

Callens Corner

18579 Brookhurst St, Fountain Valley, CA 92708



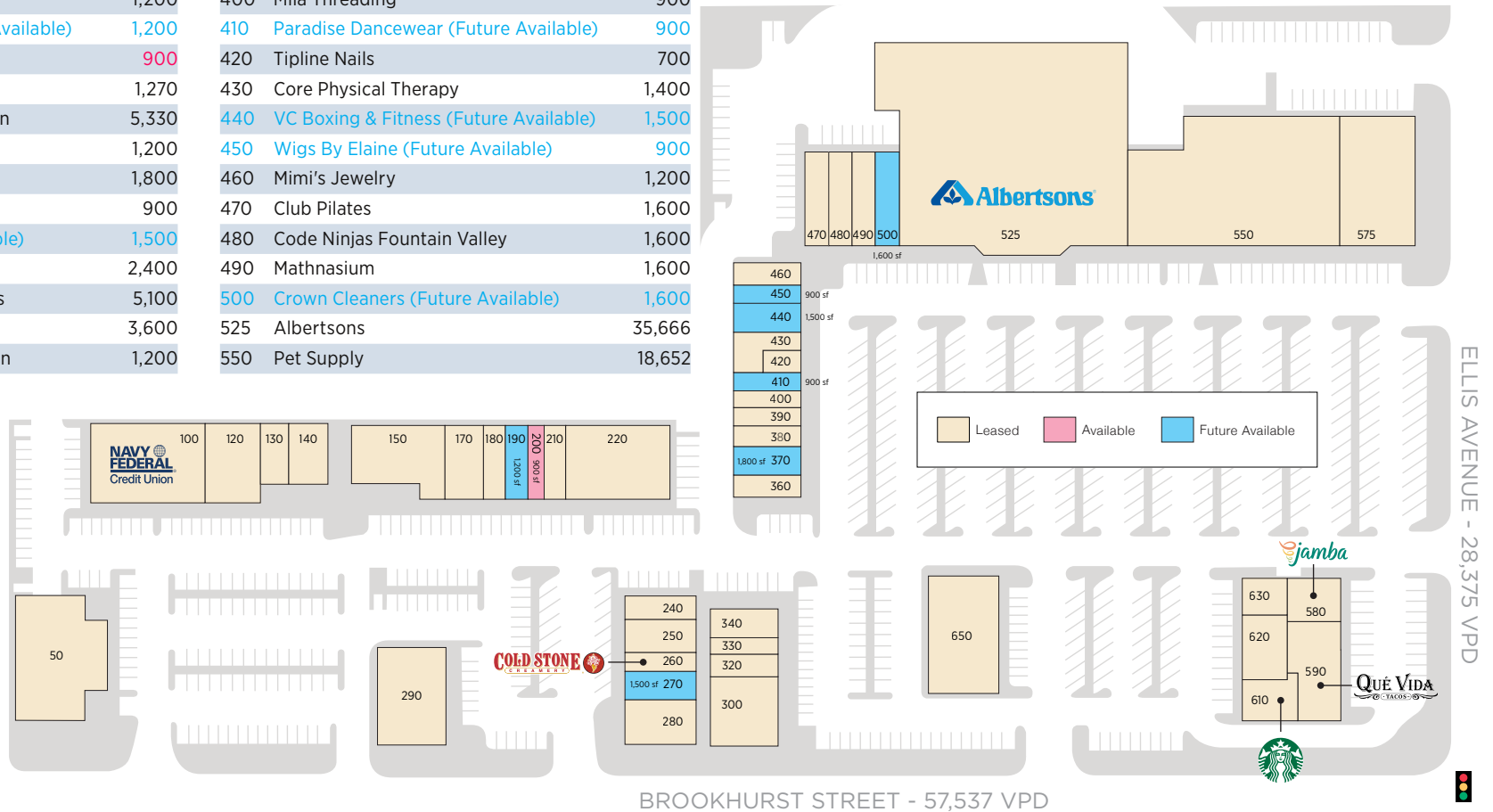
CalLens Corner Site Plan

ANNUAL VISITORS: **2.6M**

NO	RETAILERS	SF
50	Stonefire Grill	6,500
100	Navy Federal Credit Union	6,000
120	Isight Vision Care	4,050
130	Philly's Best	1,250
140	Mengyo	1,750
150	First Class Pizza	4,200
170	Lindora	2,100
180	Elan Beaute & Supplies	1,200
190	Kim Salon and Spa (Future Available)	1,200
200	Sports Addict (Available)	900
210	SportClips Haircuts	1,270
220	SchoolsFirst Fed Credit Union	5,330
240	Lobster Guys	1,200
250	Connect Hearing	1,800
260	Cold Stone Creamery	900
270	BBQ Chicken (Future Available)	1,500
280	85C Bakery Cafe	2,400
290	Lakeshore Learning Materials	5,100
300	Bright Now! Dental	3,600
320	Nuvison Federal Credit Union	1,200

NO	RETAILERS	SF
330	UPS Store	900
340	Elite Dental	1,500
350	VACANT	--
360	Fibo Kids Academy	900
370	Creation Station Dance (Future Available)	1,800
380	Ivy Salon And Spa	900
390	H & R Block	900
400	Mila Threading	900
410	Paradise Dancewear (Future Available)	900
420	Tipline Nails	700
430	Core Physical Therapy	1,400
440	VC Boxing & Fitness (Future Available)	1,500
450	Wigs By Elaine (Future Available)	900
460	Mimi's Jewelry	1,200
470	Club Pilates	1,600
480	Code Ninjas Fountain Valley	1,600
490	Mathnasium	1,600
500	Crown Cleaners (Future Available)	1,600
525	Albertsons	35,666
550	Pet Supply	18,652

NO	RETAILERS	SF
575	Autozone	7,205
580	Jamba Juice	1,575
590	Que Vida Tacos	3,160
610	Starbucks Coffee	1,865
620	Lucky Chinese Food	2,400
630	Ike's Place	1,200
650	Islands Fine Burger	6,000



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Photos

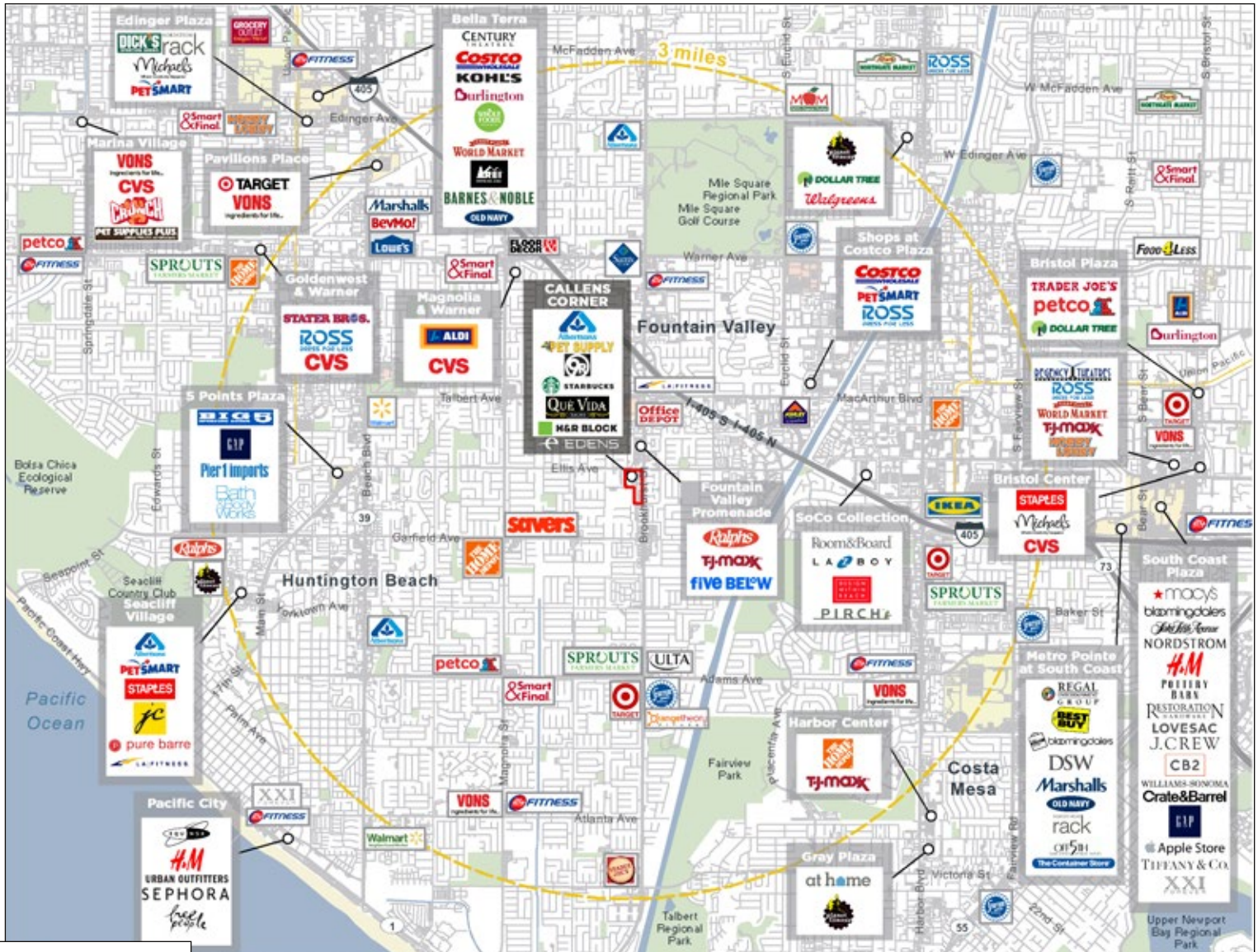


CENTER HIGHLIGHTS

- Prime Location on Fountain Valley’s Main Retail Corridor
- 151,973 SF Retail Center
- Convenient Access to the 405 Freeway (Brookhurst On/Off Ramp)
- Strong Neighborhood Center Anchored by Albertsons/Sav-On
- Other Tenants Include Pet Supply, 85C Bakery, Jamba Juice, Starbucks, H&R Block, Island’s, Lakeshore Learning Materials, Stonefire Grill, Rubio’s, The UPS Store, Bright Now Dental



CALLENS CORNER TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,623	180,615	557,718
Households	7,044	67,253	191,315
Daytime Pop.	21,387	192,943	527,080
Avg. HH Income	\$161,999	\$151,219	\$145,162
Education Attain.	50%	47%	40%