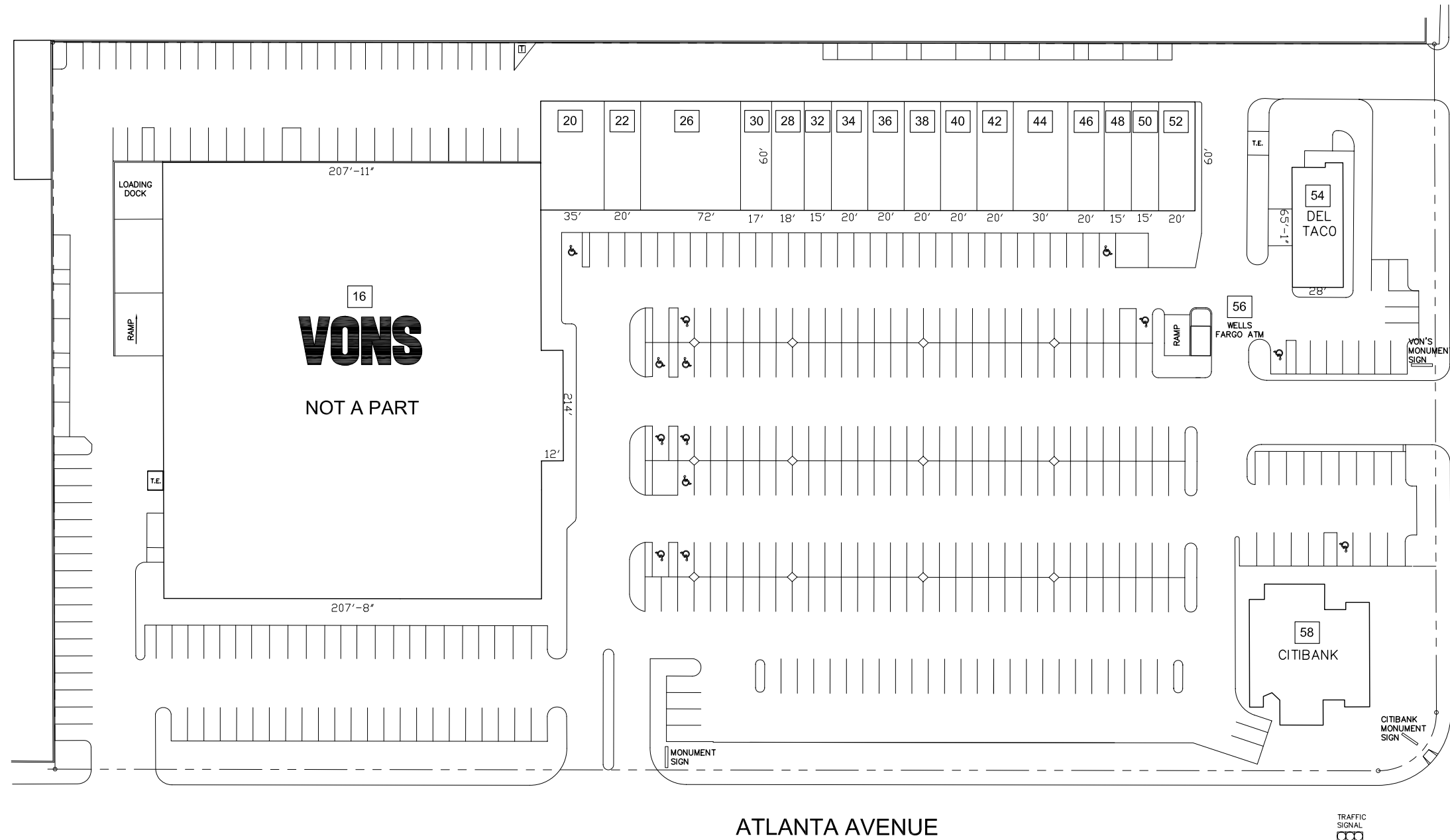


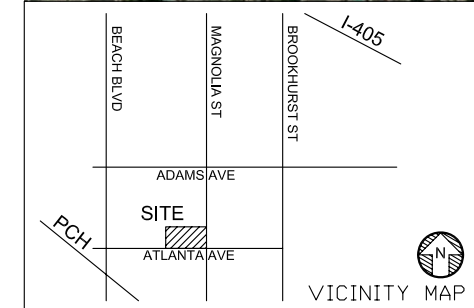
TENANT LEGEND

SUITE	TENANT	SF
16	VONS	52,416 sf
20	LOVE 'N BLOOM	2100 sf
22	HAPPINESS NAILS	1200 sf
26	JANET'S HALLMARK	3300 sf
28	EMPIRE TOBACCO	1080 sf
30	GOLDEN SPOON YOGURT	1020 sf
32	TRENDS II	900 sf
34	LIDO CLEANERS	1200 sf
36	DR. DENNIS NODA	1200 sf
38	PHO YUMMY NOODLE	1200 sf
40	THE UPS STORE	1200 sf
42	ROCKIN CREPES	1200 sf
44	ONE STOP BEAUTY SUPPLY	1800 sf
46	R BALDWIN DDS	1200 sf
48	EDWARD JONES	900 sf
50	STATE FARM INSURANCE	900 sf
52	HOT WOK	1200 sf
54	DEL TACO	1848 sf
56	WELLS FARGO ATM	
58	CITIBANK	4115 sf



MAGNOLIA STREET

ATLANTA AVENUE



TOTAL BUILDING SF:	79,979 SF
(INCL. N.A.P.)	
PARKING PROVIDED:	412 STALLS
PARKING RATIO:	5.14/1000 SF
(INCL. N.A.P.)	
TRAFFIC COUNTS:	33,000 ADT(2006)
DEMOGRAPHICS	1 MILES 3 MILES 5 MILES
2007 EST. POP.	21,643 150,534 334,183
2012 PROJ. POP.	21,990 156,119 345,081
AVG. HH. INCOME	97,087 94,382 92,664

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LANDMARK PLAZA
 8871-8865 ATLANTA AVENUE &
 20920-20981 MAGNOLIA AVENUE HUNTINGTON BEACH, CA 92646
SITE LEASE PLAN



SCALE: 0' 35' 70'
 Aug. 12, 09

 SHEET 1 OF 1