



RETAIL/OFFICE SPACE FOR SUBLEASE
 9025 GARFIELD AVENUE, FOUNTAIN VALLEY, CA 92708

FORMER CHASE BANK
 4,500 SF

SOUTHERN CALIFORNIA RETAIL GROUP
 For leasing opportunities please contact:

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**SOUTHERN CALIFORNIA
 RETAIL GROUP**

PROPERTY OVERVIEW

OFFERING SUMMARY

LEASE RATE	AVAILABLE SF	LAND SF
NEGOTIABLE	4,500	18,225

PROPERTY HIGHLIGHTS

- Former Chase Bank available for sublease
- 4,500 square foot retail/office space vacancy with drive-thru
- 17 Surrounding Parking Spaces with additional reciprocal parking
- Located along a main north/south artery in Fountain Valley
- Located on well trafficked retail corner with excellent visibility to 38,286+ vehicles per day (VPD)
- Daytime Population of 3,873 Employees within a 1-mile radius
- Neighboring Tenants Include: The Home Depot, Optum Healthcare Partners, Savers, Shell, Taco Bell, Subway, along with local restaurant favorites Ouzo And Feta, Riip Beer & Pizzeria and Piccolo Stivale.

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	23,342	190,497	480,212
Total Households	8,370	71,599	162,999
Average HH Income	\$135,772	\$126,587	\$117,380

Site: Costar



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RETAILER MAP





target

TOYOTA, HONDA, KIA, VOLKSWAGEN, SUBARU

TRADER
JOE'S

BEACH BLVD


CVS
pharmacy



YORKTOWN AVE

ELLIS AVE

GARFIELD AVE | 15,534 VPD


THE HOME
DEPOT


TACO
BELL

MAGNOLIA ST | 22,752 VPD


OPTUM

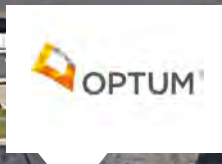
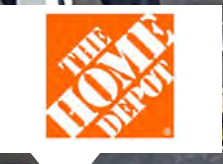
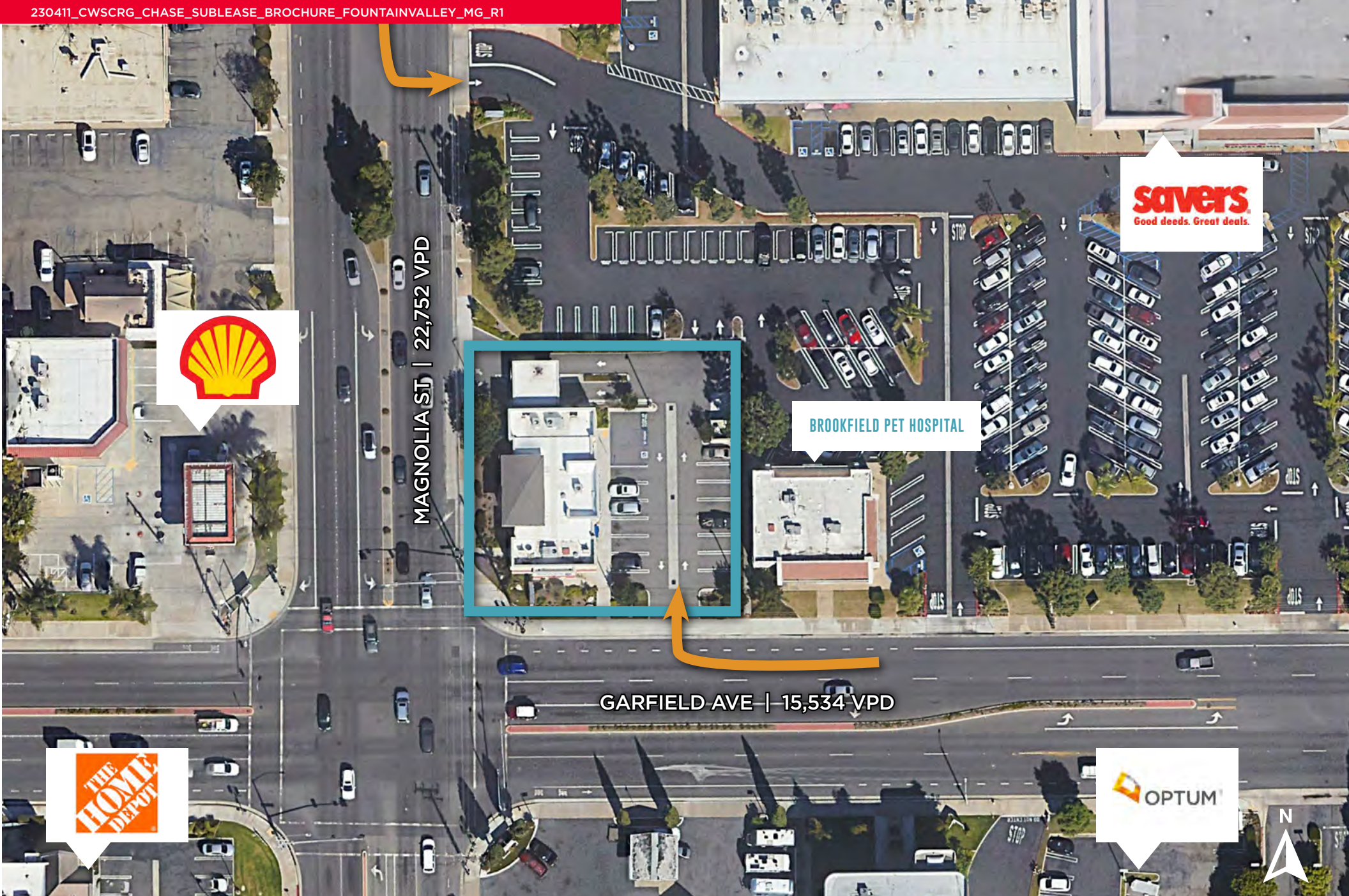

Savers
Good deals. Great deals.



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 **CUSHMAN & WAKEFIELD**
SOUTHERN CALIFORNIA
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MAGNOLIA ST | 22,752 VPD

GARFIELD AVE | 15,534 VPD

BROOKFIELD PET HOSPITAL

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FORMER CHASE BANK

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**CUSHMAN &
WAKEFIELD**

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