

Medical Office For Sale or Lease

5255 Katella Ave., Cypress



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Property Overview

5255 Katella Ave., Cypress

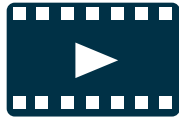
Building Class A - 2 Story Medical Office Building

Building Size ±31,585 SF

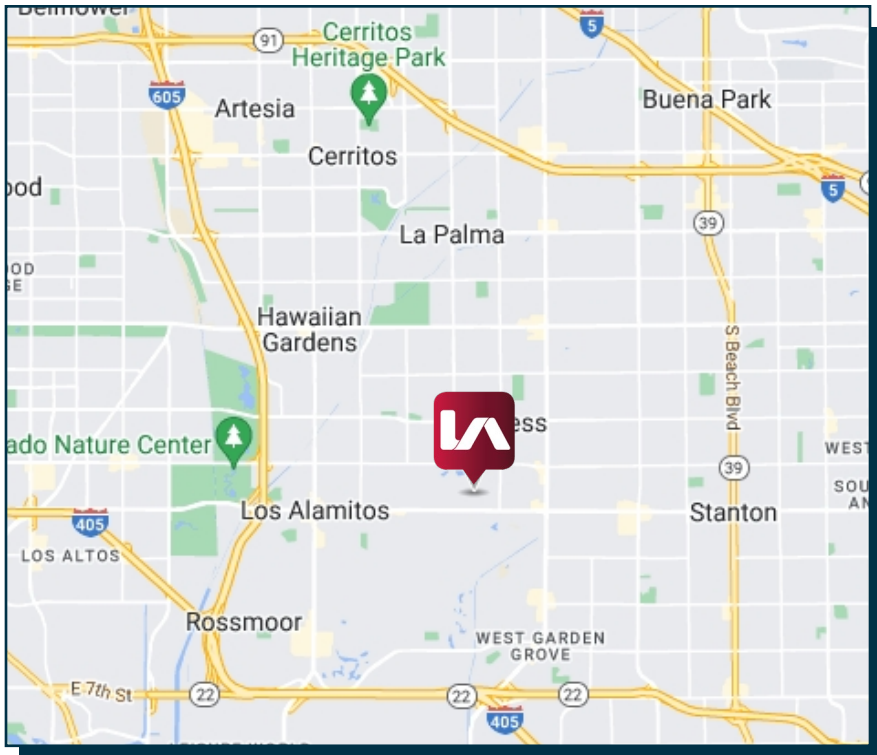
Zoning Planned Business Park (PBP)

Year Built 2024

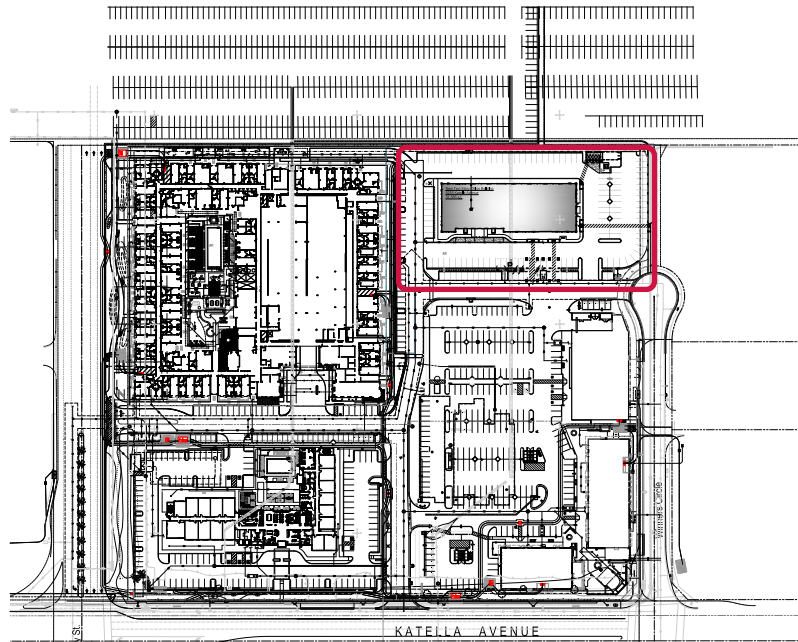
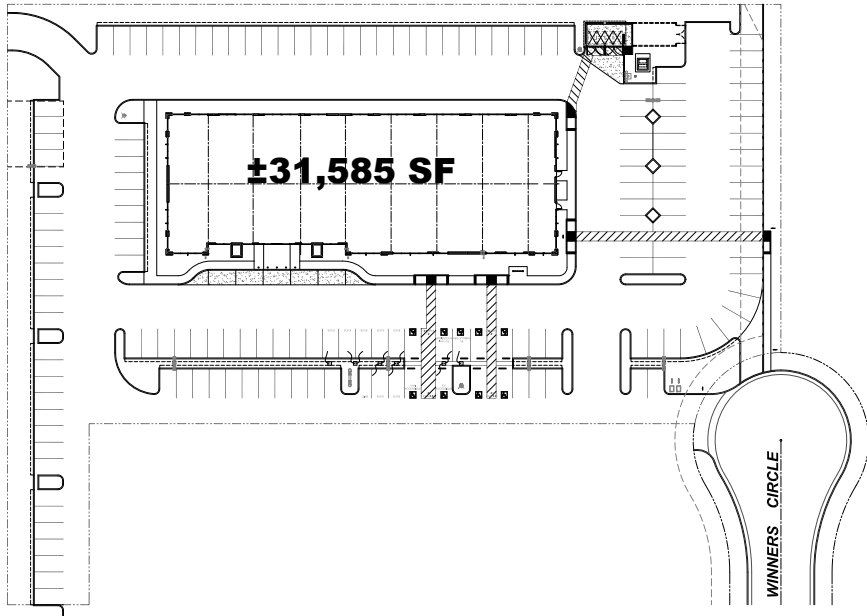
Parking 5/1,000 SF free surface



[LAUNCH VIDEO TOUR](#)

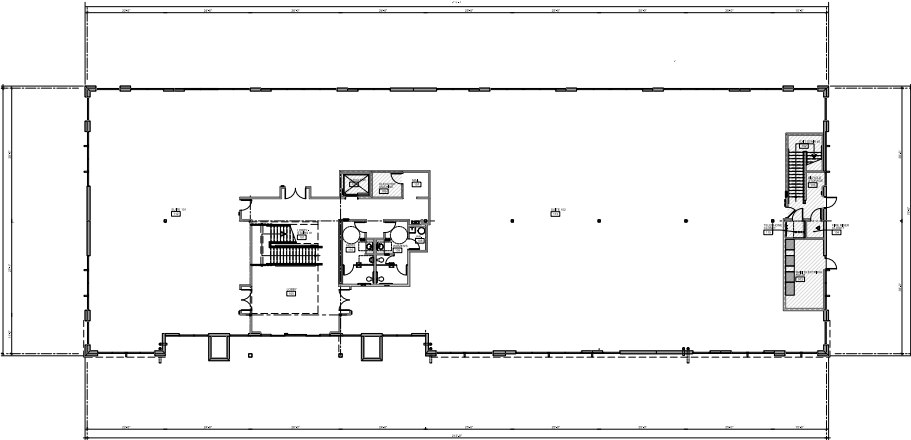


Site Plans

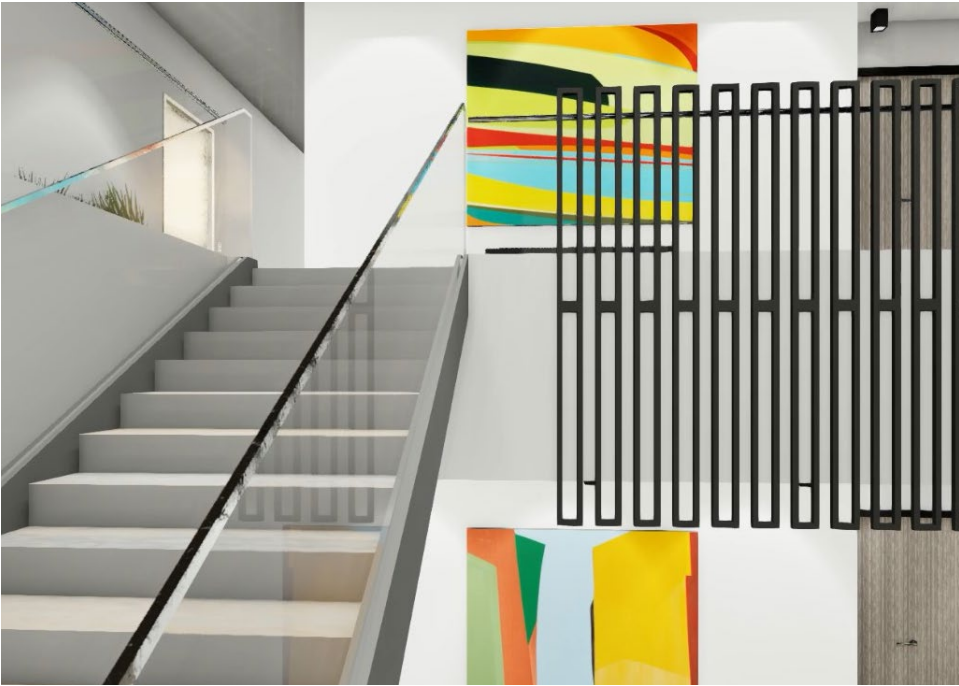
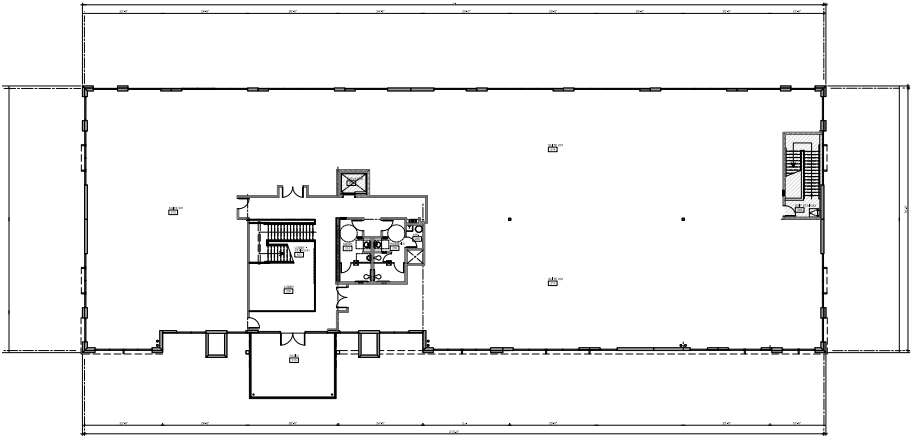


Floor Plans

1ST FLOOR



2ND FLOOR







California
FISH GRILL
CASUAL KITCHEN

chili's
's

Wendy's

Little Fishermen's
Fish & Chips

EL TORITO
AUTENTICO

Red Robin
GOURMET BURGERS AND BEERS

W. CERRITOS AVE.

WALKER ST.

COSTCO
WHOLESALE

PANDA EXPRESS
CHINESE KITCHEN

Gourmet Pie
PIZZA & BREADS

LA

TRADER JOE'S

Board & Brew

Starbucks

KATELLA AVE.

SUBWAY

LOS ALAMITOS
RACE COURSE

TESLA
SUPERCHARGER

CELEBRITY HAMBURGERS
COBIAN'S
RESTAURANTS
BREAKFAST - LUNCH - DINNER

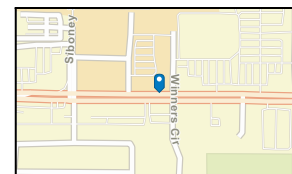
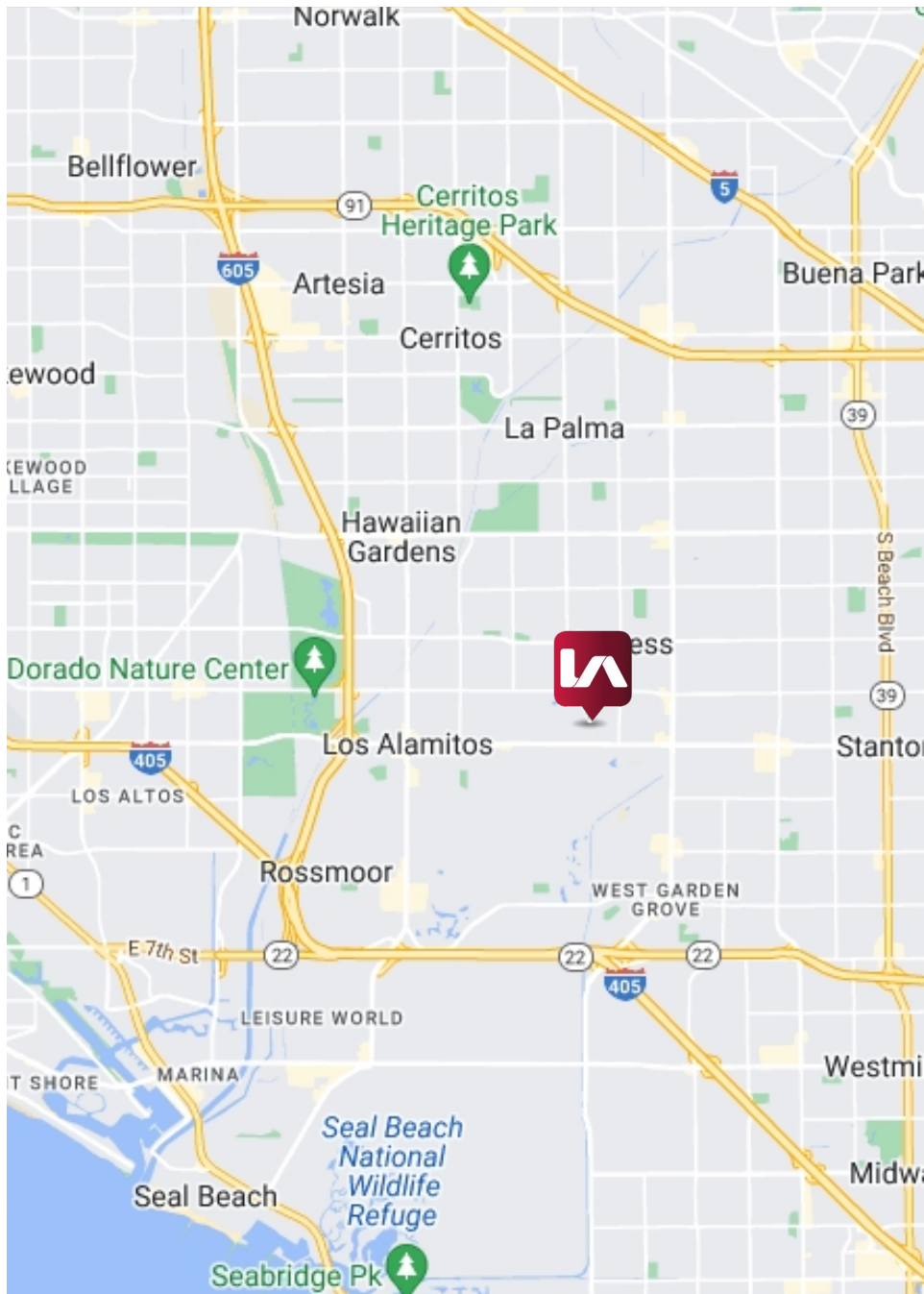
COLD STONE
CREAMERY

24
FITNESS

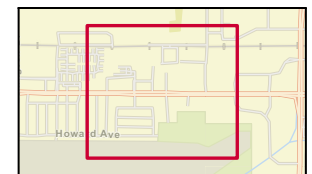
LONG BEACH
Potholder
CAFE
CALIFORNIA

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

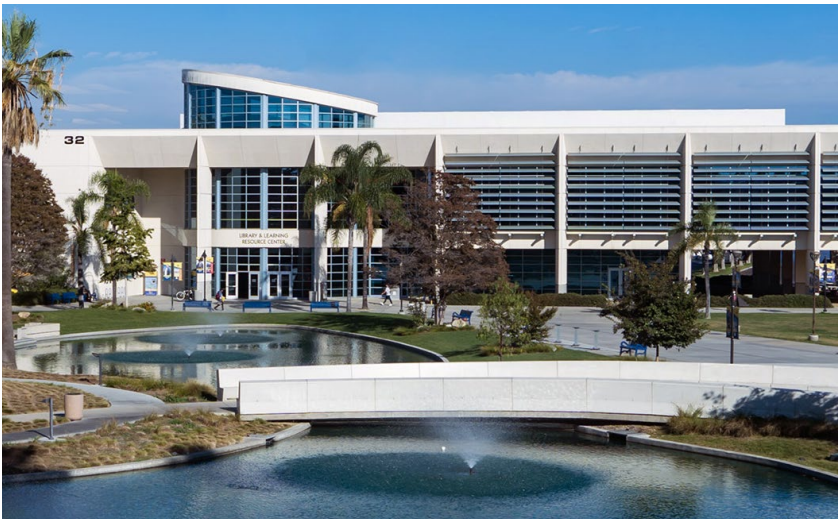
Cypress is a charming city located in Orange County, California, with a population of around 50,000 residents. Known for its small-town feel and community-oriented atmosphere, Cypress offers a unique blend of suburban living and easy access to urban amenities. The city is home to several parks, trails,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