

OffRamp FV Business Park

FOUNTAIN VALLEY, CA

SHOWROOM | INDUSTRIAL | R&D



For more information, please contact:



TIM WALKER
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Visit

www.offrampfv.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

OffRamp FV BUSINESS PARK



EUCLID | CONDOR
FOUNTAIN VALLEY, CA

PROPERTY SUMMARY

This state-of-the-art project is known as the Off Ramp FV Business Park in the heart of Fountain Valley, California. The property has excellent freeway access & visibility to the 405 San Diego Freeway offramp at Euclid. The business park delivers "Class A" creative R&D, showroom and industrial space with an abundance of parking.

For more information, please contact:



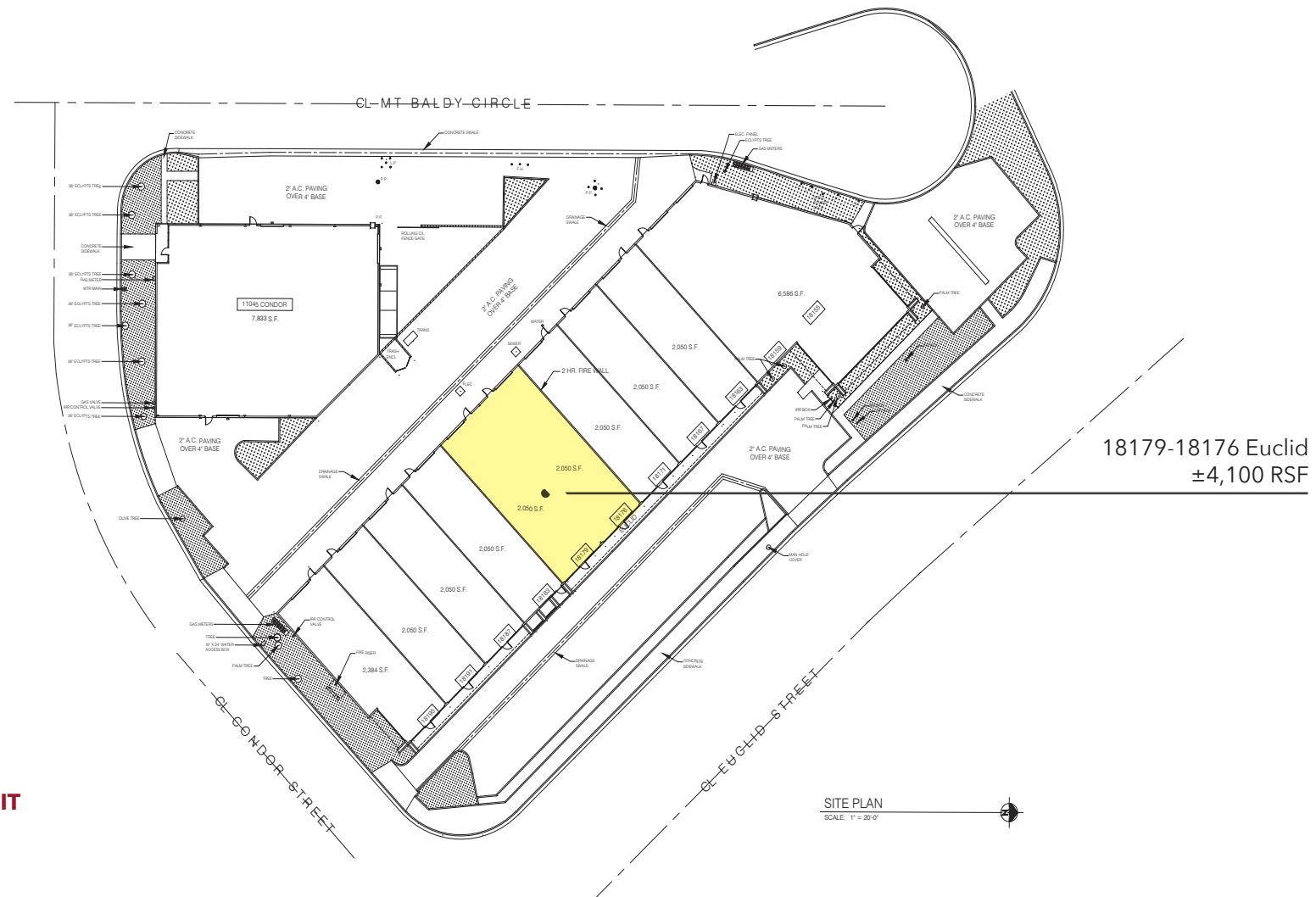
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SITE PLAN



= AVAILABLE UNIT

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The logo for Lee & Associates, featuring a stylized red 'L' and 'A' icon followed by the company name in red and black text.

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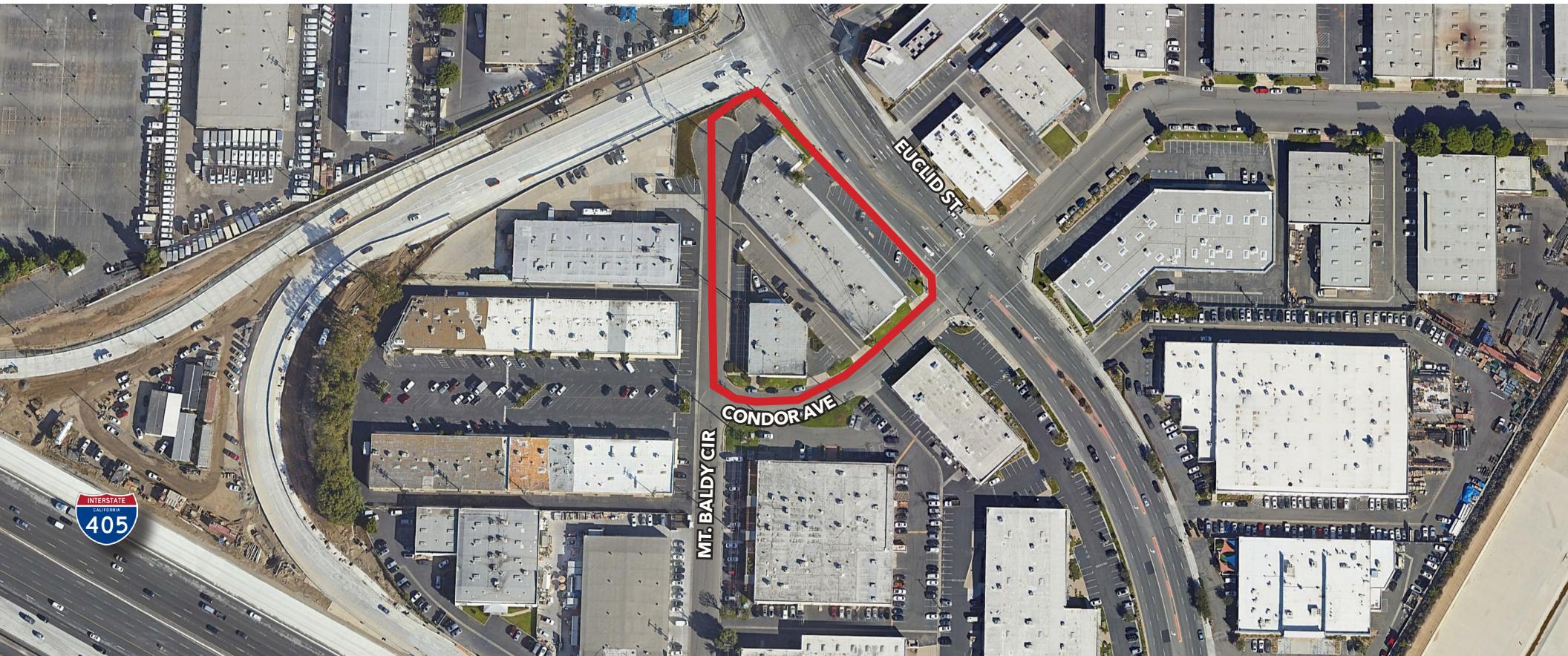
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AVAILABILITIES

BLDG	SF	USE	COMMENTS
18179-18176	±4,100	Showroom/Industrial R&D	Excellent Exposure



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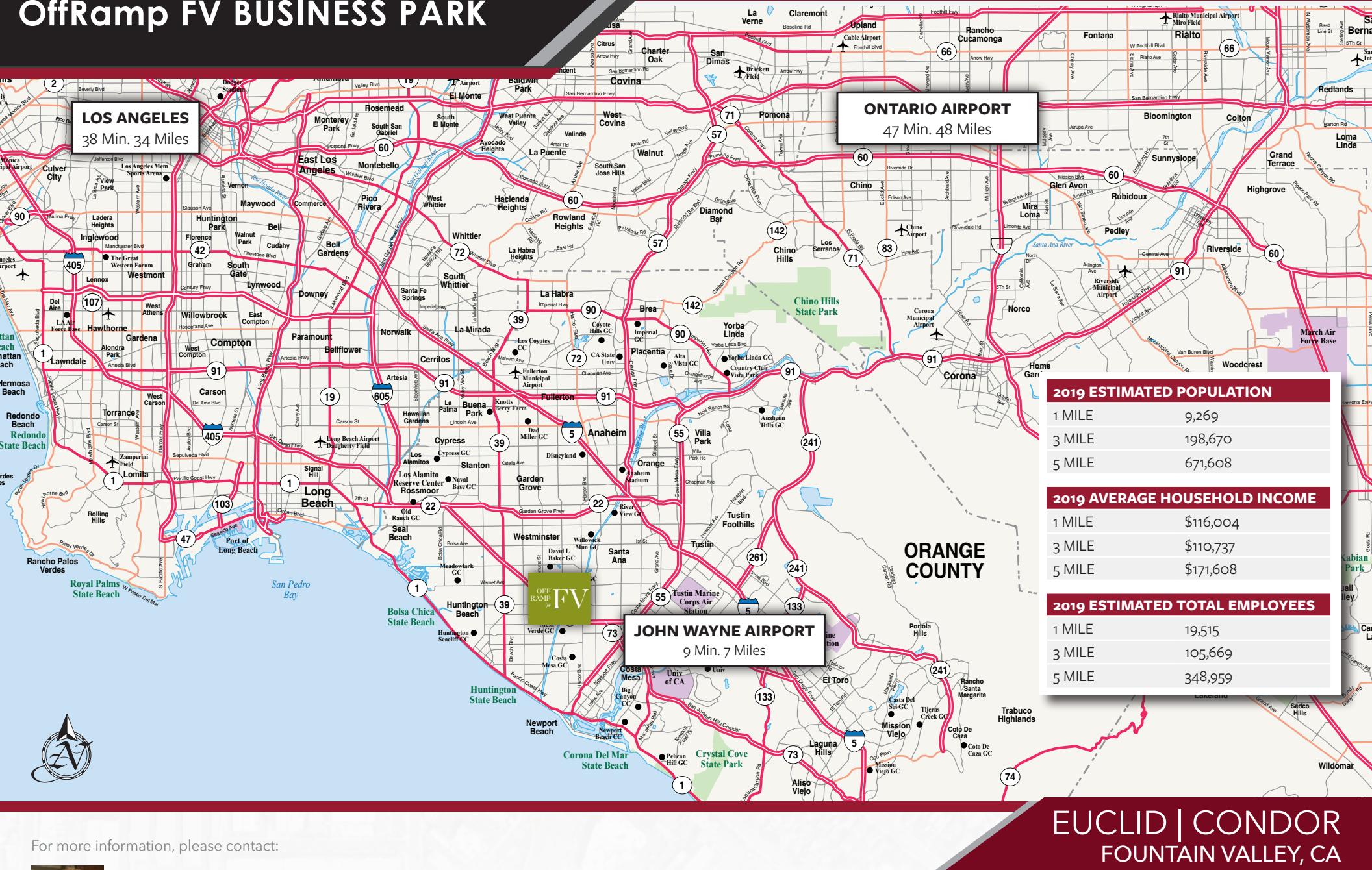
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CITY OF FOUNTAIN VALLEY

Fountain Valley is a suburban city in Orange County, California. The population was 55,313 at the 2010 census. A classic commuter town, Fountain Valley is an upper middle-class residential area.

The city is located southwest and northeast of the San Diego Freeway (Interstate 405), which diagonally bisects the city, and is surrounded by Huntington Beach on the south and west, Westminster and Garden Grove on the north, Santa Ana on the northeast, and Costa Mesa on the southeast. Its eastern border is the Santa Ana River.

Fountain Valley is home to the national headquarters of Hyundai Motor America[11] and D-Link Corporation, the global headquarters of memory chip manufacturer Kingston Technology, and the corporate headquarters of Surefire, LLC, maker of military and commercial flashlights. The Southpark commercial area is also home to offices for companies such as D-Link, Starbucks, Satura and the Orange County Register. There are also a limited number of light industrial companies in this area. In addition, Fountain Valley is the location for Noritz, a tankless water heater manufacturer, and the main west coast offices of Ceridian, a professional employer organization.

According to the City's 2009 Comprehensive Annual Financial Report, the top employers in the city are:

#	Employer	# of employees
1	Fountain Valley Regional Hospital and Medical Center	1,668
2	Orange Coast Memorial Medical Center	1,133
3	Kingston Technology	859
4	SureFire	569
5	MemorialCare Health System	544
6	Ceridian	466
7	Costco	410
8	Hyundai Motor America	387
9	Hyundai Capital	309
10	Fry's Electronics	304
11	D-Link	230
12	HCR Manor Care	220



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FOUNTAIN VALLEY DEMOGRAPHICS

Population

Population estimates, July 1, 2018, (V2018)	55,814
Population estimates base, April 1, 2010, (V2018)	55,360
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	0.8%
Population, Census, April 1, 2010	55,313

Race and Hispanic Origin

White alone, percent	54.4%
Black or African American alone, percent(a)	0.6%
American Indian and Alaska Native alone, percent(a)	0.3%
Asian alone, percent(a)	34.9%
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.3%
Two or More Races, percent	4.7%
Hispanic or Latino, percent(b)	15.8%
White alone, not Hispanic or Latino, percent	45.4%

Housing

Owner-occupied housing unit rate, 2014-2018	68.8%
Median value of owner-occupied housing units, 2014-2018	\$688,000
Median selected monthly owner costs -with a mortgage, 2014-2018	\$2,663
Median selected monthly owner costs -without a mortgage, 2014-2018	\$582
Median gross rent, 2014-2018	\$1,932

Families & Living Arrangements

Households, 2014-2018	18,597
Persons per household, 2014-2018	3.00

Education

High school graduate or higher, percent of persons age 25 years+, 2014-2018	90.6%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	42.9%

Income & Poverty

Median household income (in 2018 dollars), 2014-2018	\$85,423
Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$38,149

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