

CITY OF fountain valley



**SHOPPING CENTER, RETAIL, & HOTEL GUIDE
2025-2026**

Garden Grove

22

FOUNTAIN VALLEY



405

405

Crossings Specific Plan

Santa Ana River

1 Edinger & Magnolia

9132-16042 Edinger

Restaurants

Banh Khot Vung Tau
Mirada Restaurant
Mia Percept Juice
Thuy Nhi To Go
Whata Lotta Pizza

Retailers

Green Farm Market
Truman Liquor

2 Heil & Bushard

9437-9475 Heil

Restaurants

Glee Donuts & Burgers

3 Fountain Valley Town Center

18880-18974 Brookhurst

Restaurants

Bao-N-Baguette
Bonchon
Brodard Restaurant
V-Land Restaurant
Denny's
INI Ristorante
Kin Craft Ramen
Mi A Dong Chinese Noodle
Mua Rung
Pho Dakao
Pho Flavor
Pizza Hut
Project Poke
Pur Bowls: Acai Bowls
Qua Contemporary Chinese Cuisine
Quan Mii Restaurant
Rol Handroll Bar
Sharetea
Starbucks Coffee
Vox Kitchen

Retailers

AIM Mail Center
Albertson's
Fountain Valley Optometry
Lashere
NQ Jewelers
Skyline Beauty Supply FV
QLT Care Pharmacy
Salvation Army Thrift Store
Tektronic
Viefface Mall

4 Mile Square Plaza

16569 Brookhurst

Restaurants

Alise Restaurant & Banquet
Au Lac Restaurant
Fu Wing Low Chinese Restaurant
Hue Oi Vietnamese Cuisine
Phuc Long Tea & Coffee

Retailers

COCO CE Clothing
Tennis Spectrum
Trinity Mission Pharmacy

5 Golden Triangle Center

11743-11765 Edinger

Restaurants

Maya Puerto Marquez Mexican
The Sun Vegan
The Blarney Stone

Retailers

Golden Bottle Liquor
King Koi & Goldfish
J.N.J Comic Books
Roasting Water 199 Restaurant

6 Harbor & Lilac

16101-16255 Harbor

Restaurants

Carl's Jr.
Lee's Sandwiches
Tran Quy Cap B.B.Q Restaurant
7 Leaves Café

Retailers

Dollar Tree
La Curacao
Metro Furniture
Walgreens



7 Harbor Plaza

16275 Harbor Blvd.

Restaurants

Manna Donuts
Mariscos Los Corales
Omoi Sushi
Panda Bowl Chinese Cuisine
Sizzler
Subway
Pho 318

Retailers

China Poultry
Mina & Joseph Liquor
Harbor Family Optometry

8 16040 Harbor

16040 Harbor Blvd.

Restaurants

Double Delicious Thai Cuisine
Ensenada Restaurant Mexican & Seafood
PM Beer & Wine
Tobara Mexican Bakery & Café
Hickory Smoke Shop

9 Warner & Newland

8582-8598 Warner

Retailers

Aloha Fishing Tackle
Funeral Classics

10 Warner Plaza

8780 Warner

Restaurants

Cambalache Grill
Argentine & Italian Cuisine

Retailers

A Snail's Pace Running Shop
Bicycles Discovery
Portugal Imports

12 Magnolia Plaza

9025 Warner

Restaurants

Starbucks Coffee

Retailers

Puff Puff Glass & Tobacco

13 Warner & Magnolia SE

17020-17136 Magnolia

Restaurants

Blue Coral
Long Black Coffee
Sofra Urbana
Winchell's Donut House
Adana Grill & Mediterranean
Hot Stone Pho

Retailers

Aldi Food Market
CVS Pharmacy
Magnolia Florist
Goodwill

14 Bushard & Warner

9475-16927 Warner

Restaurants

7 Leaves Cafe
Angel Food Donut
Bagel Now
Paul's Coffee Shop

Retailers

Flawless Vapes & Supplies

15 Plavan Plaza

9380 Warner

Restaurants

Buttery Coffee
Del Taco
Mel's Diner
Re Cafe
Runam Garden
Sizzler

Retailers

118 Cakery
InStyle Optometry
Meliora Pharmacy
Sunrise Supermarket
Spectrum Pharmacy

16 Warner & Brookhurst

9895 Warner

Restaurants

Hot Off the Grill
Ikram Bakery & Grill
Moonlight Pizza & Chicken
Taco Bell

Retailers

Hamle Mediterranean Market

17 Brookhurst Plaza

17037 Brookhurst

Restaurants

Carl's Jr.

Yogurt Passion

Retailers

America's Tire

Sam's Club

T-mobile

O'Reilly Auto Parts

18 Brookhurst Center

17431 Brookhurst

Restaurants

Cyber Wings

Lau Tom SRI Seafood & Hot Pot

Thai on Fire

Jayden's Donuts

Retailers

Reflection Tattoo & Piercing

Nina Optical & Eye Glass

Smoke & Vape Shop



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19 Shoppes at Fountain Valley

Brookhurst & La Hacienda

Restaurants

Blaze Pizza

Chiptole Mexican Grill

Tastea

The Habit Burger Grill

Wingstop

21 Slater & Los Jardines

10613 Slater

Restaurants

Creative Ice Company

Pizza D'Z FV

Ramen Izakaya

Thai Fusion Delight

Retailers

7-Eleven

Jack's Liquor

23 Park Plaza

10950 Warner

Restaurants

Tony's Barbecue

Retailers

7-Eleven

Optometry

26 Village Center

17900 Magnolia

Restaurants

Amezi Pizza & Pasta

Bon Tofu & Grill

Ding Tea

Dutch Bros

McDonalds

Mai Thai Bistro

Subway

Union Jack's Fish & Chips

Retailers

Dollar Tree

Sprouts Market

20 Warner Square

10130 Warner

Restaurants

Lampost Pizza

Retailers

On the Way Liquor & Convenient

Partners Pacific Optometry

Richard's Cookie Jar

22 Warner Plaza

10834 Warner Ave.

Restaurants

Dave's Hot Chicken

MOI Cuisines

The Alley

NEP Cafe

24 Warner & Euclid

11025 - 11085 Warner

Restaurants

China Bowl Express

El Pollo Loco

Hot Pot

Pho Kim Quy

Waba Grill

Yummy Pho

Sip Coffee and Goods

Retailers

Eye Care Optometry

FV Central Pharmacy

Stater Bros. Market

Mail Shipping Etc.

27 Magnolia Square

18033 Magnolia

Restaurants

Baskin Robbins

B Nutritious

Carlito's Diner

Pho K-Tea

Toastie Toastie

Steady Brewing

Retailers

American Liquor

One Pharmacy

Prime Eye Care Optometry

25 Magnolia & Talbert

17945-17951 Magnolia

Restaurants

Taco's El Rancho

Retailers

Firestone Tires



28 FV Promenade

18279 Brookhurst

Restaurants

Amarith Farmhouse
Boba Junkie
Full Moon Sushi
I Can BBQ
Inka Cantina
Mimi's Café
Paderia Bakehouse
Shabuya
Shin-Sen Gumi Hakata Ramen
Subway

Retailers

Five Below
One & Last
Ralphs
Ross
Sally Beauty Supply
See's Candies
Smoke Shop
T.J. Maxx
Verizon Wireless

31 Euclid & Talbert

18011 Newhope

Restaurants

Crafted Donuts
Jimmy John's
Panda Express
Qargo Coffee
Harbour Furniture Store
WFD Furnishings & Interiors
Floor Expo & Design
T-Shirt Wholesale Outlet

32 Newhope & Talbert

18010 Newhope

Restaurants

Cancun Fresh Mexican Grill
Istanbul Grill

Retailers

Newhope Design

33 Costco Plaza

17850 Newhope

Restaurants

Chidori Sushi
Little Saigon Noodle
Maui Hawaiian BBQ
McDonalds
Starbucks Coffee
Subway
Taco Bell

Retailers

Costco
Dollar Tree
PetSmart
Ross Dress for Less
The UPS Store
T-Mobile

34 Magnolia Plaza

9039-9121 Garfield

Restaurants

Papa Z's Breakfast & Lunch
Joey's Pizza
Satoshi Japanese Restaurant

Retailers

Care One Pharmacy
Leslie's Pool Supplies
Savers Thrift Superstore

35 Callen's Corner

18511-18633 Brookhurst

Restaurants

BBQ Chicken
Cold Stone Creamery
First Class Pizza
Ike's Love & Sandwiches
Islands Fine Burgers & Drinks
Jamba Juice
Lobster Guys
Lucky Chinese Food
Munchie-Ken Japanese Ramen
Philly's Best
Que Vida Taqueria
Starbucks Coffee
Stonefire Grill
85 Degrees Bakery

Retailers

Albertson's
Audio Nova
AutoZone
Cat Country
Paradise Dancewear
Lakeshore Learning Store
Mimi's Jewelry
The UPS Store
Wigs by Elaine
Pet Supply
Sports Addict

36 Fountain Valley

18774 Brookhurst

Restaurants

Fortune Cookies Chinese Bistro
Sushi Plus

Retailers

Gold'n Silver Jewelry
Prehistoric Pets
Archery Range
Turner's Outdoorsman

37 Fountain Valley Square

18880-18974 Brookhurst

Restaurants

Artisan by 7 Leaves & Crema
California Shabu Shabu
Crumbly
Eastern Tales Cafe
Hungry Boy Thai Cafe
Kitakata Ramen
McDonald's
Mountain Mike's Pizza
Momoyama Sushi
Popeyes
Tsuruichi Restaurant

Retailers

Chel's Lashes & Beauty
District 36
Eco Tech
Eco Town
Grocery Outlet
Max Karaoke
Smokerz Land Liquor & Spirits

29 Valley Gardens Center

18380 Brookhurst

Restaurants

Kappo Honda
Taste of Beauty

Retailers

Ballard & Ballard Fine Jewelers
Direct Care Pharmacy
Eye Wellness Optometry

30 Fountain Valley Plaza

18030-18122 Brookhurst

Restaurants

Afters Ice Cream
Altra Cafe
Amazon Fresh
Boba Pop
California Fish Grill
Chicken Maison
CIR Lounge
Dunkin' Donuts
Fire Wings
Jersey Mike's Subs
Le Shrimp Noodle Bar
Pho Banh Mi & Che Cali
Slice House by Tony Gemignani
Sushi Koto Japanese Restaurant
Urban Plates

Retailers

Coastline Care Pharmacy
Da Vinci Kitchen & Flooring
Dunn Edwards Paints
Suit Gallery Five Star Menswear

Other Prominent Retailers

Baker Party Rentals
Chefs' Toys
CORT Furniture Outlet
Decorative Fabric House
Floor & Décor
Fountain Bowl
Green Room Extreme Outdoors
Jerome's Furniture
OC Home & Art
Ortho Mattress
Patio World
Smart Patio+
Sports Basement
Sports Page Soccer Warehouse
Stewart Roth Furniture
Stone Deluxe
Rugs Plus
Teakman
Terra Outdoor Living

Other Prominent Restaurants

Black Angus Steakhouse
BLK Dot Coffee
Cream Pan
Dutch Bros
Hot N Juicy Crawfish
Marie Callender's
Naugles
Ozzie's Sports Bar & Lounge
Spoons's Grill & Bar
Tio Flaco's Tacos
Tropical Smoothie Cafe
Wendy's

Hotels

Ayers Hotel Fountain Valley
Sonesta Select Fountain Valley





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