

AVAILABLE FOR SUBLEASE



11160 WARNER AVE

SUITES: 115, 117, 119 & 121, FOUNTAIN VALLEY, CA 92708



PROPERTY FEATURES

- ±5,040 SF of fully improved medical office space available for sublease
- Ground-floor Suites 115, 117, 119 and 121
- Existing medical build-out with reception/waiting area, exam rooms, private offices, restrooms and administrative space
- Sublease term through 9/30/34
- Tours by appointment only – please do not disturb the occupant
- Located in Fountain Valley Medical Center – Building III
- On-campus at UCI Health – Fountain Valley
- Four-story, approximately 64,004-square-foot Class A medical office building
- Free surface parking with dedicated physician parking
- Strong surrounding healthcare tenancy and referral base
- Convenient access to the 405 Freeway

3 MILE RADIUS DEMOS

238,019
POPULATION



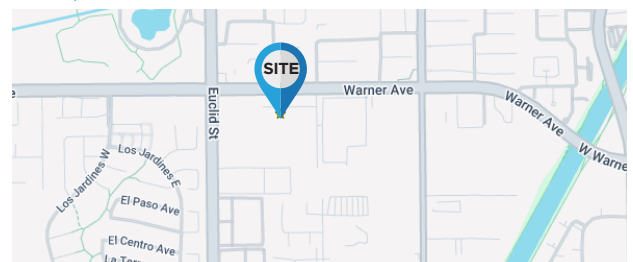
\$141,016
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**
173,290

TRAFFIC COUNTS

On Warner Ave & Euclid St:

±66,958 CPD



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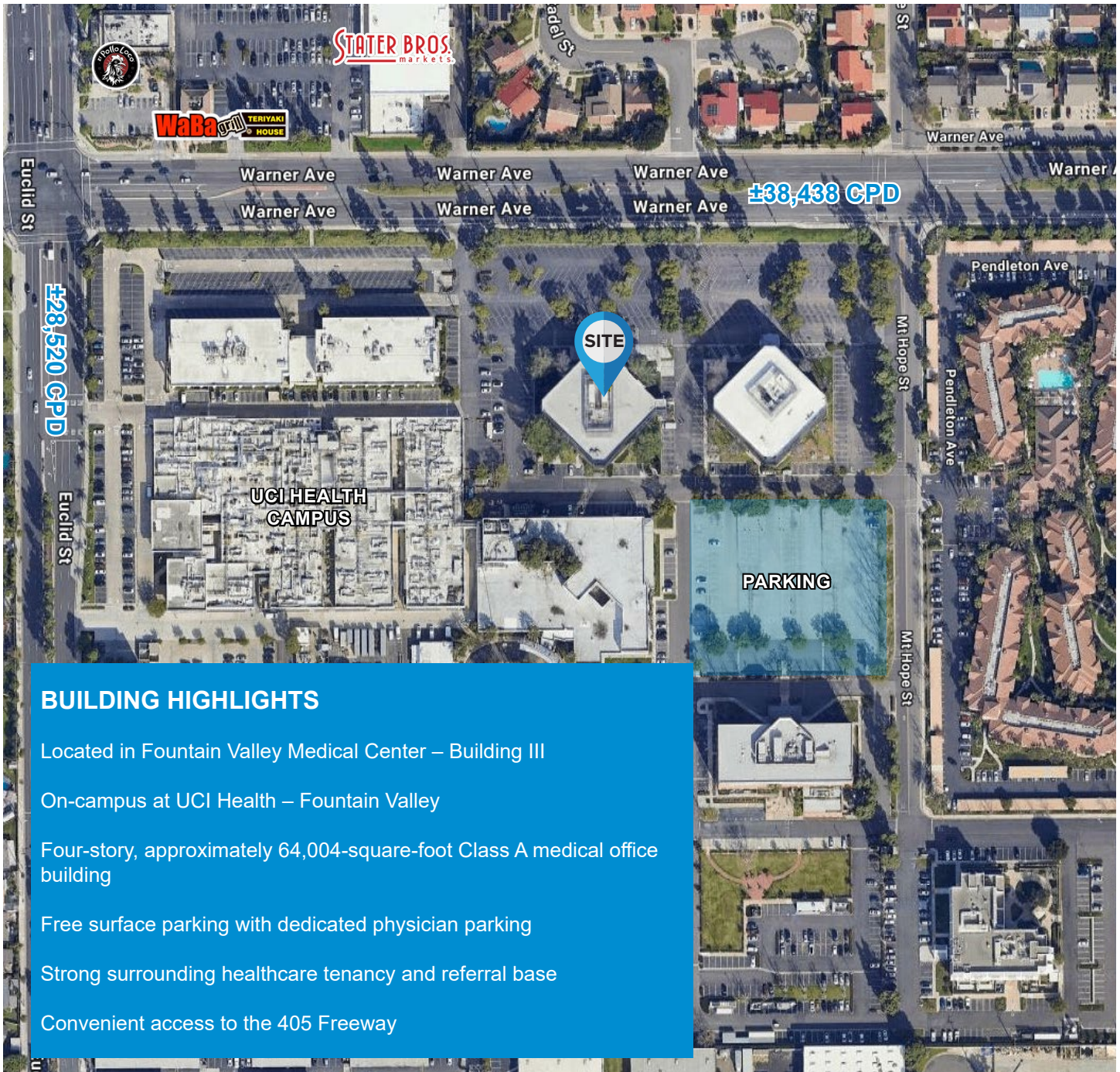
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BUILDING HIGHLIGHTS

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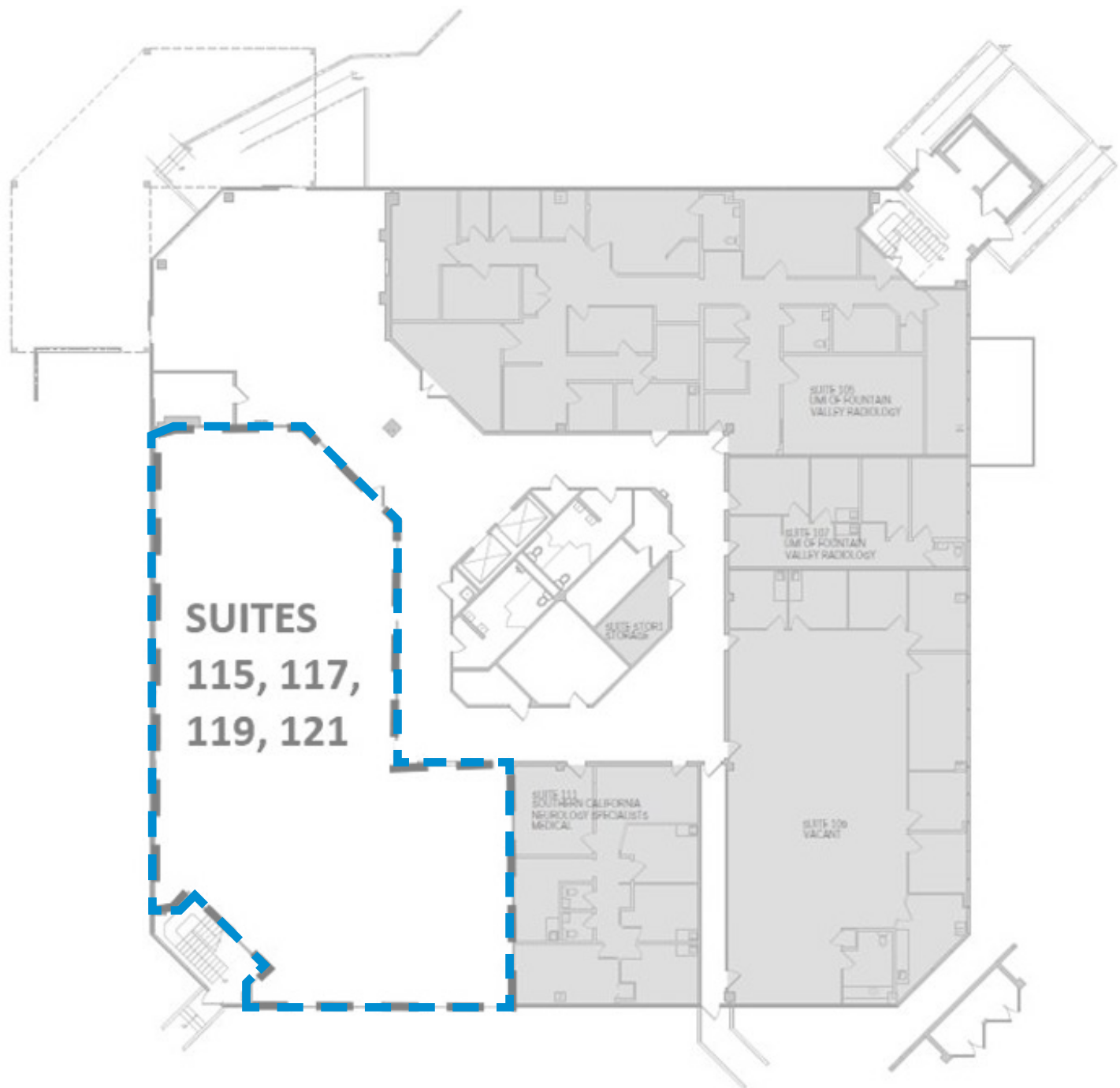
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11160 Warner Ave Fountain Valley, CA 92708	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	16,375	238,019	707,340
2031 Projected Population	16,006	231,069	691,897
2020 Census Population	16,737	246,077	721,309
2010 Census Population	15,978	248,346	723,121
Projected Annual Growth 2026 to 2031	-0.5%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2026	0.2%	-0.3%	-0.1%
2026 Median Age	43.2	39.7	38.4
Households			
2026 Estimated Households	6,011	70,595	218,374
2031 Projected Households	5,920	69,446	216,071
2020 Census Households	5,885	70,363	214,409
2010 Census Households	5,633	67,719	204,801
Projected Annual Growth 2026 to 2031	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	0.4%	0.3%	0.4%
Race and Ethnicity			
2026 Estimated White	39.6%	34.1%	36.0%
2026 Estimated Black or African American	1.8%	1.5%	1.6%
2026 Estimated Asian or Pacific Islander	37.5%	31.3%	26.3%
2026 Estimated American Indian or Native Alaskan	0.7%	1.6%	1.6%
2026 Estimated Other Races	20.3%	31.5%	34.5%
2026 Estimated Hispanic	24.2%	39.3%	42.4%
Income			
2026 Estimated Average Household Income	\$128,851	\$141,016	\$136,161
2026 Estimated Median Household Income	\$106,780	\$117,798	\$111,724
2026 Estimated Per Capita Income	\$47,423	\$41,935	\$42,191
Business			
2025 Estimated Total Businesses	581	2,617	5,830
2025 Estimated Total Employees	4,125	18,871	40,424
2025 Estimated Employee Population per Business	7.1	7.2	6.9
2025 Estimated Residential Population per Business	18.2	27.0	32.5



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