



## KATELLA AVENUE

3691-3699 Katella Ave, Los Alamitos, CA 90720



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# KATELLA AVENUE

\$34.20 /SF/YR

This rare retail/ office opportunity is in the heart of Los Alamitos, CA with direct access and visibility along the lively Katella Avenue. The property is located adjacent to the Los Alamitos Medical Center and within blocks from the Los Alamitos Race Course. 1 Parking Space for each suite.....

- Busy intersection
- Busy main road
- Adjacent to Los Alamitos Medical Center

For more information visit:

<https://www.loopnet.com/Listing/3691-3699-Katella-Ave-Los-Alamitos-CA/36786506/>



Rental Rate:	\$34.20 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	2,856 SF
Year Built:	1946
Walk Score ©:	84 (Very Walkable)
Rental Rate Mo:	\$2.85 /SF/MO

### 1st Floor

Space Available	543 SF
Rental Rate	\$34.20 /SF/YR
Contiguous Area	1,129 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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### 1st Floor

Space Available	586 SF
Rental Rate	\$34.20 /SF/YR
Contiguous Area	1,129 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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## 3691-3699 Katella Ave, Los Alamitos, CA 90720

At J&D Management, our mission is to deliver exceptional customer service to both landlords and tenants. We achieve this by leveraging the power of teamwork, advanced technology, and our network of outstanding vendors, all while maintaining a hands-on approach to property management. We're committed to making property ownership and tenancy a seamless, rewarding experience for all.