

Knott-Katella Shopping Center

SEC Knott Avenue & Katella Avenue
Stanton, CA 90680



TARGET
GameStop
Sola
FIVE GUYS
BURGERS and FRIES
Carl's Jr.
CHIPOTLE
MEXICAN GRILL
TACO BELL

DEL TACO
Rubio's
The Flame Broiler
DAISO
JAPAN
SHOE CITY

Katella Avenue 53,000 ADT

53,000 ADT

Subject Property

Knott Avenue 29,000 ADT

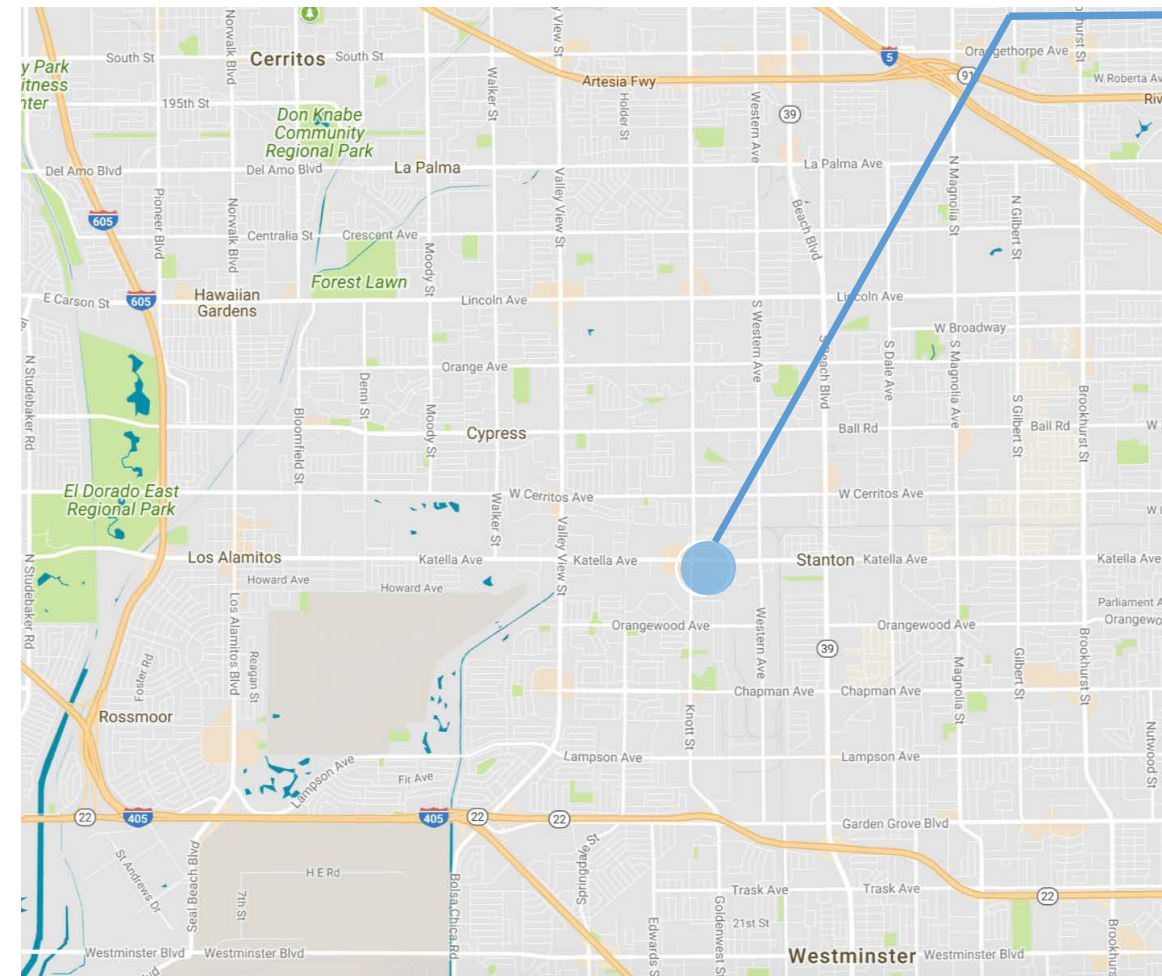
luma comfort
the Habit BURGER GRILL
T-Mobile
Bagel & Delicatessen
Olive Garden
Yogurtland
Fantastic Sams HAIR SALONS

Cypress Plaza Shopping Center
STAPLES
that was easy:
BevMo!
ROSS
DRESS FOR LESS
TILLYS
TOGO'S
GREAT SANDWICHES
verizon

AXIOM
Retail Advisors

For Lease Knott-Katella Shopping Center

SEC Knott Avenue & Katella Avenue Stanton, CA 90680



Property Highlights:

- Anchored by a high volume Smart and Final Extra
- Located at the southwest corner of Knott Ave. and Katella Ave., two of Orange County's premier thoroughfares
- Easily accessible from the 405, 91, 22, 605 and 5 Freeways
- Traffic counts of approximately 82,230 ADT at Knott Ave. and Katella Ave.
- Dense, in-fill demographics with population of approximately 24,496 within 1 mile, 252,715 within 3 miles and 630,524 within 5 miles
- Strong daytime population of approximately 16,002 employees in a 1 mile radius and 77,739 employees in a 3 mile radius

Demographics:

2024 Estimates	1 MILE	3 MILE	5 MILE
Population	23,794	252,300	626,122
AHH Income	\$148,398	\$124,283	\$129,662

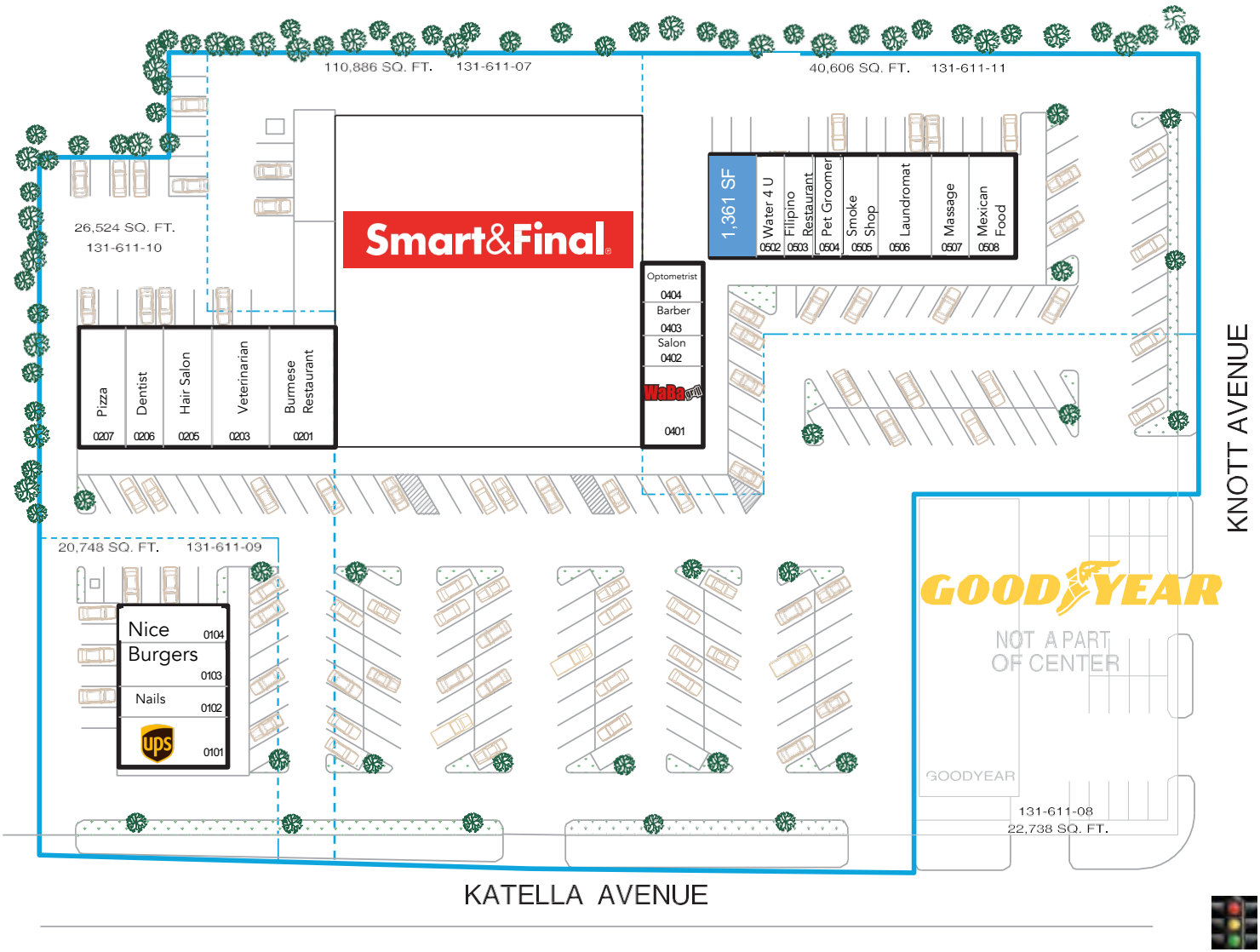


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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.