

FOR LEASE

# 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

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## 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



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