



## 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

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,200 SF

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	10,242	73,400	185,452
<b>Total Population</b>	31,710	235,467	601,735
<b>Average HH Income</b>	\$121,462	\$126,062	\$127,390

### For More Information

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