

**PRICE REDUCED**

# KATELLA PLAZA

**RETAIL CENTER**

FOR LEASE • RETAIL SPACE • 6,400 SQ FT  
**215-317 E KATELLA AVE., ORANGE, CA**



## KATELLA PLAZA JUNIOR ANCHOR AVAILABLE

Prime retail unit with direct visibility on Katella Avenue. Ideal for medical, office, service use and more.

- Visibility to Approx. 33,000+ CPD
- Densely populated neighborhood; strong daytime population near industrial
- Immediate co-tenants include Pep Boys, Marie Calendars, McDonalds and more.
- Located at the busy intersection of Katella Avenue and Glassell St.

215-317 E Katella Ave  
Orange, CA 92867

**Unit 311 | 6,400 SQ FT [**\$1.25psf**]**



### MORE INFORMATION

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# THE AREA

SPACE FOR LEASE | KATELLA PLAZA

## LOCATION

### **Katella Plaza**

215-317 E Katella Ave  
Orange, CA 92867

## AVAILABLE

**Unit 311** | 6,400 Sq. Ft.

## IN GOOD COMPANY

Key tenants near Katella Plaza include Home Depot, Jack in the Box, McDonald's, Smart & Final, TJ Maxx, CVS and more. The Center is conveniently located between CA-55 and CA-57 commuters Freeways, directly on Katella Avenue.



# SITE PLAN

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COMMERCIAL  
WEST

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BROKERAGE

# BY THE NUMBERS

215-317 E Katella Ave., Orange, CA 92827

## ESTIMATED POPULATION

1 mi | 19,443

2mi | 74,659

3 mi | 181,215

## AVERAGE HH INCOME

1 mi | \$122,644

2mi | \$139,439

3 mi | \$140,573

## DAYTIME POPULATION

1 mi | 28,213

2mi | 100,590

3 mi | 223,155

COMMERCIAL WEST BROKERAGE



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