

# FOR LEASE - ±4,406 SF

# TIDEMARK

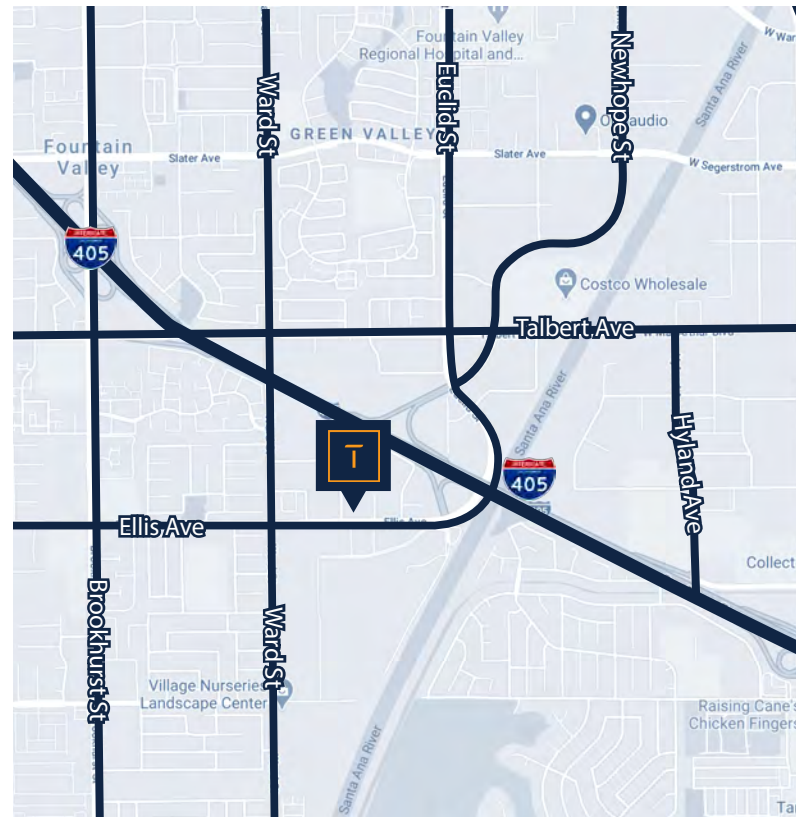
Orange County, CA



**RETAIL SHOWROOM SPACE**  
10725 Ellis Ave, Unit F Fountain Valley, CA

## PROPERTY FEATURES:

- ◆ High-Image Multi-Tenant Building
- ◆ Ellis Avenue Monument & Building Signage Available
- ◆ Ellis Avenue Frontage
- ◆ ±4,406 SF of 100% HVAC Drop Ceiling Showroom (12' High)
- ◆ Extensive Glassline
- ◆ Immediate Access to the San Diego (405) Freeway
- ◆ Near Fountain Valley Costco, Southpark Development
- ◆ Fire Sprinklers
- ◆ Skylights



Demographics	2 Mile	5 Mile	10 Mile
Population	64,629	612,346	1,630,401
Average H.H. Income	\$119,133	\$105,855	\$106,585

### Traffic Counts (Cars per Day)

Ellis Avenue	28,000 ADT
--------------	------------

## CONTACT US:

**JIM SNYDER, CCIM, CPM®**  
SENIOR PARTNER  
(949) 561-1900 ext. 3  
jim@tidemarkrealestate.com  
DRE 00872220

**PAT LACEY**  
SENIOR PARTNER  
(949) 561-1900 ext. 3  
pat@tidemarkrealestate.com  
DRE 00988663

**TAYLOR SNYDER**  
PARTNER  
(949) 561-1900 ext. 5  
taylor@tidemarkrealestate.com  
DRE 02092420

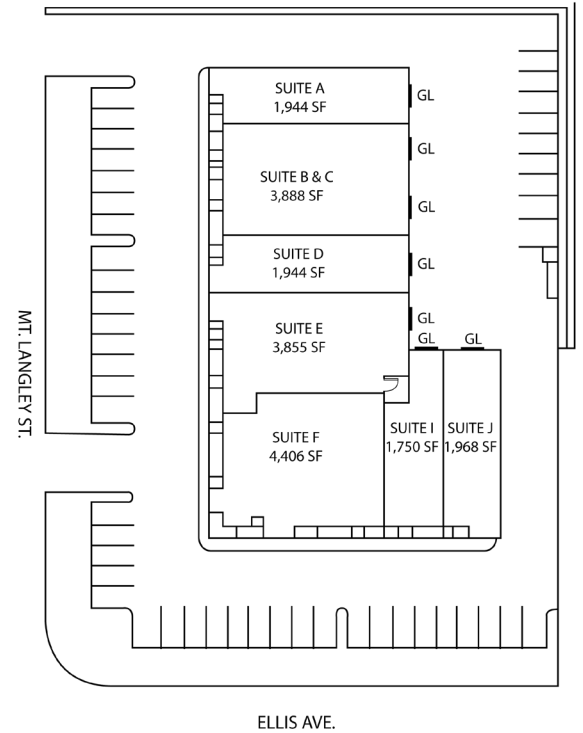
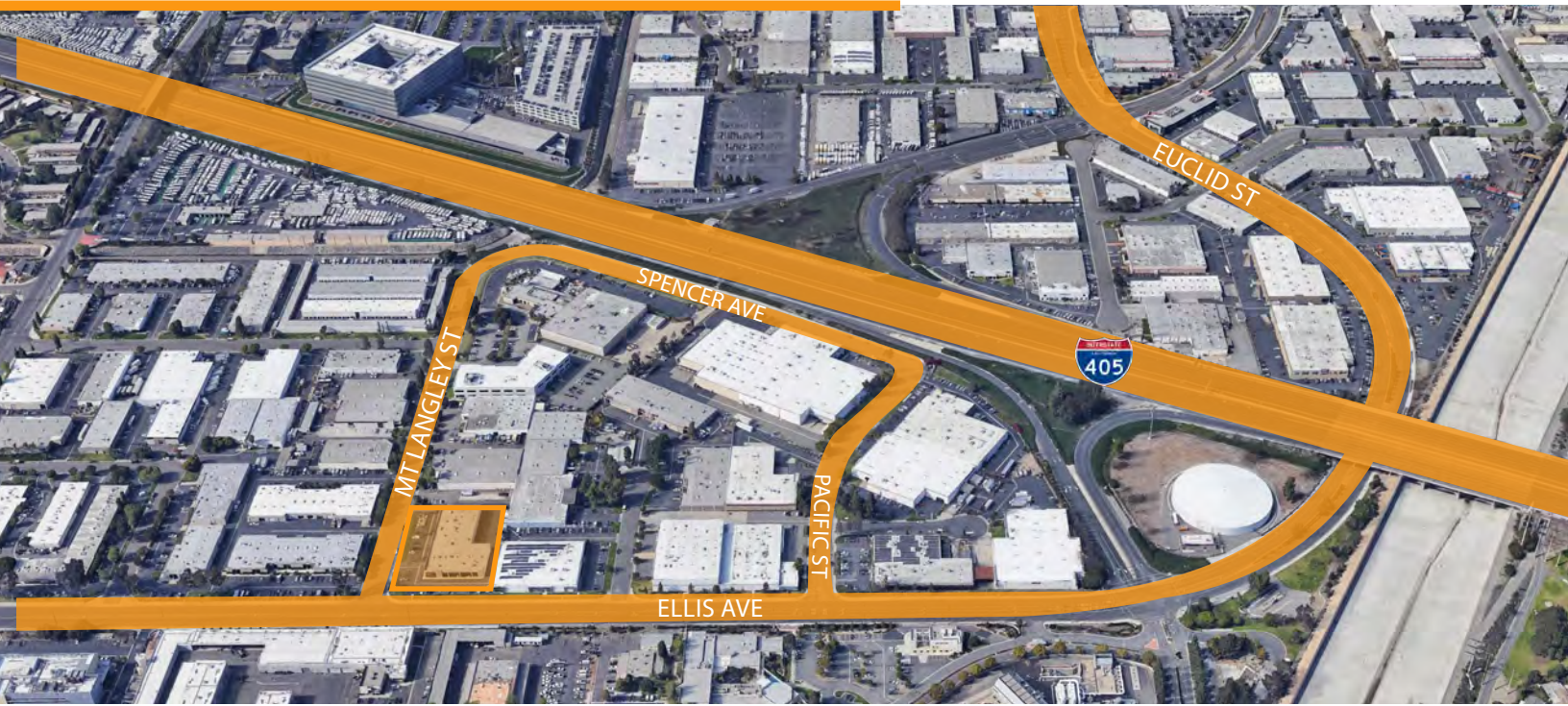
**T**  
**TIDEMARK**  
Real Estate Services

DISCLAIMER: 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 (Tidemark Capital, Inc., 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.

**FOR LEASE** - ±4,406 SF

**TIDEMARK**

Orange County, CA



**CONTACT US:**

**JIM SNYDER, CCIM, CPM®**  
SENIOR PARTNER  
(949) 561-1900 ext. 3  
jim@tidemarkrealestate.com  
DRE 00872220

**PAT LACEY**  
SENIOR PARTNER  
(949) 561-1900 ext. 1  
pat@tidemarkrealestate.com  
DRE 00988663

**TAYLOR SNYDER**  
PARTNER  
(949) 561-1900 ext. 5  
taylor@tidemarkrealestate.com  
DRE 02092420



DISCLAIMER: 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 (Tidemark Capital, Inc., 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.