

Medical Office For Lease

5255 Katella Ave., Cypress



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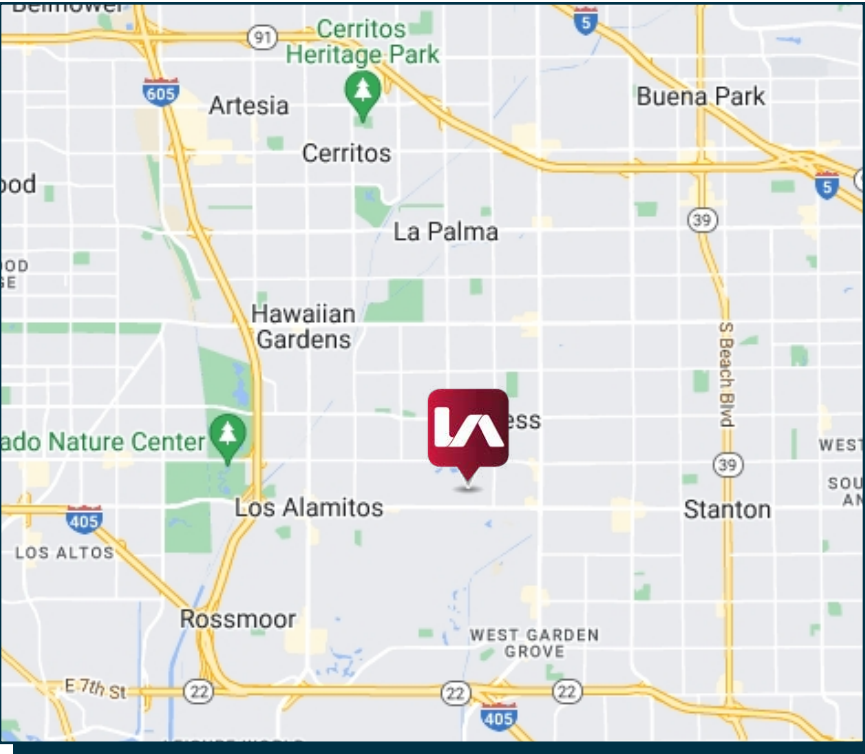
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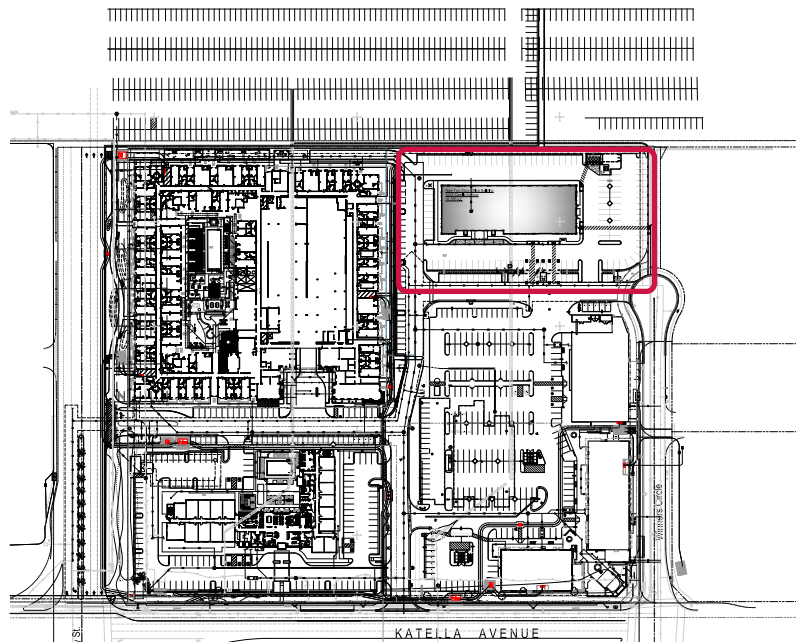
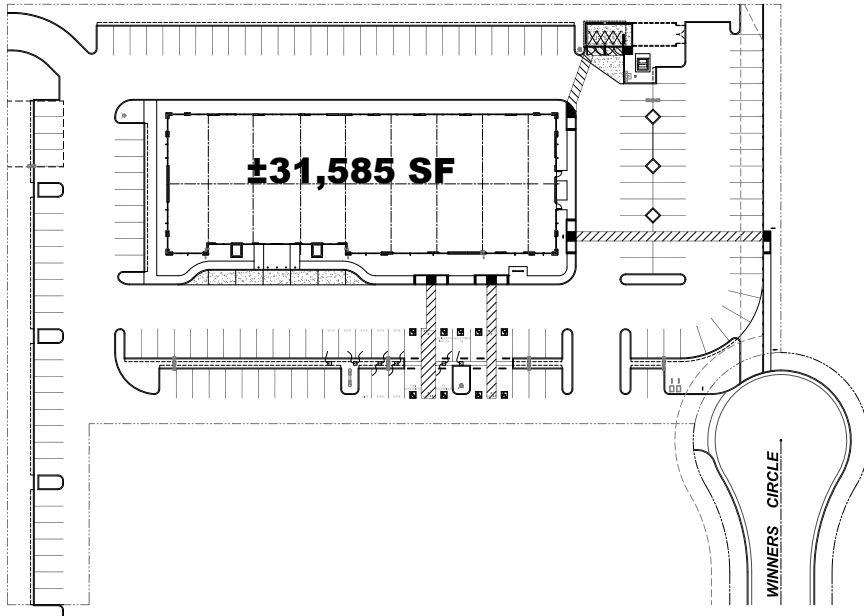
Property Overview

5255 Katella Ave., Cypress

Building	Class A - 2 Story Medical Office Building
Building Size	±31,585 SF
Zoning	Planned Business Park (PBP)
Year Built	2024
Parking	5/1,000 SF free surface

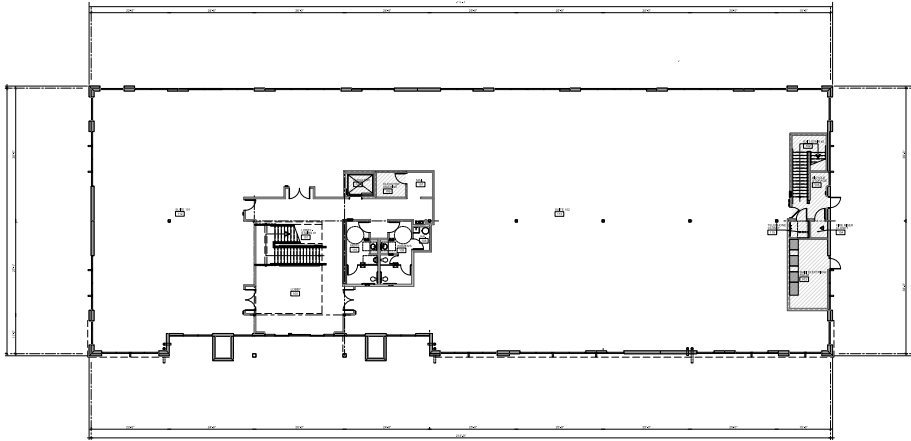


Site Plans

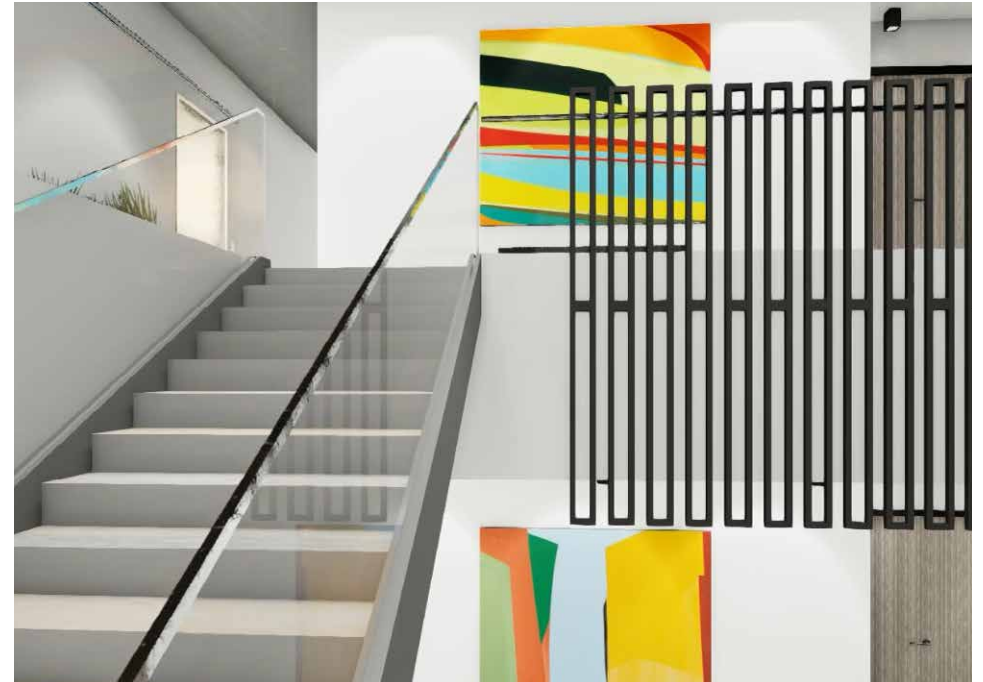
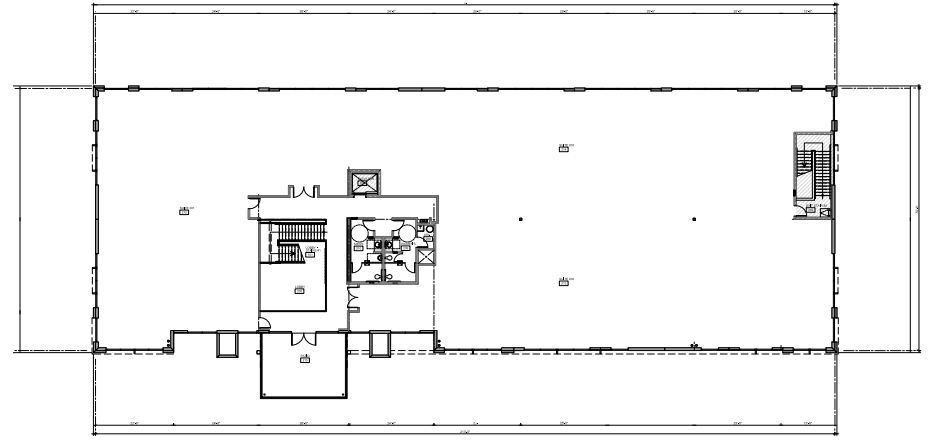


Floor Plans

1ST FLOOR



2ND FLOOR



The images and renderings displayed on this page are artistic representations only and may not reflect the final product. The building will be delivered in shell condition, and actual finishes, fixtures, and features may vary.



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California
FISH GRILL
CASUAL KITCHEN

chili's

Wendy's

Little Fishermen's
Fish & Chips

EL TORITO
AUTHENTIC

Red Robin
GOURMET BURGERS & BEERS

PANDA EXPRESS
CHINESE KITCHEN

Gourmet Pie

Board & Brew

Starbucks

TRADER JOE'S

COSTCO
WHOLESALE

LA

SUBWAY

TESLA
SUPERCHARGER

CELEBRITY HAMBURGERS
COBIAN'S
RESTAURANT
BREAKFAST • LUNCH • DINNER

COLD STONE
CREAMERY

LONG BEACH
Potholder CAFE
CALIFORNIA

24
FITNESS

LOS ALAMITOS
RACE COURSE

W. CERRITOS AVE.

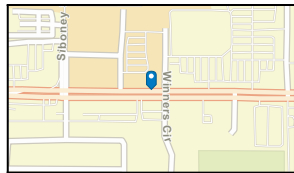
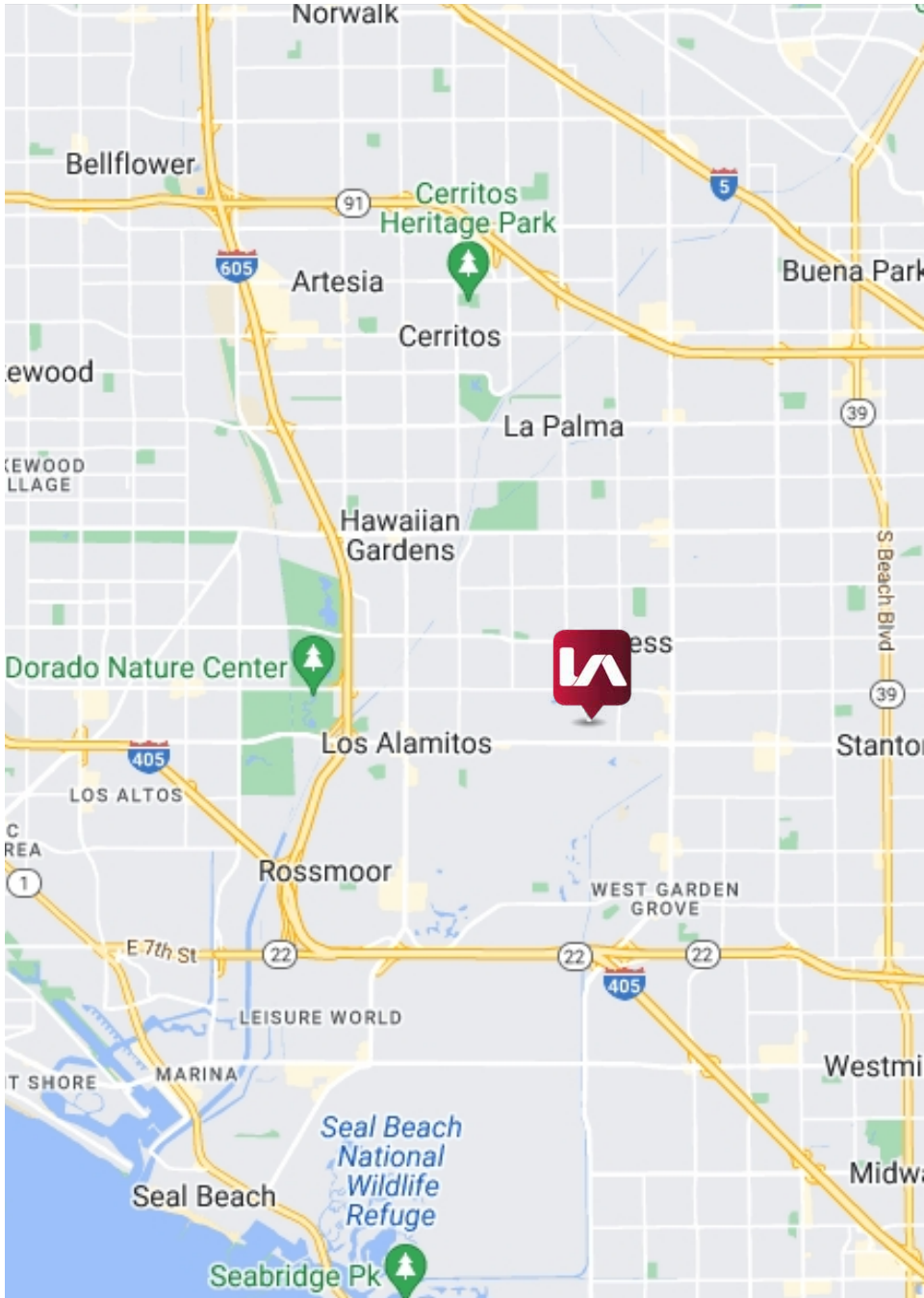
WALKER ST.

KATELLA AVE.

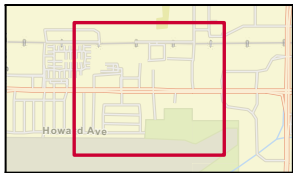
VALLEY VIEW ST.

AMENITY MAP

Neighborhood Map / Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



MAJOR HOSPITALS & MEDICAL PROVIDERS

About Cypress

Cypress is a charming city located in Orange County, California, with a population of around 50,000 residents. Known for its small-town feel and community-oriented atmosphere, Cypress offers a unique blend of suburban living and easy access to urban amenities. The city is home to several parks, trails, and recreational facilities, making it an ideal place for families and outdoor enthusiasts.

Local Attractions near 5255 Katella Avenue

The area around 5255 Katella Avenue in Cypress is a bustling hub of activity, with several local attractions and amenities nearby. The Cypress College campus is within walking distance, offering a range of academic programs and community events. Additionally, the Cypress Shopping Center and other retail destinations are just a short drive away, providing access to shopping, dining, and entertainment options. The city's central location also makes it easy to explore nearby attractions in Los Angeles and Long Beach.

For more information, please visit:

<https://www.cypressca.org/resident/about-us>





Local Expertise. International Reach. World Class.

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