

RETAIL FOR LEASE

Cypress Center

6847-6931 KATELLA AVENUE, CYPRESS, CA

Space Available

±1,600 Square Feet Retail

Property Highlights

- Centrally located on the main retail intersection of the Cypress trade area with ample visibility to Katella Avenue.
- Notable tenants within the project include Target, Chipotle, Carl's Jr, Taco Bell, Massage Envy, Papa John's Pizza, Subway, GameStop and Great Clips.
- Services a dense residential and daytime population with approximately 27,255 residents and employees in a one mile radius.
- Adjacent to 20 million square feet of Office, Industrial and Flex Space.

Traffic Count

- ±25,000 Average Daily Traffic on Knott Avenue
- ±34,000 Average Daily Traffic on Katella Avenue

Demographics

	1-Mile	3-Miles	5-Miles
Population	25,125	250,918	628,624
Average H.H. Income	\$131,778	\$123,258	\$127,073
Daytime Population	27,255	210,275	541,058

Source: ESRI



SITE PLAN & CURRENT AVAILABILITIES



STE.	TENANT	SF
6847	AT&T Wireless	872
6851	Subway	880
6855/6859	Chipotle	1,760
6863	GameStop	1,495
6867	Raymond's Watch Repair	520
6871	General Nutrition Center	1,495
6875	Everytable	1,170
6879	Papa John's Pizza	1,170
6883	Staffmark Investments	1,376
6887	Sola Salon Studios	8,449
6891	Available	1,600
6895A	Baskin-Robbins	1,000
6895B	Katella Dental Center	1,351
6899	CosmoProf	2,300
6903	Available	1,600
6907/6911	Orangetheory Fitness	4,800
6915	Massage Envy	3,200
6925	Relax Nails Spa	1,600
6927	Leslie's Pool Supplies	3,159
6931	Einstein Bros. Bagels	2,346
6947	Carl's Jr.	4,003

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES	
POPULATION	2024 Population	25,125	250,918	628,624
	2029 Population	24,842	250,093	625,963
	2020 Population	25,842	254,430	640,343
	2010 Population	24,958	248,669	626,319
	2024-2029 Annual Rate	-0.23%	-0.07%	-0.08%
	2024 Median Age	41.8	40.0	40.0
	Total Businesses	1,131	8,633	25,389
	Total Employees	14,778	78,700	216,827
	Total Daytime Population	27,255	210,275	541,058
HOUSEHOLDS	2024 Total Households	8,120	77,774	195,399
	2029 Total Households	8,262	79,781	200,264
	2010 Households	7,902	74,619	187,224
	2000 Households	7,975	74,781	187,178
	2024-2029 Annual Rate	0.35%	0.51%	0.49%
	2024 Average Household Size	3.05	3.19	3.19
INCOME	2024 Median Household Income	\$106,485	\$94,618	\$95,223
	2029 Median Household Income	\$120,417	\$109,504	\$109,689
	2024 Average Household Income	\$131,778	\$123,258	\$127,073
	2029 Average Household Income	\$154,668	\$145,012	\$148,650
	2024 Per Capita Income	\$42,503	\$38,184	\$39,530
HOUSING	2024 Total Housing Units	8,371	80,064	201,375
	2024 Owner Occupied Housing Units	65.3%	52.4%	52.1%
	2024 Renter Occupied Housing Units	31.7%	44.7%	44.9%
	2024 Vacant Housing Units	3.0%	2.9%	3.0%
	2024 Median Home Value	\$805,684	\$818,328	\$829,532
	2024 Average Home Value	\$850,201	\$865,219	\$881,047

Cypress Snapshot

49,646
TOTAL POPULATION

16,617
TOTAL HOUSEHOLDS

\$154,985
AVG. HOUSEHOLD INCOME

52,915
DAYTIME POPULATION

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