LOS ALAMITOS TOWNE SQUARE

4272-4470 KATELLA AVENUE LOS ALAMITOS, CA 90720



PROPERTY DESCRIPTION

PRIME RETAIL & OFFICE SPACE AVAILABLE - Located near Los Alamitos Hospital, Los Alamitos Race Course and Joint Forces Training Base.

PROPERTY HIGHLIGHTS

- 1,250 SF former salon, 1,220 SF to 1,625 SF retail/medical available, 456 SF to 2,250 SF 2nd floor offices.
- Positioned along established medical corridor with close proximity to schools, residences and Joint Forces Training Base
- Easily accessible off highly-traveled Katella Avenue with 50,000 CPD

AVAILABLE SPACES 1,250 SF Hair Salon 1,220 - 1,625 SF Retail/Medical 456 - 2,250 SF 2nd Floor Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,413	57,692	176,676
Total Population	15,516	168,973	520,341
Average HH Income	\$146,284	\$149,948	\$136,091



MATT HAMMOND

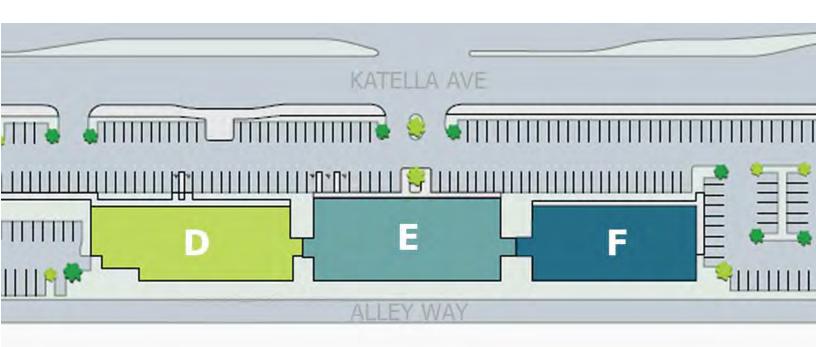
714.210.6711 mhammond@coreland.com LIC #01235239

TIM MULLER

714.210.6724 tmuller@coreland.com LIC #01786175

LOS ALAMITOS TOWNE SQUARE

4272-4470 KATELLA AVENUE LOS ALAMITOS, CA 90720



BUILDING D

Retail

4300 Dentist 4296 SaltMe 4292 AVAILABLE 1,220 SF 4284-4288 Mish Esthetics 4280 Coconut Rabbit 4276 UPS 4272 AVAILABLE 2/1 1,550 SF

Office

4294-4298 Cinema Escape 4292 AVAILABLE 2,250 SF 4290 Code Ninjas

BUILDING E

Retail

4348 Xtreme Sushi 4340-4344 AVAILABLE 2,800 SF 4332-4336 Xpress Urgent Care 4328 AVAILABLE 1,625 SF 4320 7-Eleven

Office

4350 AVAILABLE 1,247 SF 4356 AVAILABLE 456 SF 4342 AVAILABLE 736 SF 4338A/B Music School 4388C AVAILABLE 155 SF 4338E Oh Honey Surgaring/Spa 4322-4330 Dance Studio

BUILDING F

Retail

4390 Katella Grill 4382 Natura Bowls 4378 LV Nails & Spa 4370 Blo Blow Dry Bar(coming soon) 4374 AVAILABLE 1,250 SF

Office

4388 AVAILABLE 1,596 SF 4380 Farmers Insurance 4376 AVAILABLE 1,950 SF 4372 AVAILABLE 680 SF



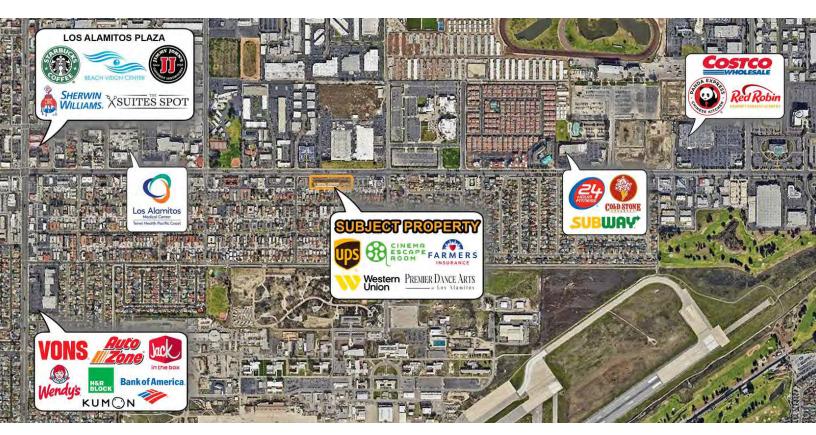
MATT HAMMOND

TIM MULLER

714.210.6711 mhammond@coreland.com LIC #01235239 714.210.6724 tmuller@coreland.com LIC #01786175

LOS ALAMITOS TOWNE SQUARE

4272-4470 KATELLA AVENUE LOS ALAMITOS, CA 90720







MATT HAMMOND

TIM MULLER

714.210.6711 mhammond@coreland.com LIC #01235239 714.210.6724 tmuller@coreland.com LIC #01786175