



Katella

ROW

1400 E Katella Avenue Orange, CA 92867

Now Leasing Retail & Restaurant

Opportunity to lease retail on Katella Avenue just off the 55 Freeway.



TI Packages
Available



Flexible
Terms



Customizable
Spaces

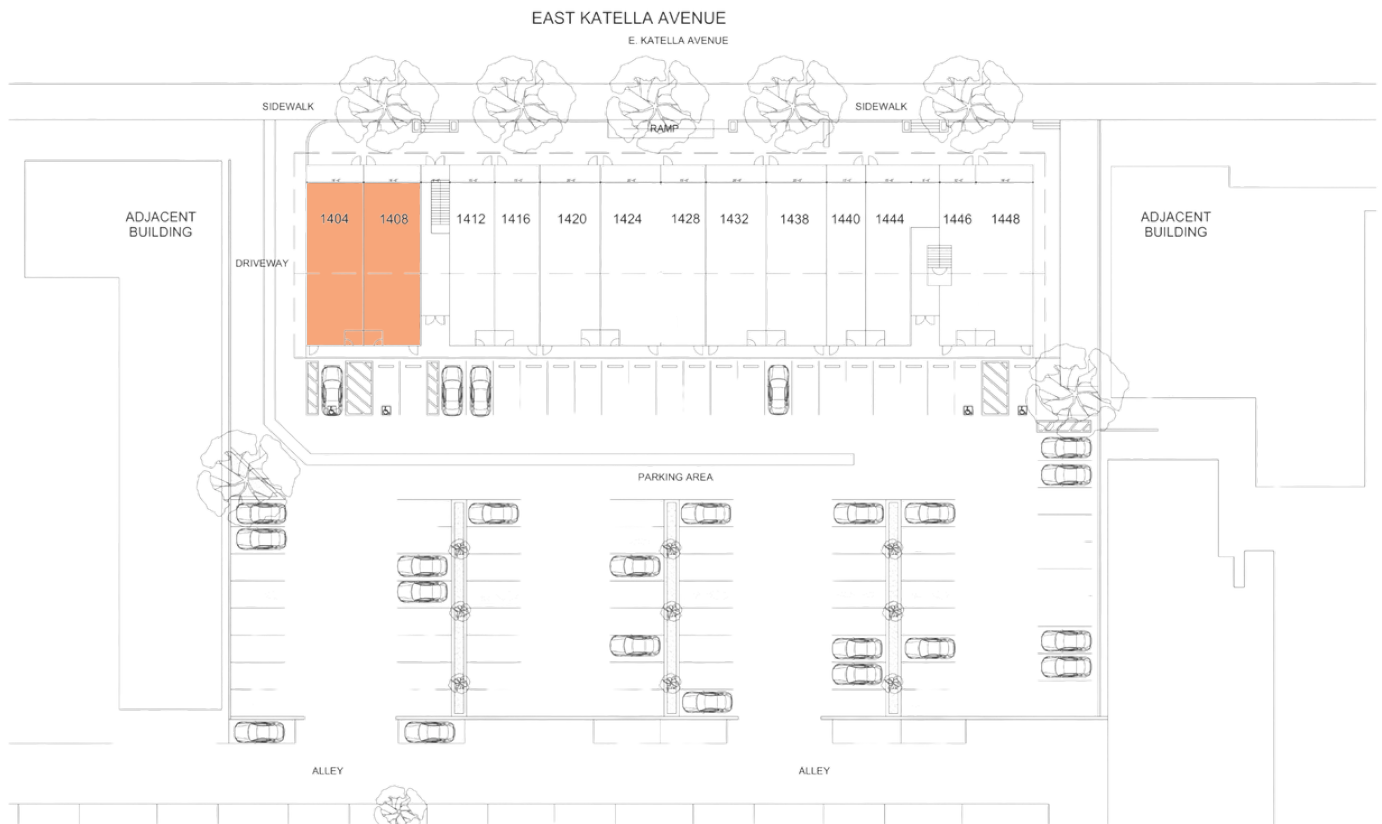


Newly
Remodeled

NATIONAL REACH.
SOUTHERN CALIFORNIA EXPERTISE.

SOPHIA MEHR
sophia.mehr@svn.com
949.303.7865
CalDRE # 02024106


COMMERCIAL REAL ESTATE ADVISORS



Available Suites:

1404-1408 2400 SF (Retail)
(Can be divided into
two 1,200 SF Suites)

211 330 SF (Office)
229 440 SF (Office)

Current Tenants:

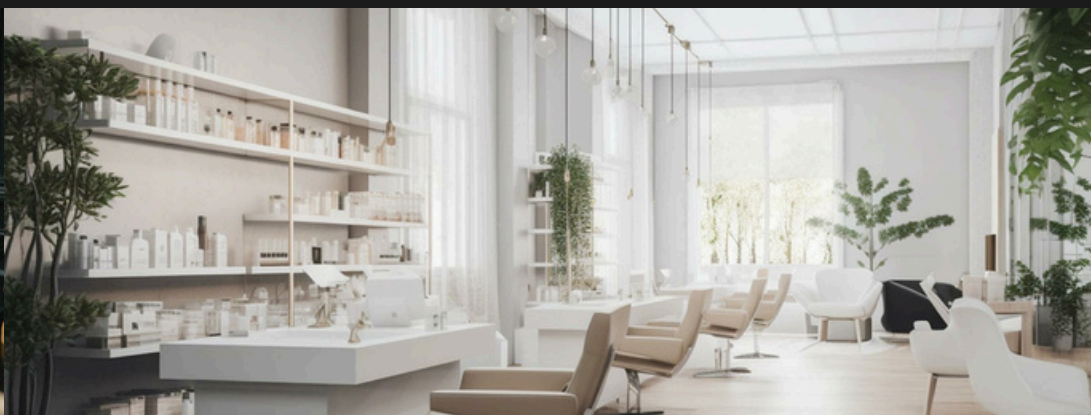
1446-1448 Latin Restaurant
1444 Lash Extensions
1440 Nail Salon
1438 Collector Trading Shop
1432 Red Wing
1428 Spa
1420-1424 Martial Arts
1416 Barbershop

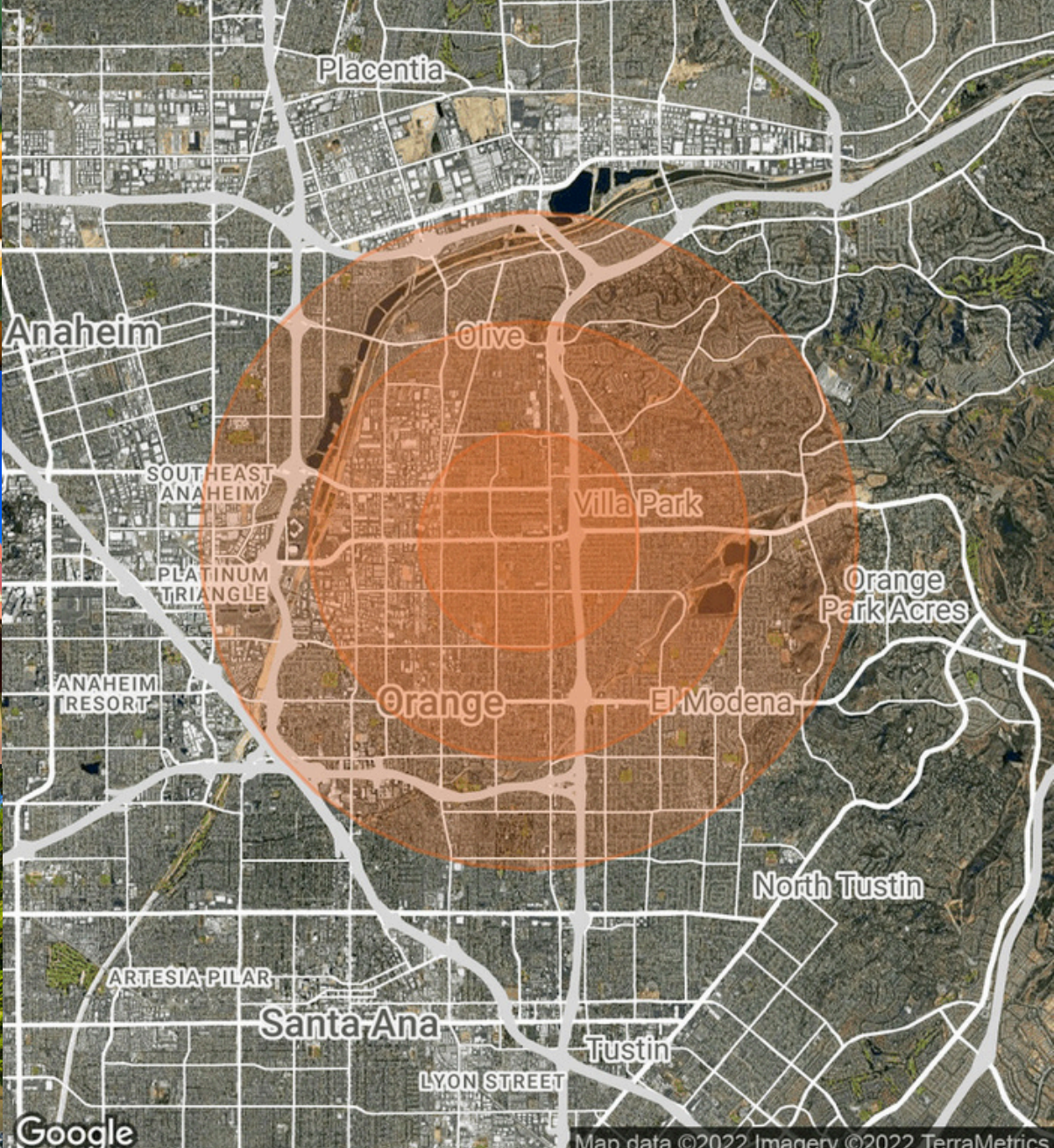
Katella

ROW

SOPHIA MEHR
sophia.mehr@svn.com
949.303.7865
CalDRE# 02024106

SVN
VANGUARD
COMMERCIAL REAL ESTATE ADVISORS





Area Demographics

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	26,794	73,609	165,198
Average Age	35.3	37.2	37.4
Average Age (M)	34.8	37.1	37
Average Age (F)	36.2	37.8	37.8

HOUSEHOLDS

Total Households	7,716	23,524	55,134
# of Households	3.5	3.1	3.0
Average HH Income	\$107,668	\$118,568	\$117,182
Average House Value	\$556,514	\$618,427	\$598,879

TRAFFIC COUNTS

Katella Ave & California St	36,863 VPD
Katella Ave & Tustin St	41,193 VPD



Katella

1400 E Katella Avenue Orange, CA 92867

ROW

SOPHIA MEHR
sophia.mehr@svn.com
949.303.7865
CalDRE# 02024106

