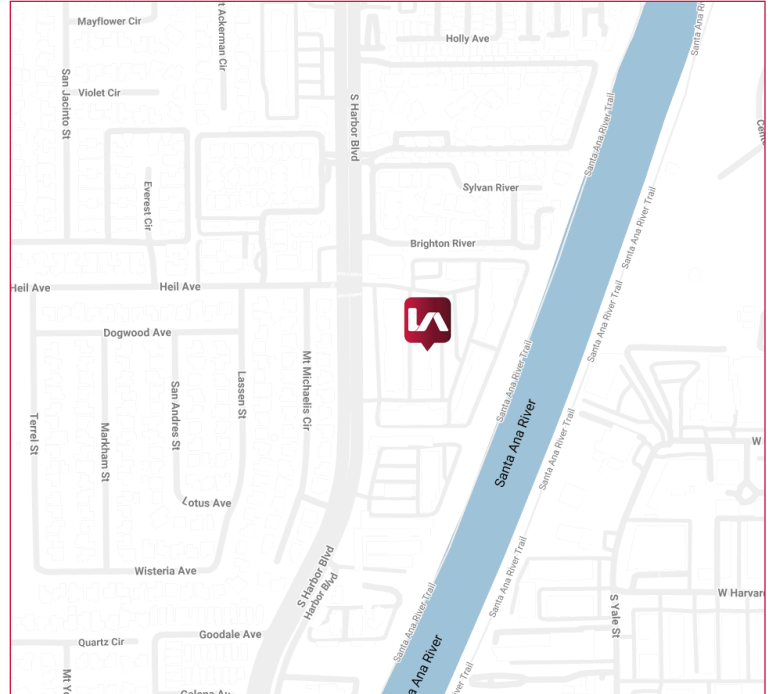




**PROPERTY DETAILS**

- Class B Multi-tenant Commercial Center
- Professionally Managed with Ample Parking
- \$0.10 - \$0.20 / SF CAM Fees
- Prominent Fountain Valley Address
- High Visibility Location
- Adjacent to Multiple Retail Amenities
- Close Proximity to the 405 and 22 Freeways

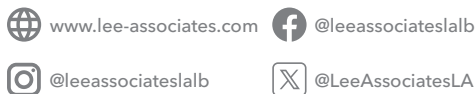


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**JOSH REILLY MBA**

Principal | DRE LIC 01474368  
jreilly@leelalb.com  
949.525.2720

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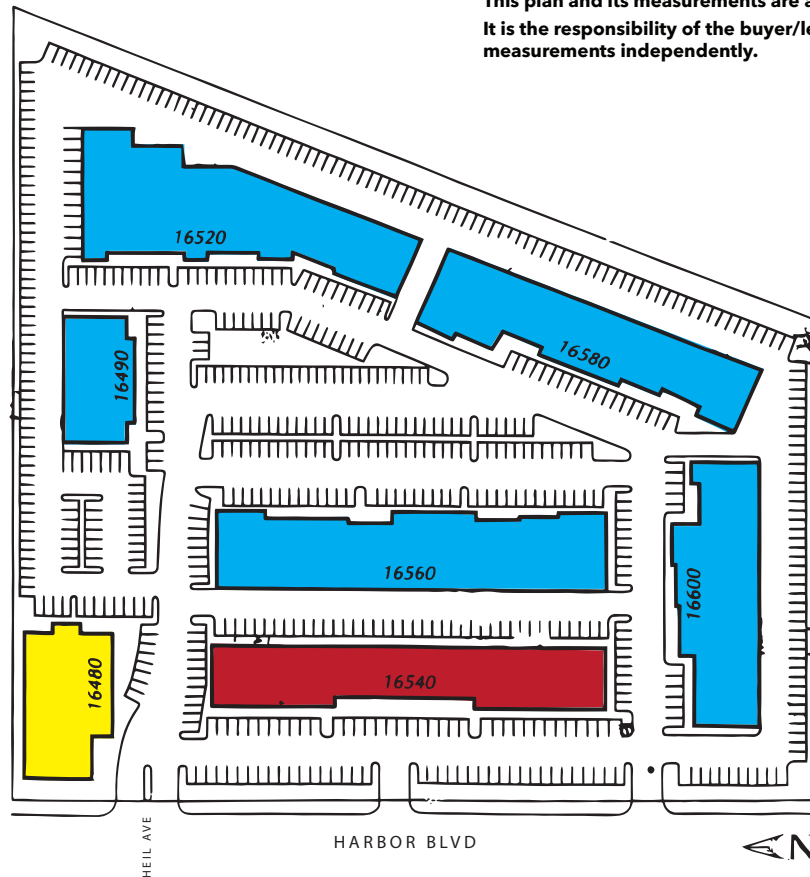


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UNIT	TYPE	SIZE	RATE / SF	DESCRIPTION
16480 Harbor Blvd, Suite 200	Office	±3,224 RSF	\$1.60 FSG	<ul style="list-style-type: none"> <li>2nd Floor Office Space</li> </ul>
16520 Harbor Blvd, Suite A1/A2	Industrial/Flex	±4,702 RSF	\$1.30 MG + \$0.10 CAM	<ul style="list-style-type: none"> <li>Flex Space. 75% Office; 25% Warehouse (Two-Story Office Space)</li> </ul>
16540 Harbor Blvd, Suite L	Retail	±1,556 RSF	\$2.10 MG + \$0.20 CAM	<ul style="list-style-type: none"> <li>For Sublease</li> <li>Master Lease Expires September 30, 2028</li> </ul>
16560 Harbor Blvd, Suite A	Office / Industrial	±3,648 RSF	\$1.50 MG + \$0.10 CAM	<ul style="list-style-type: none"> <li>This space is 100% office and potentially can be industrial space</li> </ul>
16560 Harbor Blvd, Suite I	Industrial	±2,560 RSF	\$1.50 MG + \$0.12 CAM	<ul style="list-style-type: none"> <li>For Sublease</li> <li>Master Lease expires June 30, 2028</li> </ul>
16580 Harbor Blvd, Suites M/O	Office	±5,882 RSF	\$1.50 MG + \$0.10 CAM	<ul style="list-style-type: none"> <li>Available July 1, 2026</li> <li>Office space with a small warehouse</li> </ul>

## SITE PLAN

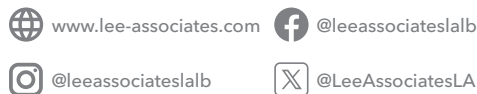


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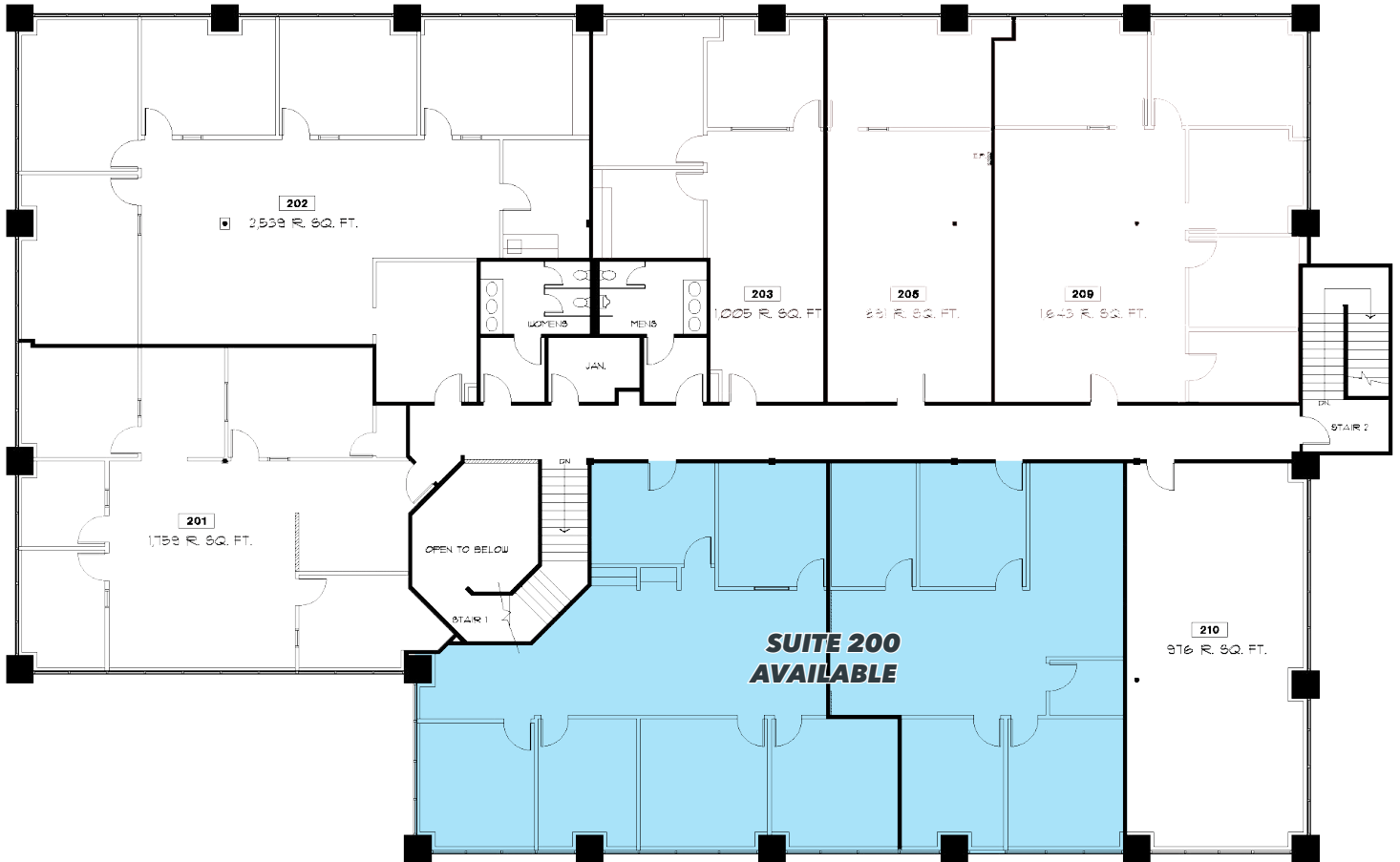


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## 16480 FLOOR PLAN

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.



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949.525.2720

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**16480 HARBOR BLVD EXTERIOR PHOTO**



**16520 HARBOR BLVD EXTERIOR PHOTO**



**16540 HARBOR BLVD EXTERIOR PHOTO**



**16560 HARBOR BLVD EXTERIOR PHOTO**



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Principal | DRE LIC 01474368

[jreilly@leelalb.com](mailto:jreilly@leelalb.com)

949.525.2720

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