



FOR LEASE

±14K SF High-Visibility Showroom Opportunity Along the I-405 Freeway

18349 EUCLID ST, FOUNTAIN VALLEY, CA 92708

PROMINENT I-405 VISIBILITY WITH
MULTIPLE SIGNAGE OPPORTUNITIES



A. 70-FOOT PYLON SIGN

B. TOP PANEL BUILDING SIGNAGE

14,002 SF AVAILABLE



Regional showroom opportunity offering exceptional I-405 visibility, prominent signage and immediate freeway access.

Located within Fountain Valley's established design and showroom corridor, 18349 Euclid St offers a prominent large-format retail opportunity with immediate access to the I-405 Freeway. The space features an existing showroom configuration, strong Euclid Street frontage, loading capability and exposure to regional freeway traffic.

The property is positioned within the E405 Euclid Shops project, which benefits from a highly visible 70-foot freeway pylon sign and convenient access to the surrounding Orange County trade area.

Rare I-405 Freeway Showroom Opportunity

±14,002 SF
(AVAILABLE 1/1/2027)

PLEASE DO NOT DISTURB

Parking
±80 Spaces

OVERVIEW

- Rare large-format retail showroom opportunity in Fountain Valley's design and showroom corridor
- Immediate access to the I-405 Freeway, providing convenient regional connectivity
- Exceptional freeway visibility with access to prominent 70-foot pylon signage (over 328k cars per day)
- Existing open layout configuration with high ±17-foot clear ceiling height and convenient dock-high loading capability
- Unique Fountain Valley Crossing Specific Plan zoning suitable for furniture/home improvement showroom, light industrial, medical and offices uses
- Affluent demographics with over \$190k average household income in a 1-mile radius



SNAPSHOT DEMOGRAPHICS

*Source: Esri

POPULATION	1 MILE	3 MILES	5 MILES
2026 Population	9,023	188,840	620,404
2031 Population	8,977	189,616	621,630
Median Age	44.3	41.0	39.0
Average Family Size	2.94	2.92	3.01
Total Daytime Population	21,776	196,456	651,356
Workers	17,019	104,055	351,863
Residents	4,757	92,401	299,493
INCOME			
Median Household Income	\$146,926	\$122,253	\$113,117
Average Household Income	\$190,684	\$160,782	\$152,367

Access to a Combined
Five-Mile Population
and Employment Base
Exceeding One Million

±620,400
Residents Within
Five Miles

±651,400
Daytime Population Within
Five Miles

±160,800
Average Household Income
Within Three Miles



FOR MORE INFORMATION CONTACT

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