

# BUILD TO SUIT - AVAILABLE FOR LEASE

## ±38,000 SF FREESTANDING COMMERCIAL BUILDING

### ±2.5 ACRE SITE / FREEWAY FRONTAGE SIGNAGE

**10800 KALAMA RIVER AVE**  
**FOUNTAIN VALLEY, CA**

[www.10800kalama.com](http://www.10800kalama.com)

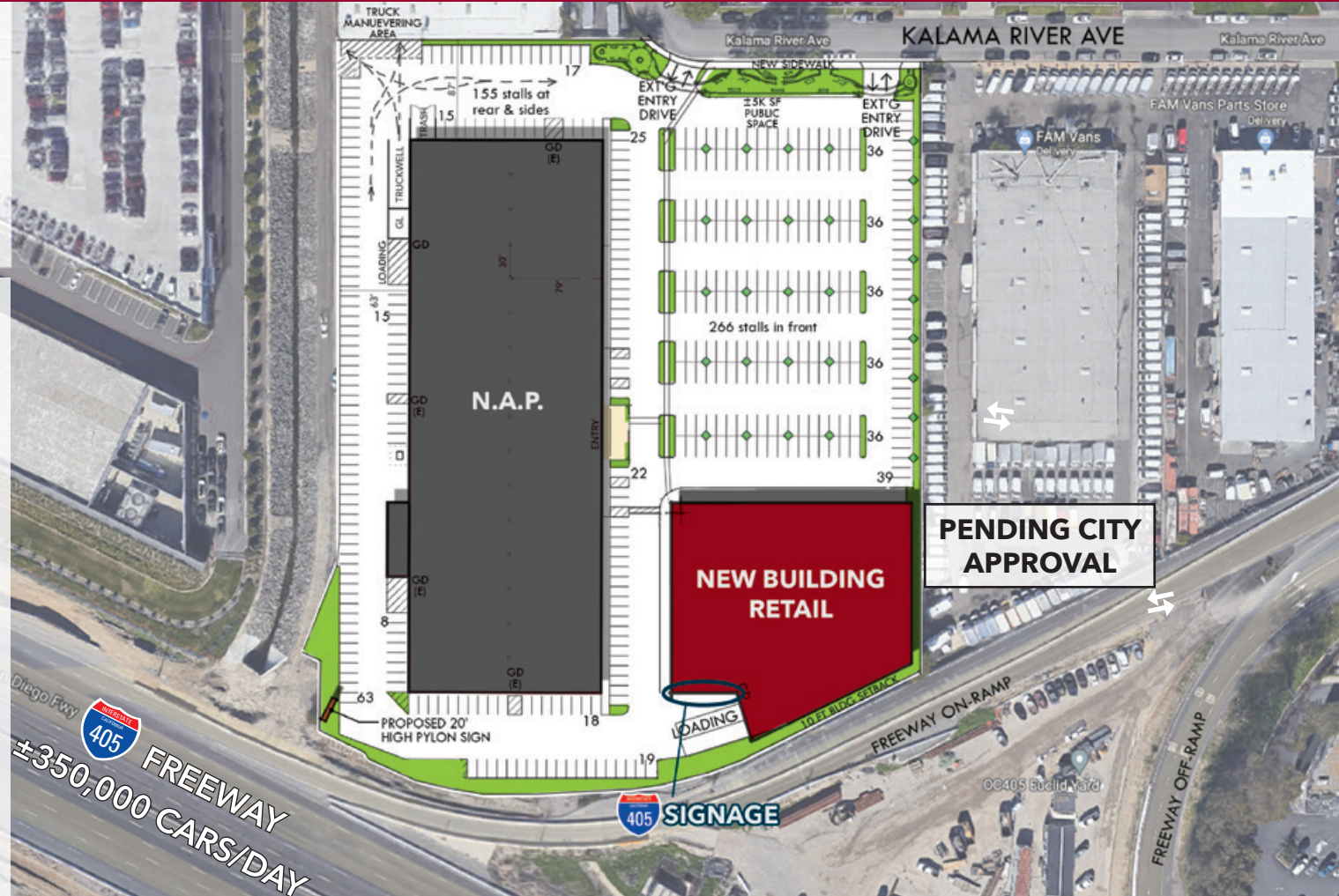
#### ZONING: WORKPLACE GATEWAY

#### POTENTIAL USES:

- » Car Dealership
- » Medical
- » Retail
- » Industrial
- » Office - Medical

#### PROPERTY HIGHLIGHTS:

- Freestanding Building
- Total Size: 38,000 SF (Divisible)
- Office Size: TBD
- Minimum Clear Height : ±24'
- Parking: 3.5 to 4:1,000 In Common
- San Diego (405) Freeway Signage
- Flexible Zoning
- Excellent Access to San Diego (405) Freeway
- Close Proximity to Costco and E405
- Dynamic Retail Area
- Dock High/Ground Level Loading



**TIDEMARK**  
 Real Estate Services

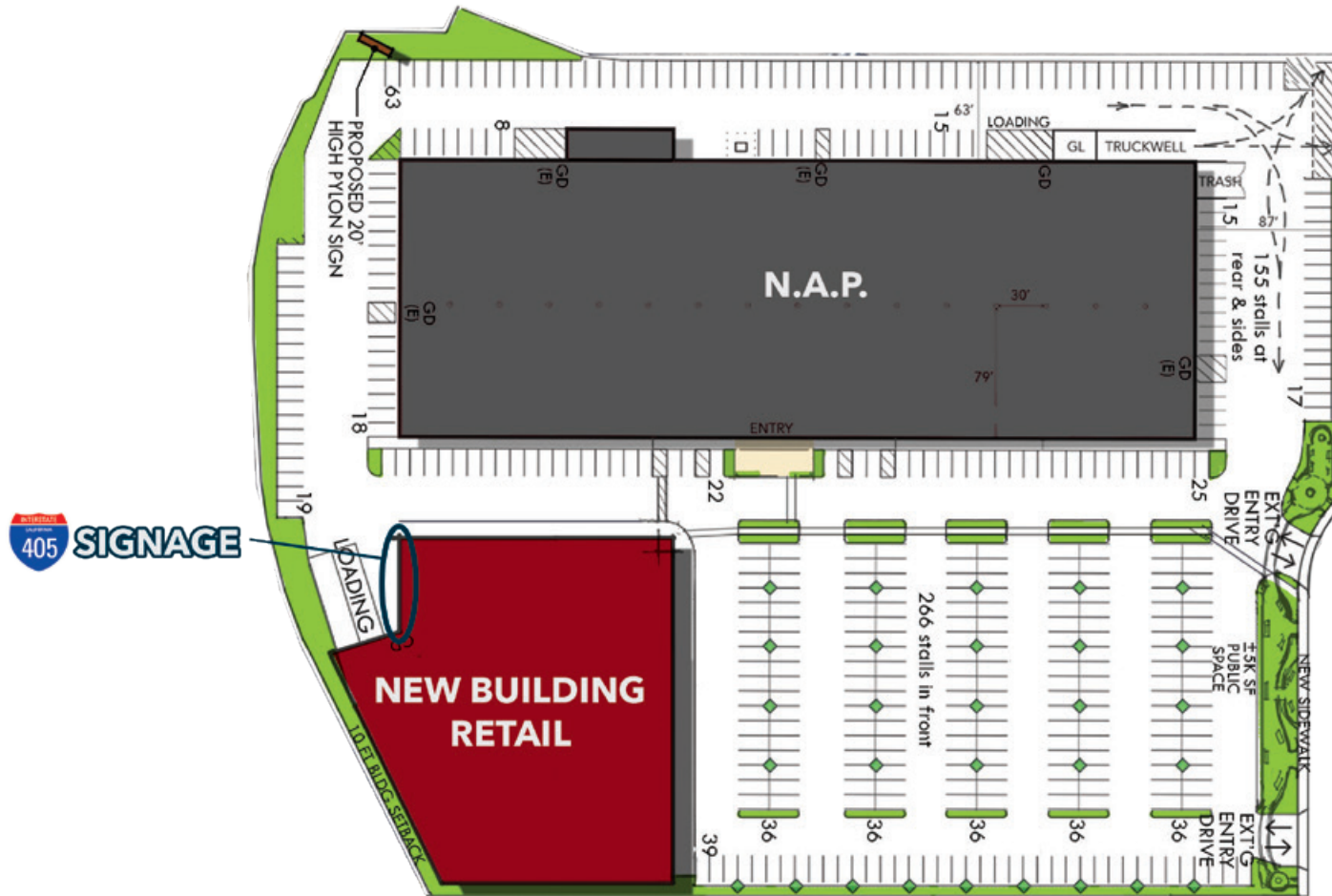
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**LEE & ASSOCIATES**  
 NEWPORT BEACH

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Building is subject to the approval of the city of Fountain Valley.

# DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population (1990)	183,347	578,101	929,494
Population (2000)	188,541	642,922	1,039,356
Population (2010)	190,730	640,347	1,046,760
Population (Current)	200,657	675,149	1,104,165
Population (5 Yr. Forecast)	203,469	684,449	1,119,325
Percent Growth (Current Yr. /Previous Yr.)	5.2%	5.47%	5.41%
Percent Forecast (5 Yr. Forecast /Current Yr.)	1.4%	1.38%	1.38%
Median Household Income	\$104,393	\$93,280	\$92,038
Total Household Income	\$8,257,273,809	\$23,473,577,929	\$38,994,901,452
Average Household Income	\$127,010	\$115,223	\$115,378
Per Capita Income	\$41,151	\$34,768	\$35,316
Avg Family Income	\$140,798	\$126,870	\$128,506
Family Income, Per Capita	\$41,373	\$36,429	\$38,007
Households (Current )	65,013	203,723	337,975
Families	48,253	146,158	238,427
Average Size of Household	3.15	3.46	3.37
Median Age of Householder	54	52	51



**200,657 | 675,149 | 1,104,165**

3 mile --- 5 miles ---- 7 miles

**Total Population**



**\$127,010 | \$115,223 | \$115,378**

3 mile --- 5 miles ---- 7 miles

**Average Household Income**



**65,013 | 203,723 | 337,975**

3 mile --- 5 miles ---- 7 miles

**Households**



**\$519,290 | \$472,835 | \$465,567**

3 mile --- 5 miles ---- 7 miles

**Median Home Value**

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**LEASED**

**SITE**

**EUCLID ON-RAMP**

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