



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



TI Packages
Available



Customizable
Spaces



Newly
Remodeled

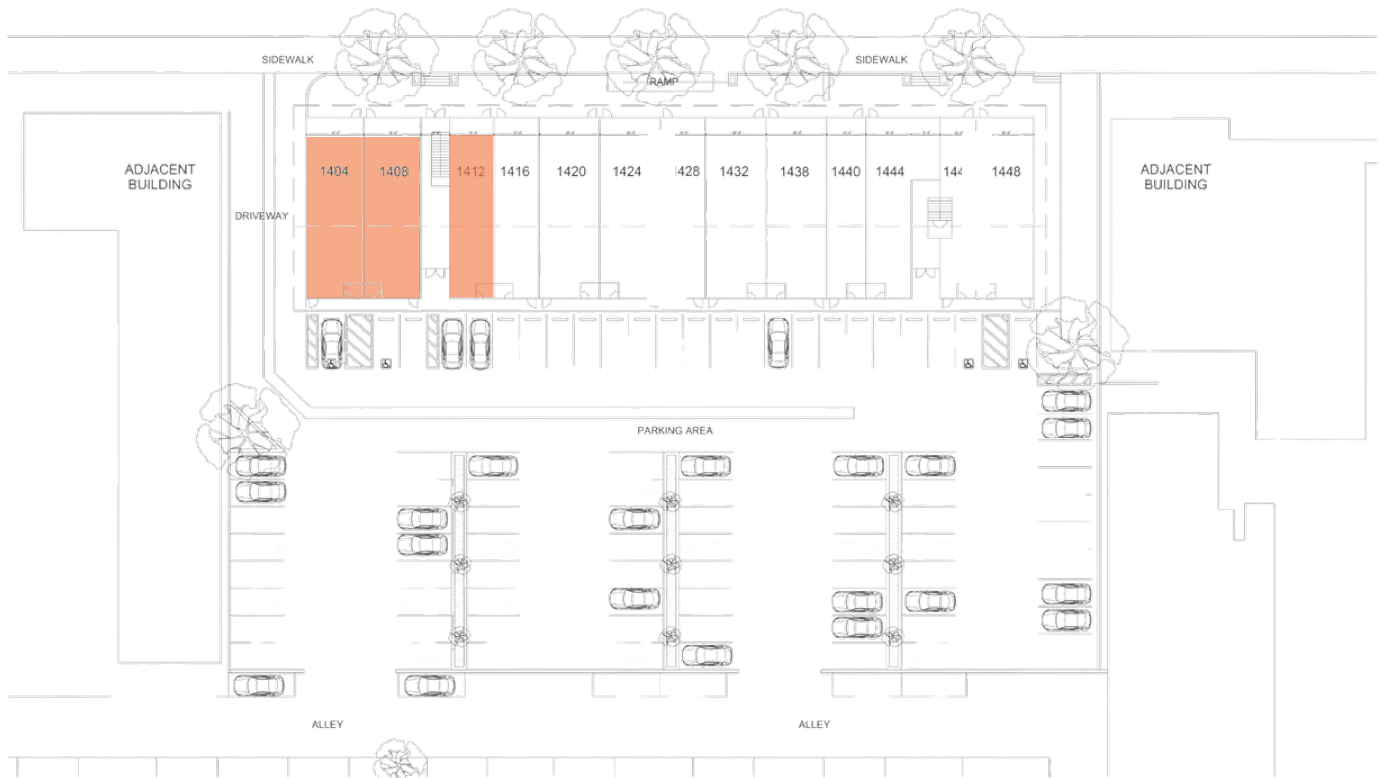
NATIONAL REACH.
SOUTHERN CALIFORNIA EXPERTISE.

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SVN
COMMERCIAL REAL ESTATE ADVISORS

EAST KATELLA AVENUE

E. KATELLA AVENUE



Suites Available

1404-1408 2,400 SF
(Can be divided to
1,200 SF Suites)

1412 900 SF

Current Tenants:

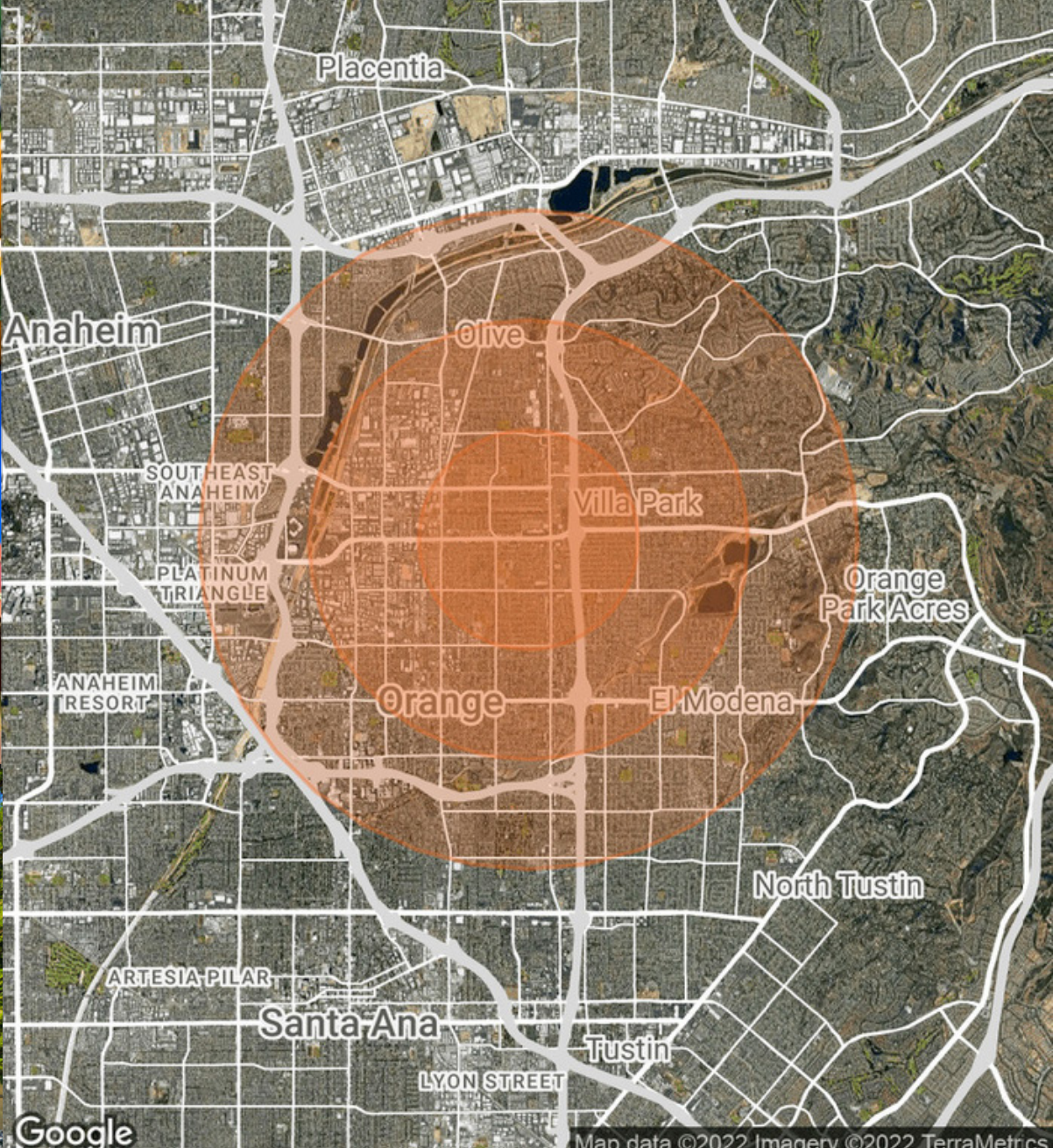
1446-1448	Latin Restaurant
1444	Lash Extensions
1440	Nail Salon
1438	Collector Trading Shop
1432	Red Wing
1428	Spa
1420-1424	Martial Arts
1416	Barbershop

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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
&	

TUSTIN STREET



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ROW

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