

**FOR
LEASE**

Retail 24/7.

FOUNTAIN VALLEY PROMENADE **NWC BROOKHURST & ELLIS AVENUE** FOUNTAIN VALLEY :: CALIFORNIA

2,450 SF
1,950 SF
900 SF



**DONAHUE
SCHRIBER**



FEATURES:

- Prime Location on Fountain Valley's Main Retail Corridor
- Convenient Access to the 405 Freeway (Brookhurst On/Off Ramp)
- Strong Neighborhood Center Anchored by Ralph's & TJ Maxx
- Other Tenant Include: Rite-Aid, Mimi's Cafe, 24 Hour Fitness, Applebee's
- 190,439 SF Retail Center



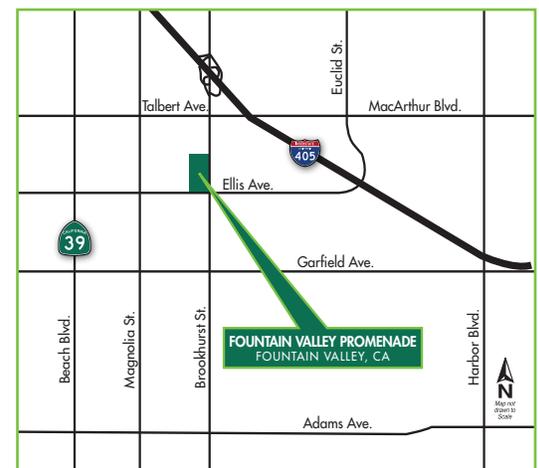
TRAFFIC COUNTS:

Brookhurst Street 42,000 CPD
Ellis Avenue 19,000 CPD
(2014 OCTA)

2015 DEMOGRAPHICS:

	1 Mile	2 Miles	3 Miles
Population	18,430	78,208	192,117
Avg. HH Income	\$97,928	\$99,286	\$91,838
Daytime Population	9,149	39,146	96,486

Source: Claritas, 2015



**FOR MORE
INFORMATION
PLEASE
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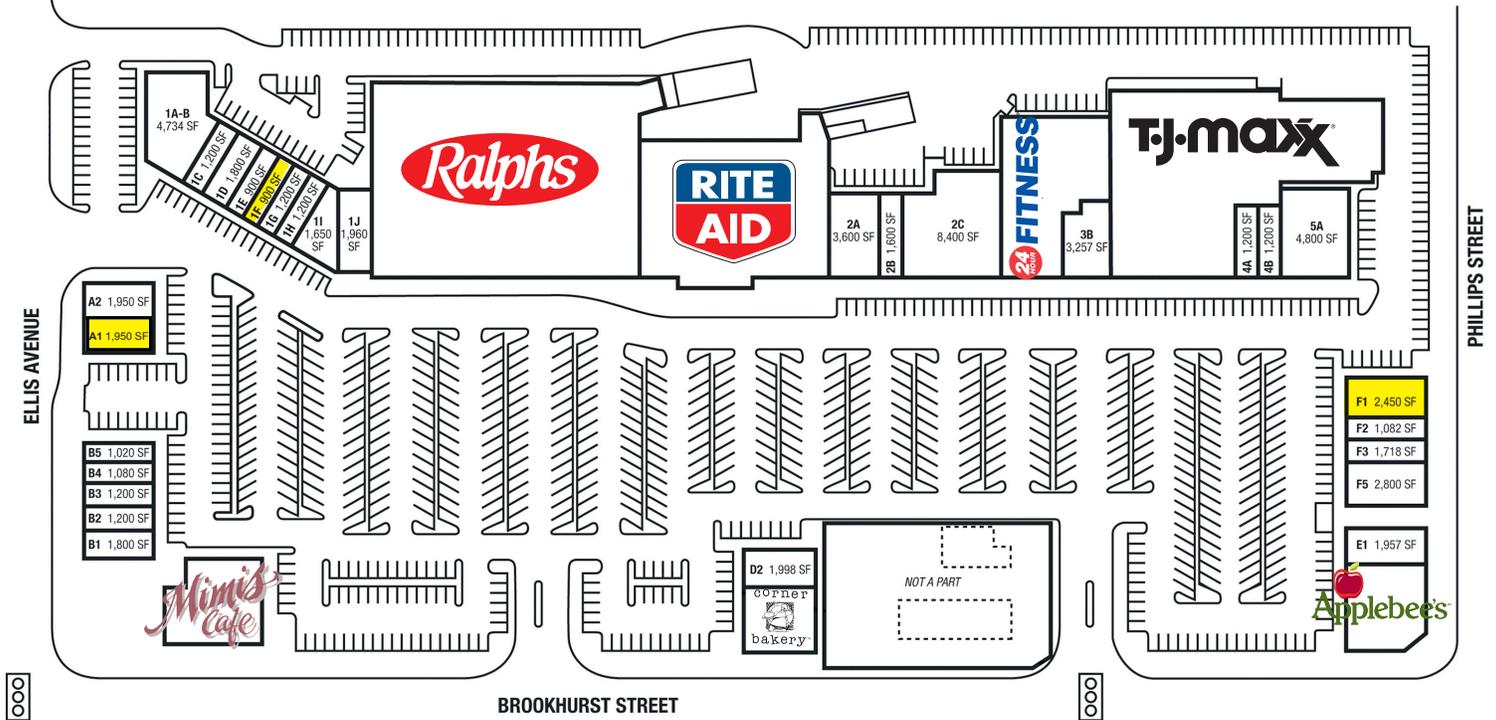
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#	TENANT	SF	#	TENANT	SF
A1	AVAILABLE	1,950	1A-B	USACE	4,734
A2	Full Moon Sushi	1,950	1C	Salon W	1,200
B1	Verizon Wireless	1,800	1D	Vision Care	1,800
B2 & B3	Tutoring Club	2,400	1E	American Nails	900
B4	Smoke Shop	1,080	1F	AVAILABLE	900
B5	Subway	1,020	1G	Dr. Robert Childs, DDS	1,200
C1	Mimi's Cafe	7,000	1H	Super Cuts	1,200
D1	Corner Bakery	3,995	1I	WeightWatchers	1,650
D2	Shin Sen Gumi Restaurant	1,998	1J	Green Earth Cleaners	1,960
E1	Flame Broiler	1,957	2A	Mobul Home Mobility Store	3,600
F1	AVAILABLE	2,450	2B	Sally Beauty Supply	1,600
F2	M&D Eyebrow Threading	1,082	2C-E	Dress Barn	8,400
F3	Inka Cantina	1,718	3A	24 Hour Fitness	11,743
F5	SuperMex Restaurant	2,800	3B	Elements Therapeutic Massage	3,257
MAJ1	Ralph's	45,000	4A	Shoe Locker	1,200
MAJ2	Rite Aid	23,714	4B	General Nutrition Center	1,200
MAJ3	T.J. Maxx	31,550	5A	Orange County Credit Union	4,800
			7B	Applebee's	5,631

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