

Knott-Katella Shopping Center

2,400 SF 2nd Generation Restaurant

SEC Knott Avenue & Katella Avenue

Stanton, CA 90680



TARGET



FIVE GUYS®

BURGERS and FRIES



GameStop



CHIPOTLE

MEXICAN GRILL



Rubio's

The Flame Broiler



SHOE CITY

Katella Avenue

53,000 ADT

53,000 ADT

Subject Property

Knott Avenue
29,000 ADT

luma comfort



Olive Garden

the Habit

BURGER GRILL

T-Mobile

Fantastic Sams

Cypress Plaza Shopping Center

STAPLES

that was easy:

BevMo!

ROSS

DRESS FOR LESS®

TILLYS

TOGO'S

GREAT SANDWICHES

verizon



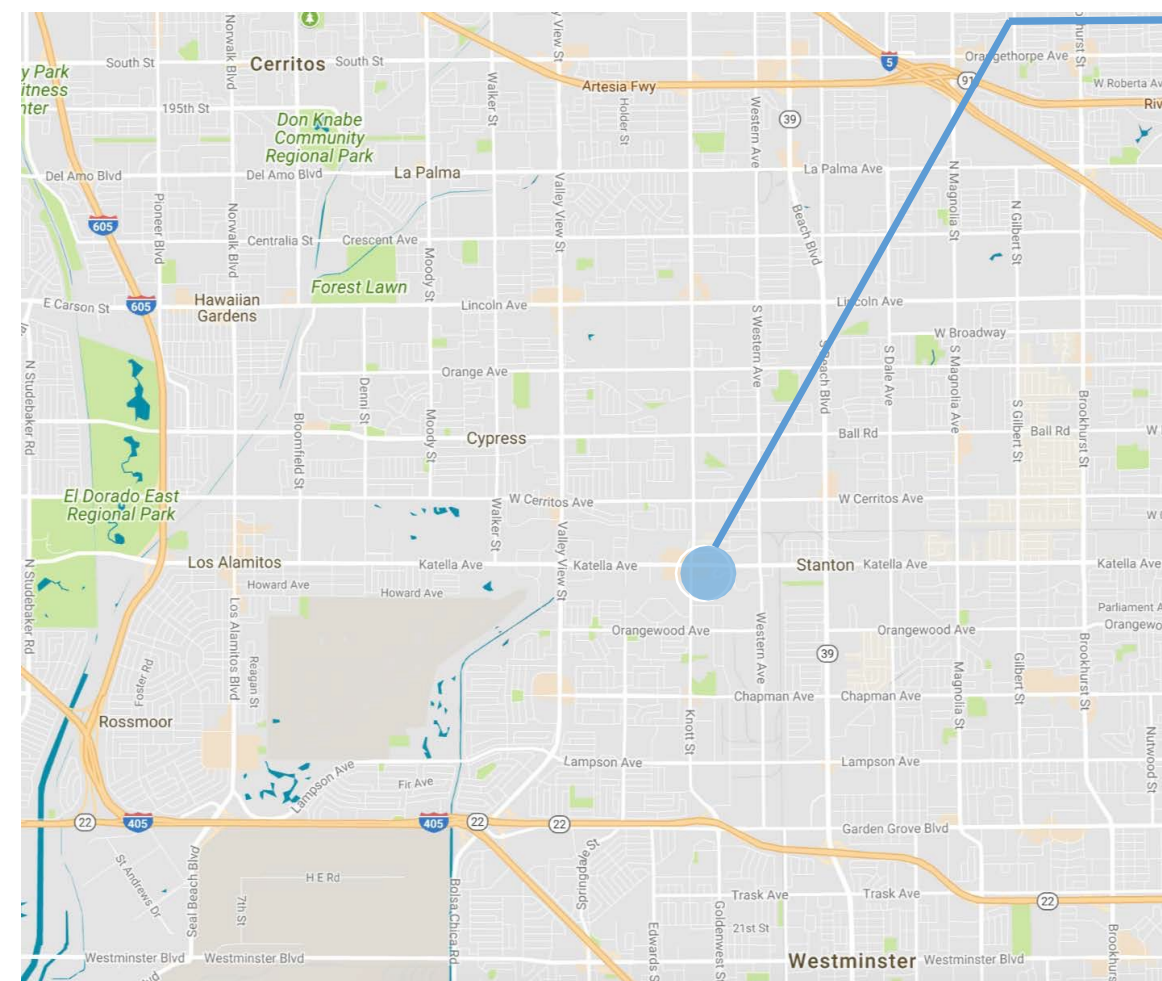
AXIOM

Retail Advisors

For Lease

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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 24,496 within 1 mile, 252,715 within 3 miles and 630,524 within 5 miles
- Strong daytime population of approximately 16,002 employees in a 1-mile radius and 77,739 employees in a 3-mile radius

Demographics:

2024 Estimates	1 MILE	3 MILE	5 MILE
Population	23,660	252,321	630,534
AHH Income	\$143,337	\$119,862	\$125,557



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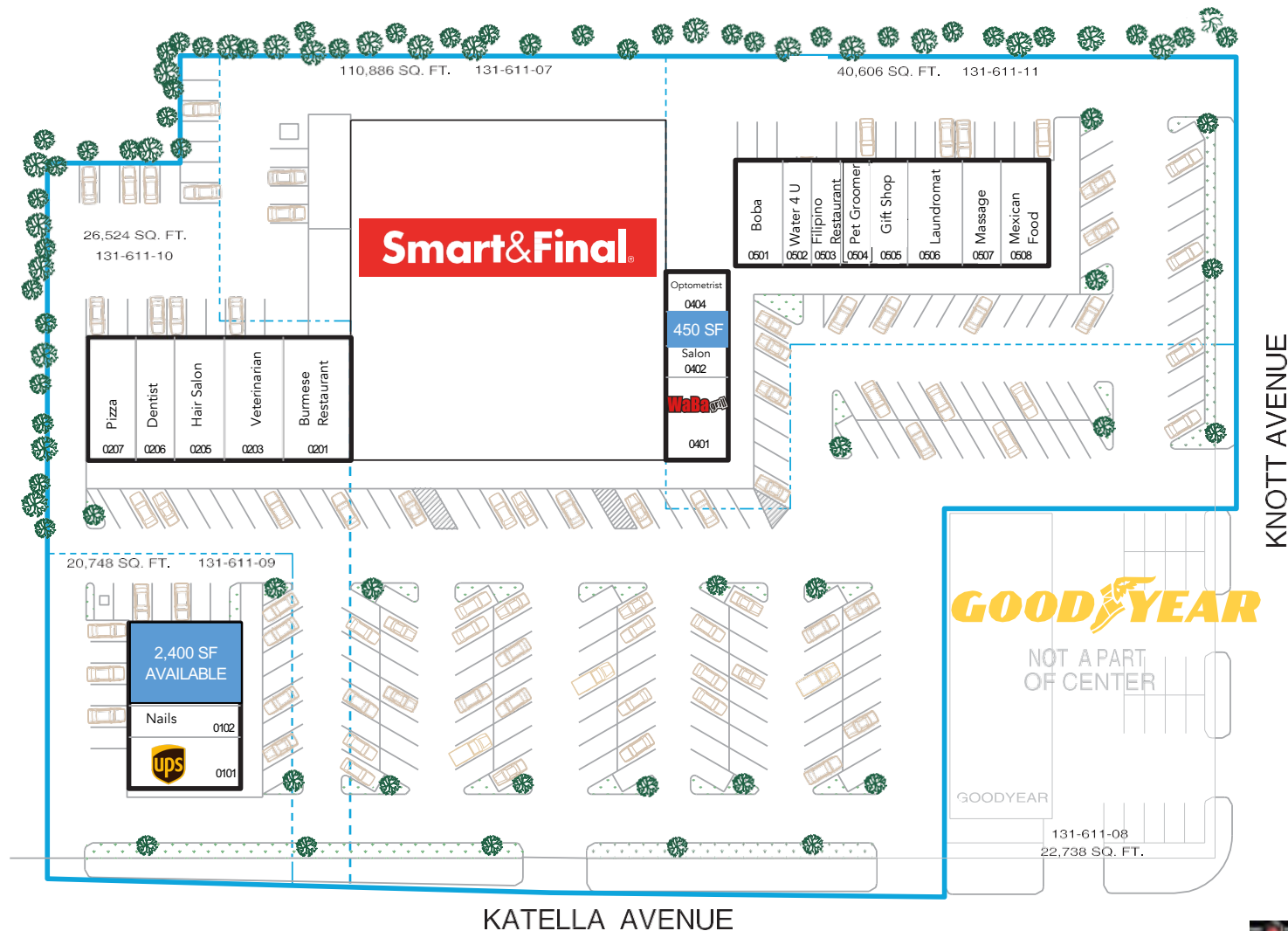
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