care Optometry
FV Central Pharmacy
Stater Bros. Market
Mail Shipping Etc.

27 Magnolia Square

18033 Magnolia

Restaurants

Baskin Robbins
B Nutritious
Carlito's Diner
Pho K-Tea
Toastie Toastie
Steady Brewing

Retailers

American Liquor
One Pharmacy
Prime Eye Care Optometry

25 Magnolia & Talbert

17945-17951 Magnolia

Restaurants

Taco's El Rancho

Retailers

Firestone Tires



28 FV Promenade

18279 Brookhurst

Restaurants

Amarith Farmhouse
 Boba Junkie
 Full Moon Sushi
 I Can BBQ
 Inka Cantina
 Mimi's Café
 Paderia Bakehouse
 Shabuya
 Shin-Sen Gumi Hakata Ramen
 Subway

Retailers

Five Below
 One & Last
 Ralphs
 Ross
 Sally Beauty Supply
 See's Candies
 Smoke Shop
 T.J. Maxx
 Verizon Wireless

31 Euclid & Talbert

18011 Newhope

Restaurants

Crafted Donuts
 Jimmy John's
 Panda Express
 Qargo Coffee
Retailers
 Harbour Furniture Store
 WFD Furnishings & Interiors
 Floor Expo & Design
 T-Shirt Wholesale Outlet

32 Newhope & Talbert

18010 Newhope

Restaurants

Cancun Fresh Mexican Grill
 Istanbul Grill

Retailers

Newhope Design

33 Costco Plaza

17850 Newhope

Restaurants

Chidori Sushi
 Little Saigon Noodle
 Maui Hawaiian BBQ
 McDonalds
 Starbucks Coffee

Subway

Taco Bell

Retailers

Costco
 Dollar Tree
 PetSmart
 Ross Dress for Less
 The UPS Store
 T-Mobile

34 Magnolia Plaza

9039-9121 Garfield

Restaurants

Papa Z's Breakfast & Lunch
 Joey's Pizza
 Satoshi Japanese Restaurant

Retailers

Care One Pharmacy
 Leslie's Pool Supplies
 Savers Thrift Superstore

35 Callen's Corner

18511-18633 Brookhurst

Restaurants

BBQ Chicken
 Cold Stone Creamery
 First Class Pizza
 Ike's Love & Sandwiches
 Islands Fine Burgers & Drinks
 Jamba Juice
 Lobster Guys
 Lucky Chinese Food
 Munchie-Ken Japanese Ramen
 Philly's Best
 Que Vida Taqueria
 Starbucks Coffee
 Stonefire Grill
 85 Degrees Bakery

Retailers

Albertson's
 Audio Nova
 AutoZone
 Cat Country
 Paradise Dancewear
 Lakeshore Learning Store
 Mimi's Jewelry
 The UPS Store
 Wigs by Elaine
 Pet Supply
 Sports Addict

36 Fountain Valley

18774 Brookhurst

Restaurants

Fortune Cookies Chinese Bistro
 Sushi Plus

Retailers

Gold'n Silver Jewelry
 Prehistoric Pets
 Archery Range
 Turner's Outdoorsman

37 Fountain Valley Square

18880-18974 Brookhurst

Restaurants

Artisan by 7 Leaves & Crema
 California Shabu Shabu
 Crumbl
 Eastern Tales Cafe
 Hungry Boy Thai Cafe
 Kitakata Ramen
 McDonald's
 Mountain Mike's Pizza
 Momoyama Sushi
 Popeyes
 Tsuruichi Restaurant

Retailers

Chel's Lashes & Beauty
 District 36
 Eco Tech
 Eco Town
 Grocery Outlet
 Max Karaoke
 Smokerz Land Liquor & Spirits

29 Valley Gardens Center

18380 Brookhurst

Restaurants

Kappo Honda
 Taste of Beauty

Retailers

Ballard & Ballard Fine Jewelers
 Direct Care Pharmacy
 Eye Wellness Optometry

30 Fountain Valley Plaza

18030-18122 Brookhurst

Restaurants

Afters Ice Cream
 Alfra Cafe
 Amazon Fresh
 Boba Pop
 California Fish Grill
 Chicken Maison
 CIR Lounge
 Dunkin' Donuts
 Fire Wings
 Jersey Mike's Subs
 Le Shrimp Noodle Bar
 Pho Banh Mi & Che Cali
 Slice House by Tony Gemignani
 Sushi Koto Japanese Restaurant
 Urban Plates

Retailers

Coastline Care Pharmacy
 Da Vinci Kitchen & Flooring
 Dunn Edwards Paints
 Suit Gallery Five Star Menswear

Other Prominent Retailers

Baker Party Rentals
 Chefs' Toys
 CORT Furniture Outlet
 Decorative Fabric House
 Floor & Décor
 Fountain Bowl
 Green Room Extreme Outdoors
 Jerome's Furniture
 OC Home & Art
 Ortho Mattress
 Patio World
 Smart Patio+
 Sports Basement
 Sports Page Soccer Warehouse
 Stewart Roth Furniture
 Stone Deluxe
 Rugs Plus
 Teakman
 Terra Outdoor Living

Other Prominent Restaurants

Black Angus Steakhouse
 BLK Dot Coffee
 Cream Pan
 Dutch Bros
 Hot N Juicy Crawfish
 Marie Callender's
 Naugles
 Ozzie's Sports Bar & Lounge
 Spoons's Grill & Bar
 Tio Flaco's Tacos
 Tropical Smoothie Cafe
 Wendy's

Hotels

Ayers Hotel Fountain Valley
 Sonesta Select Fountain Valley





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