

Knott-Katella Shopping Center

2,400 SF 2nd Generation Restaurant

SEC Knott Avenue & Katella Avenue
Stanton, CA 90680



TARGET
GameStop
FIVE GUYS
BURGERS and FRIES
Carls Jr.
CHIPOTLE
MEXICAN GRILL
TACO BELL

DEL TACO
Rubio's
acai REPUBLIC
DAISO JAPAN
SHOE CITY

the Habit BURGER GRILL
Santa Nita
Olive Garden
T-Mobile
Donut Works Bagel & Delicatessen
Yogurtland
Fantastic Sams HAIR SALONS

Cypress Plaza Shopping Center
STAPLES
that was easy:
BevMo!
ROSS DRESS FOR LESS
TILLYS
TOGO'S GREAT SANDWICHES
verizon

Subject Property

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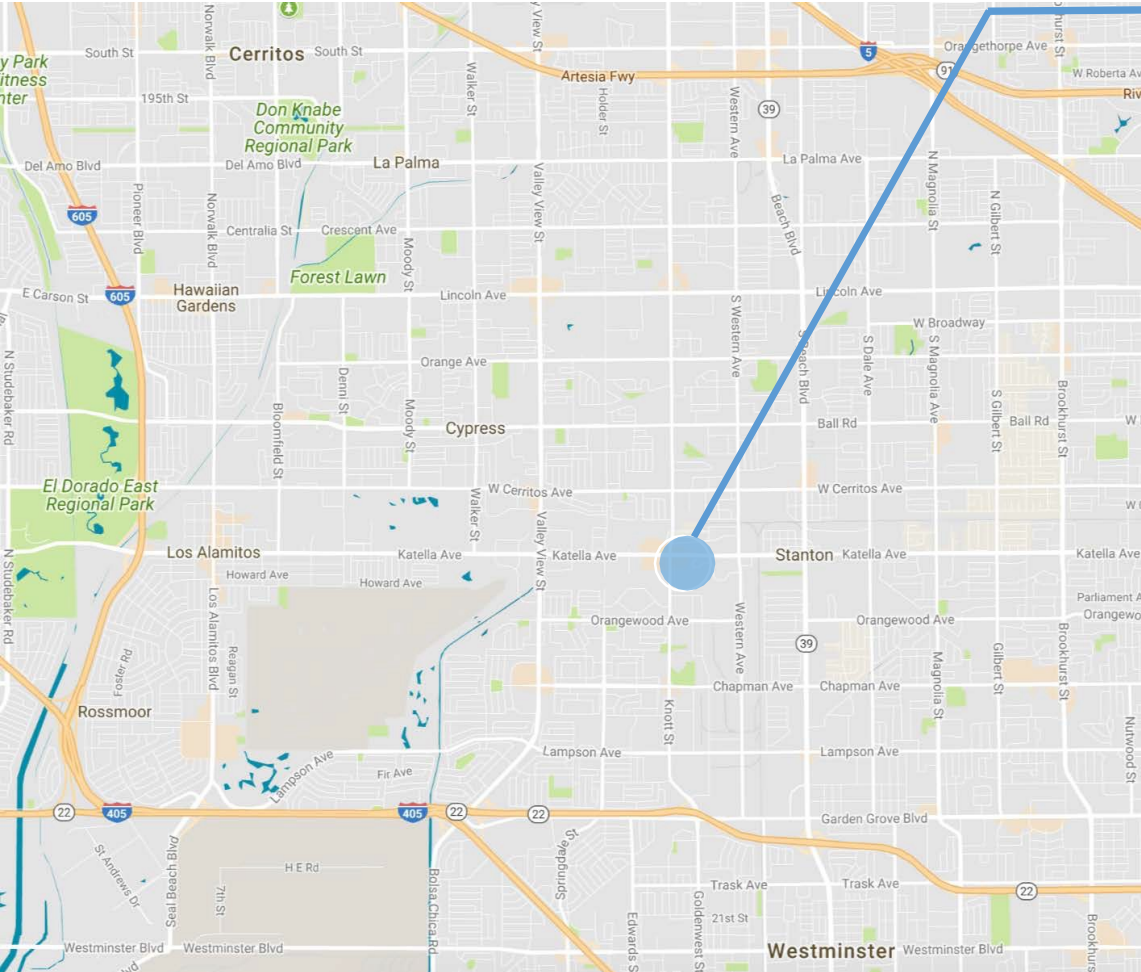
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Property Highlights:

- 2,400 SF 2nd generation restaurant space available
- Anchored by a high volume Smart and Final Extra
- Located at the southwest corner of Knott Ave. and Katella Ave., two of Orange County's premier thoroughfares
- Easily accessible from the 405, 91, 22, 605 and 5 Freeways
- Traffic counts of approximately 82,230 ADT at Knott Ave. and Katella Ave.
- Dense, in-fill demographics with population of approximately 24,109 within 1 mile, 254,743 within 3 miles and 632,716 within 5 miles
- Strong daytime population of approximately 14,372 employees in a 1-mile radius and 69,805 employees in a 3-mile radius

Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	24,109	254,743	632,716
AHH Income	\$149,230	\$123,203	\$127,356



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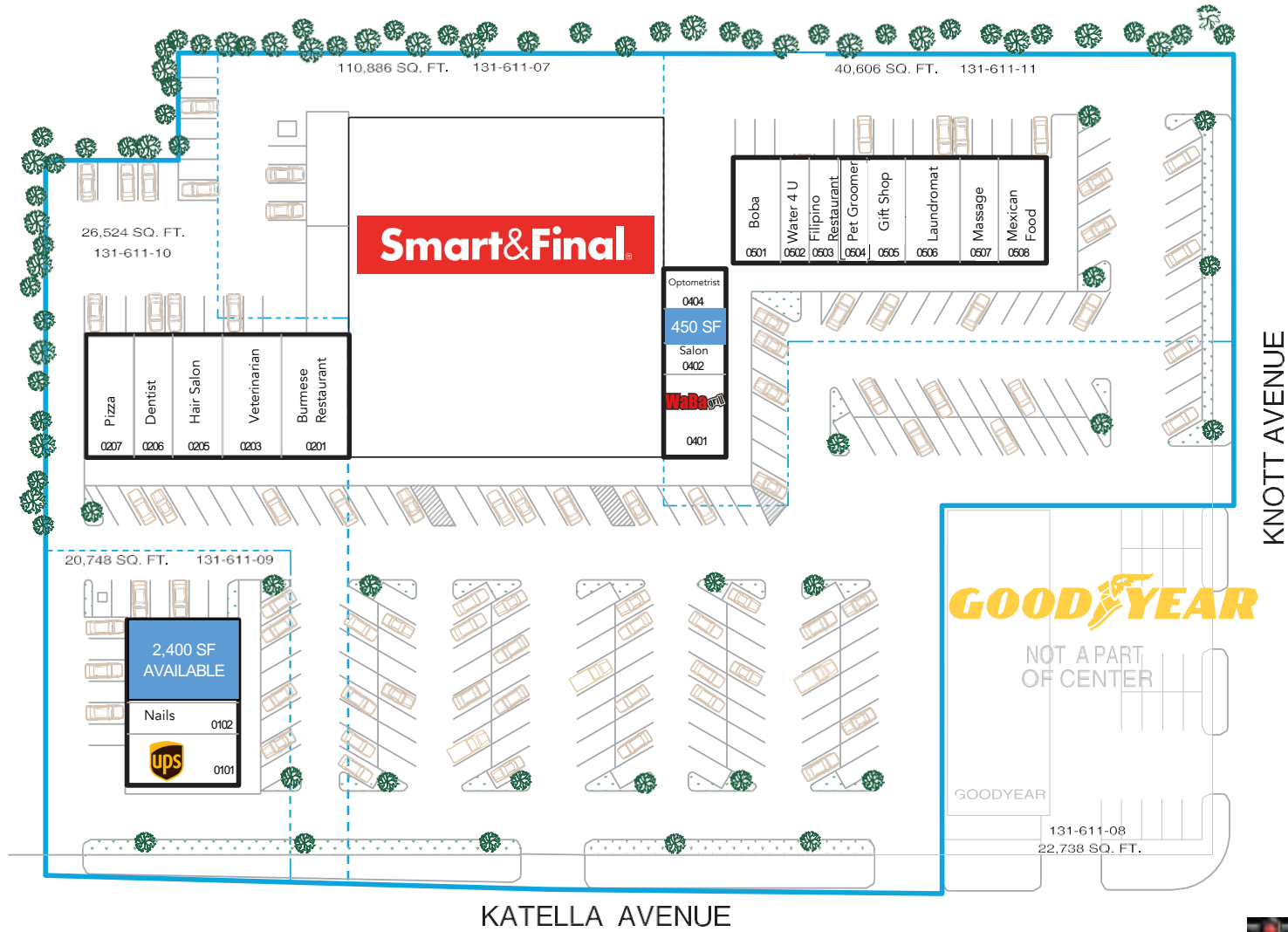
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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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