



INDUSTRIAL FOR LEASE

6900-6920 Knott

6900 KNOTT AVENUE

Buena Park, CA 90621



PRESENTED BY:

ASHLEY HUTCHINSON

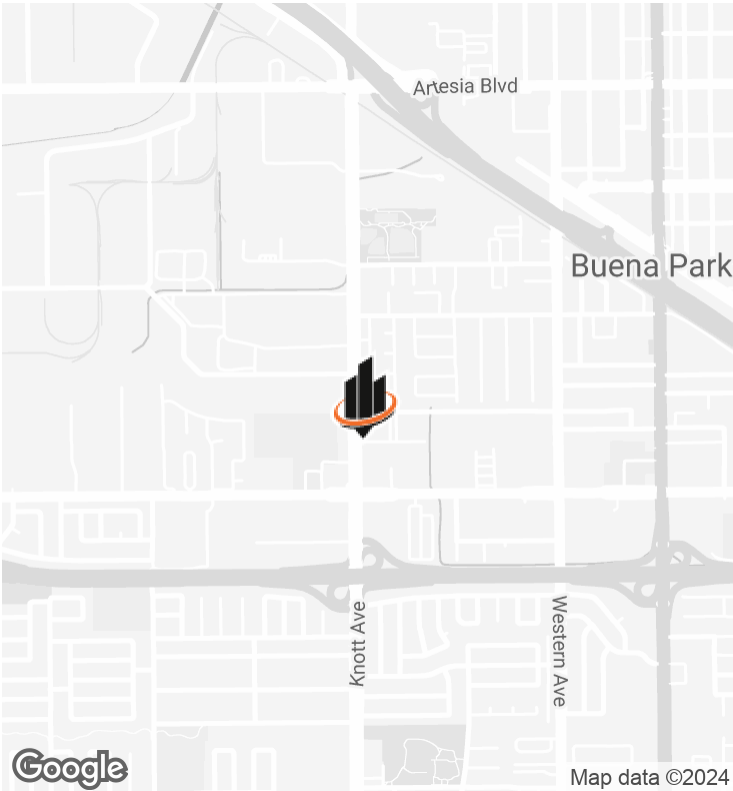
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CalDRE #02005679



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.75/SF
BUILDING SIZE:	20,900 SF
AVAILABLE SF:	1,000-2,400 SF

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PROPERTY OVERVIEW

Rare opportunity to lease 1,000-2,400 SF of industrial space in a well located multi-tenant commercial property. The space can accommodate wide range of business options.

PROPERTY HIGHLIGHTS

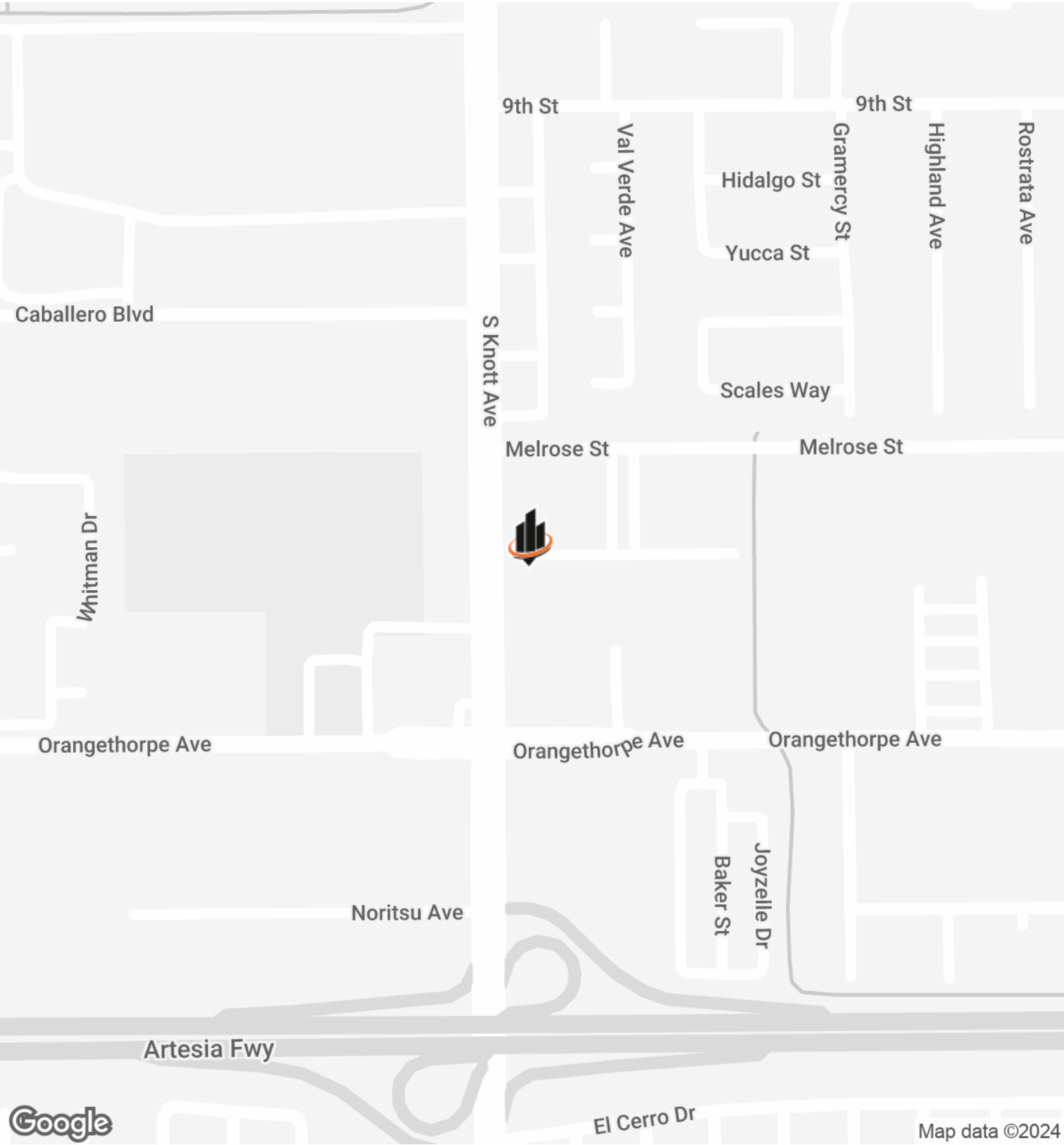
- Convenient location near the intersection of Orangethorpe & Knott
- Large Monument Sign providing visibility on Knott Ave
- Close proximity to the 5 and 91 Freeways as well as Beach Blvd
- Abundant Parking

ADDITIONAL PHOTOS



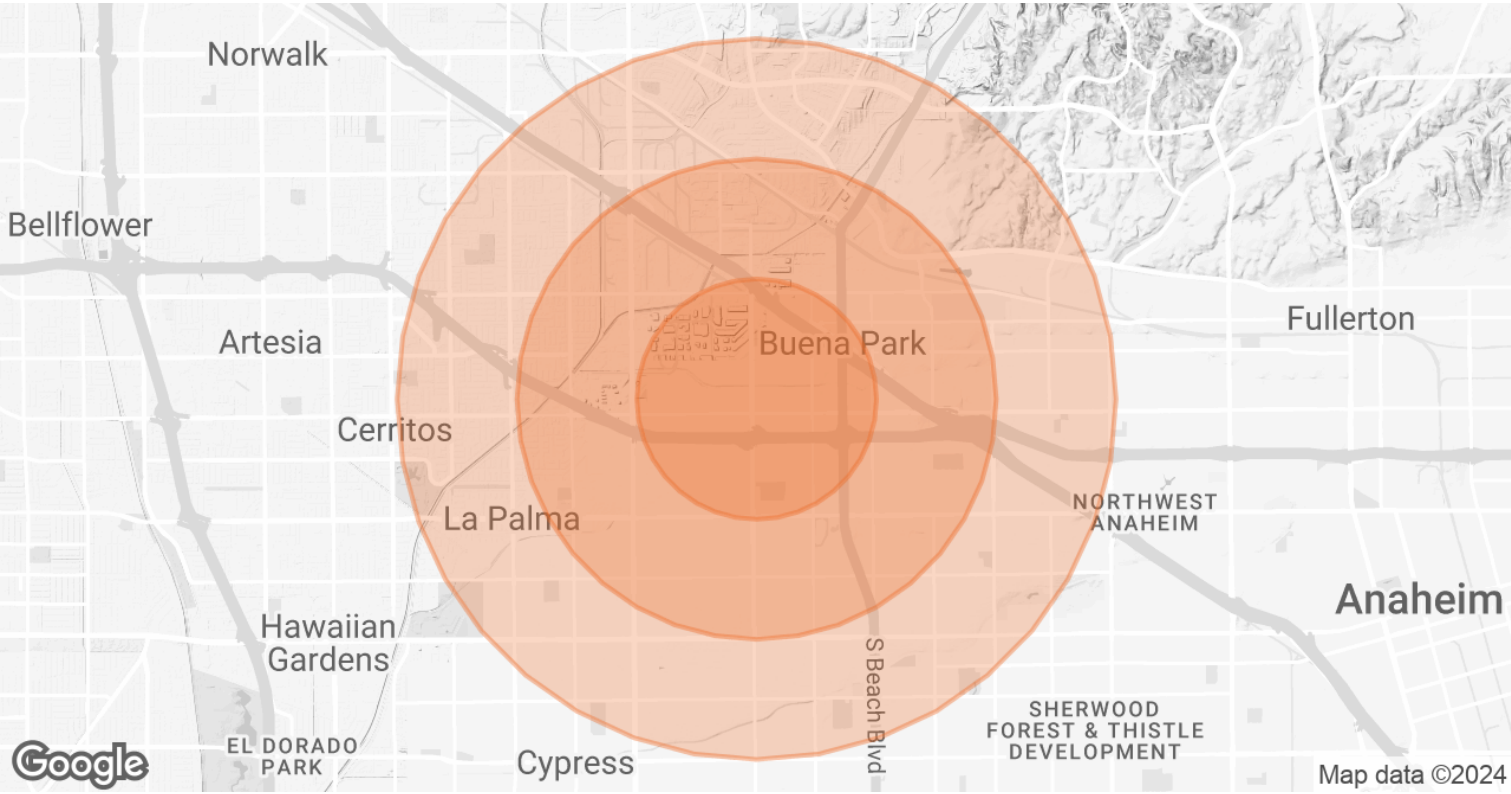
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,956	85,634	215,327
AVERAGE AGE	36.1	38.3	38.9
AVERAGE AGE (MALE)	32.4	36.1	37.3
AVERAGE AGE (FEMALE)	41.2	40.4	40.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,077	25,526	65,832
# OF PERSONS PER HH	3.5	3.4	3.3
AVERAGE HH INCOME	\$90,731	\$95,132	\$97,990
AVERAGE HOUSE VALUE	\$511,698	\$559,702	\$541,992

* Demographic data derived from 2020 ACS - US Census

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