

FOR LEASE

NWC KATELLA AVE & SIBONEY ST

4959 KATELLA AVE | CYPRESS, CA

JOIN:



PROPERTY HIGHLIGHTS

- Located in the drive isle to Los Alamitos Race Track redevelopment - over 1,900 units planned
- Nearby corporate offices include Boeing, Mitsubishi, Sony, and Rockwell International
- The Square Cypress—adjacent newly developed center
- Affluent suburban community

Demographics	1 Mile	2 Miles	3 Miles
Population	11,924	78,492	188,222
Average HH Income	\$144,940	\$163,605	\$148,563
Daytime Population	15,568	61,084	125,333

Traffic Count

Katella Avenue @ Siboney Street	77,900+ CPD
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For leasing, please contact:

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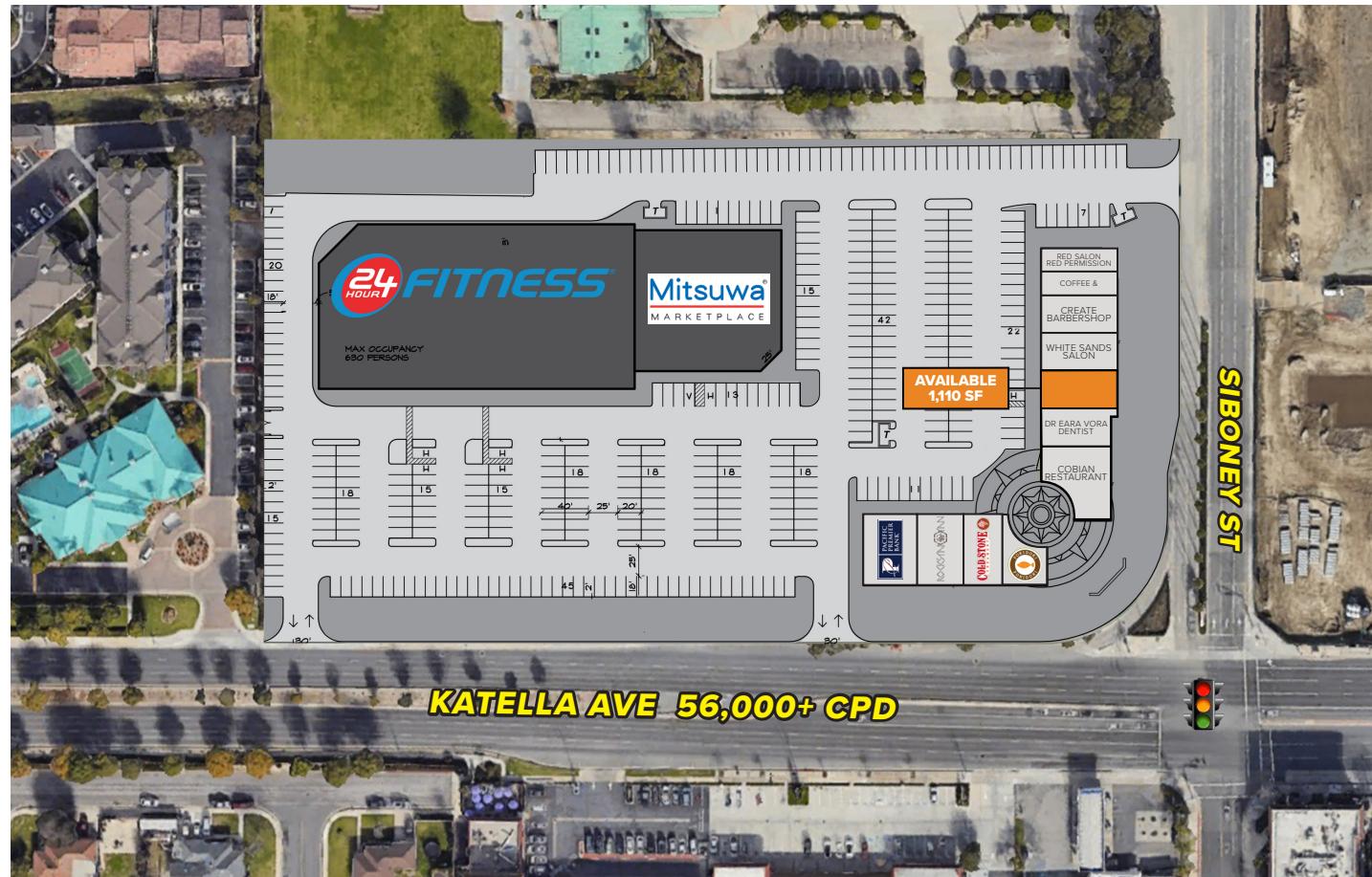


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SITE PLAN



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TENANT	SF
24 Hour Fitness	37,000
Mitsuwa Marketplace	18,000
Red Persimmon	1,200
Coffee & (Coming Soon)	1,504
Create Barbershop (Coming Soon)	1,108
White Sands Salon	2,220
Available	1,110
Dr Eesha Vora	1,502
Cobian Restaurant	3,150
PokiDoki	1,500
Cold Stone Creamery	1,200
Rockstar Tan	2,400
Pacific Premier Bank	3,505
TOTAL GLA	75,401

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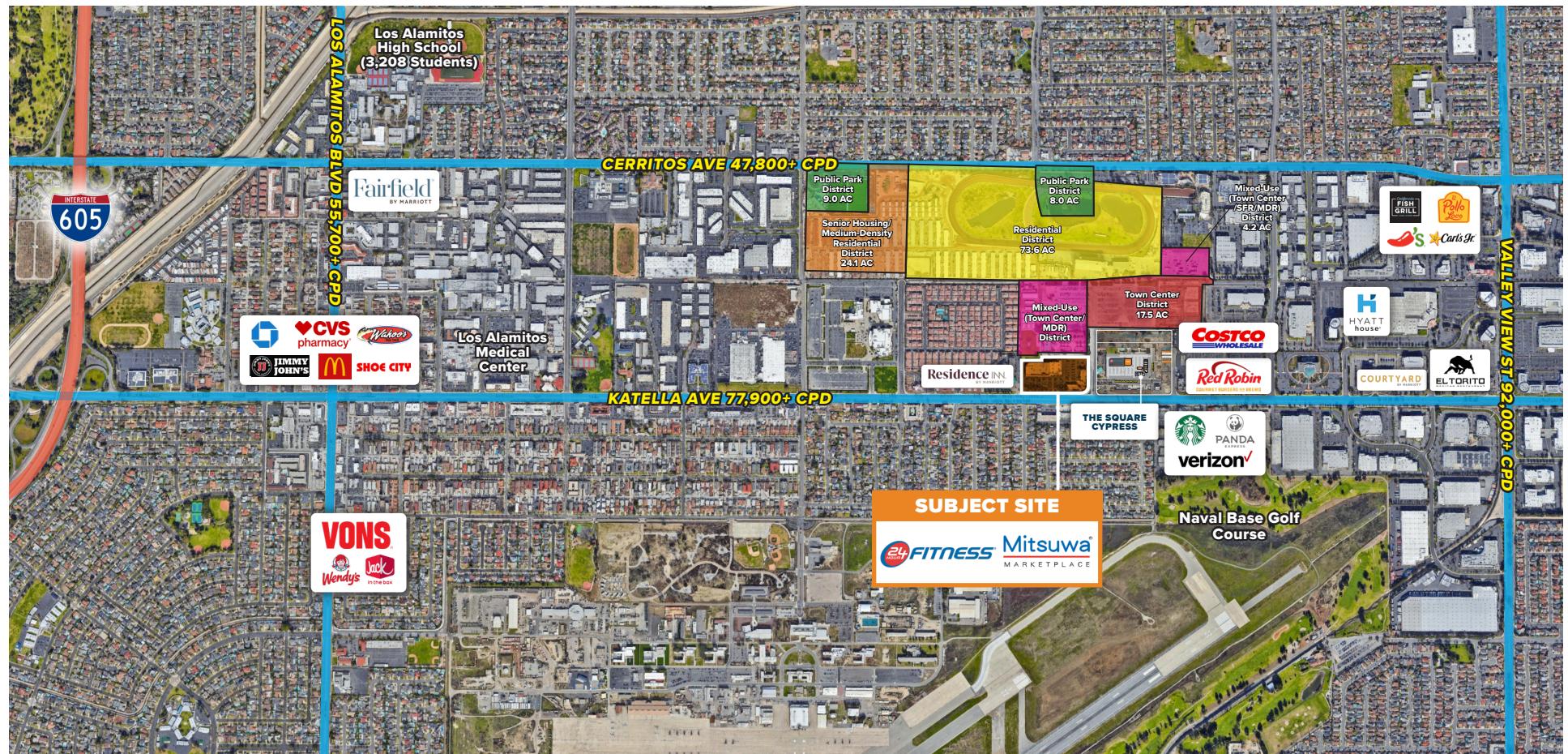
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AERIAL RETAIL MAP



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