



### 6072 Lincoln Avenue

Cypress, California 90630

#### **Property Highlights**

- ±1,200 SF newly constructed freestanding retail/office building
- · High-visibility corner location with excellent street frontage
- Open floor plan with abundant natural light through full-height glass windows
- · Ready for tenant improvements
- · HVAC infrastructure in place
- · ADA-compliant access and dedicated handicap parking
- · Ample on-site parking with direct street access
- · Ideal for retail, medical or office use
- Surrounded by national retailers and strong residential density
- Convenient access to major thoroughfares and strong daytime traffic
- High ceilings

### Offering Summary

Lease Rate:			Negotiable
Available SF:			1,200 SF
Demographics	1 Mile	3 Miles	5 Miles
Total Households	10,242	73,400	185,452
Total Population	31,710	235,467	601,735
Average HH Income	\$121,462	\$126,062	\$127,390

#### For More Information

#### Tina LaMonica, SIOR

O: 626 204 1523 | C: 626 644 7632 tlamonica@naicapital.com | CalDRE #01841057

#### Jaxon Ziegenfuss

O: 626 204 1530 | C: 818 720 4478

jziegenfuss@naicapital.com | CalDRE #02242493

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