

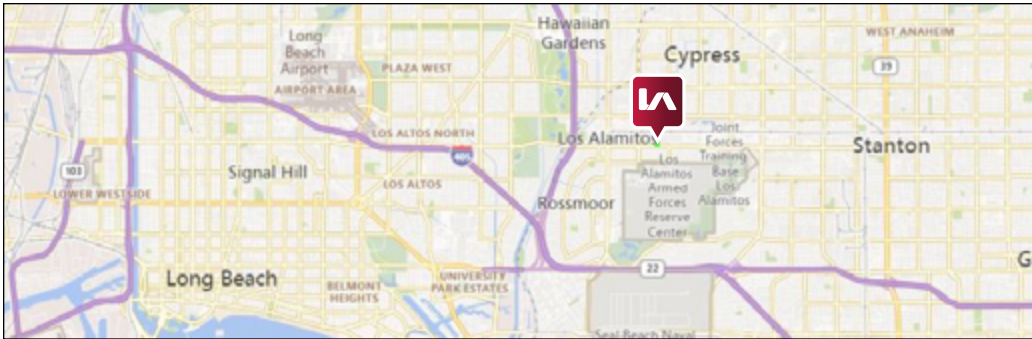


PROPERTY FEATURES:

ADDRESS	4281 Katella Avenue Los Alamitos, CA 90720
AVAILABLE	Suites Ranging From ±1,976 SF - ±3,330 SF
RATE	\$3.05/SF FSG
OTHER FEATURES	<div>» Medical Use Permitted</div> <div>» Part of Premium ±81,218 SF Office Complex</div> <div>» Remodeled Common Area Restrooms</div> <div>» Renovated Common Area Carpet & Paint</div> <div>» Ample Free Surface Parking</div> <div>» Energy Efficient Solar Roof</div> <div>» Top Building Signage Available</div> <div>» Plentiful Amenities Nearby</div> <div>» Excellent Access to 91, 405, & 605 Freeways</div>

AVAILABLE SUITES:

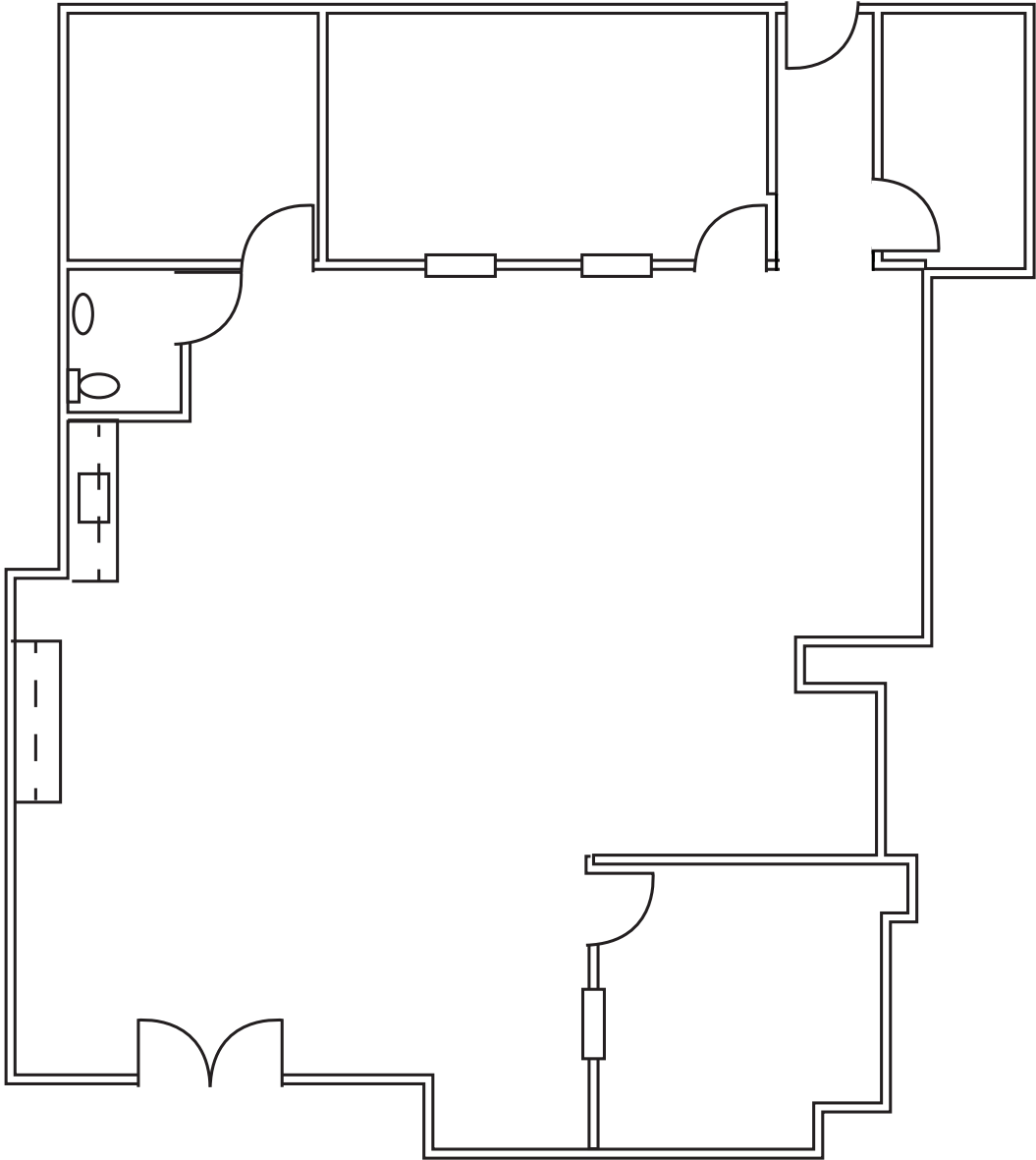
Suite	Square Feet	Rate	
100/110	± 2,952 SF	\$3.05/SF FSG	
119	± 1,774 SF	\$3.05/SF FSG	Available Nov. 1, 2025
121	±1,976 SF	\$3.05/SF FSG	Click for 3D Virtual Matterport Tour
230	±3,330 SF	\$3.05/SF FSG	



INTERIOR PHOTOS



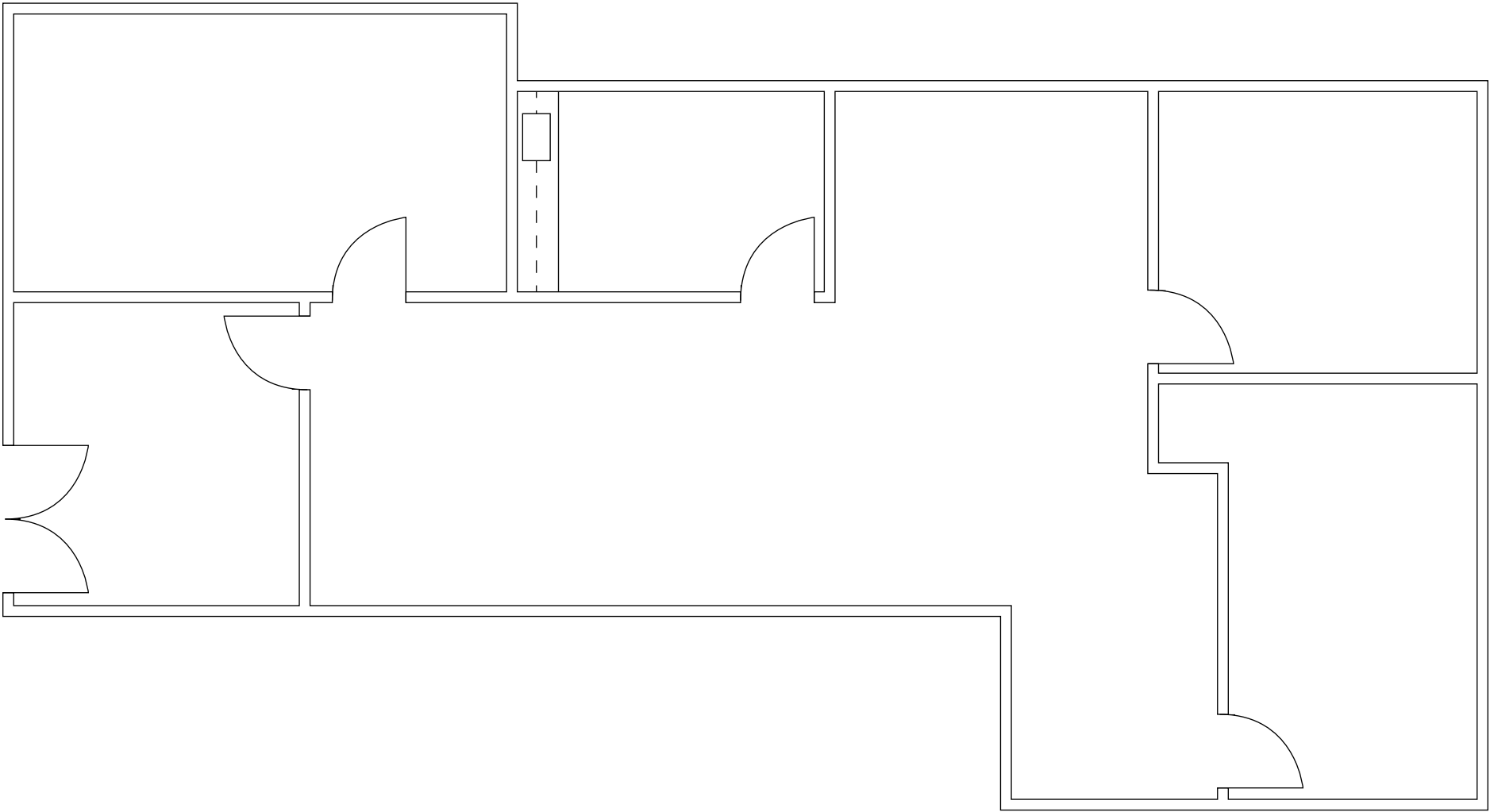
SUITE 100/110



**Not Drawn to Scale*

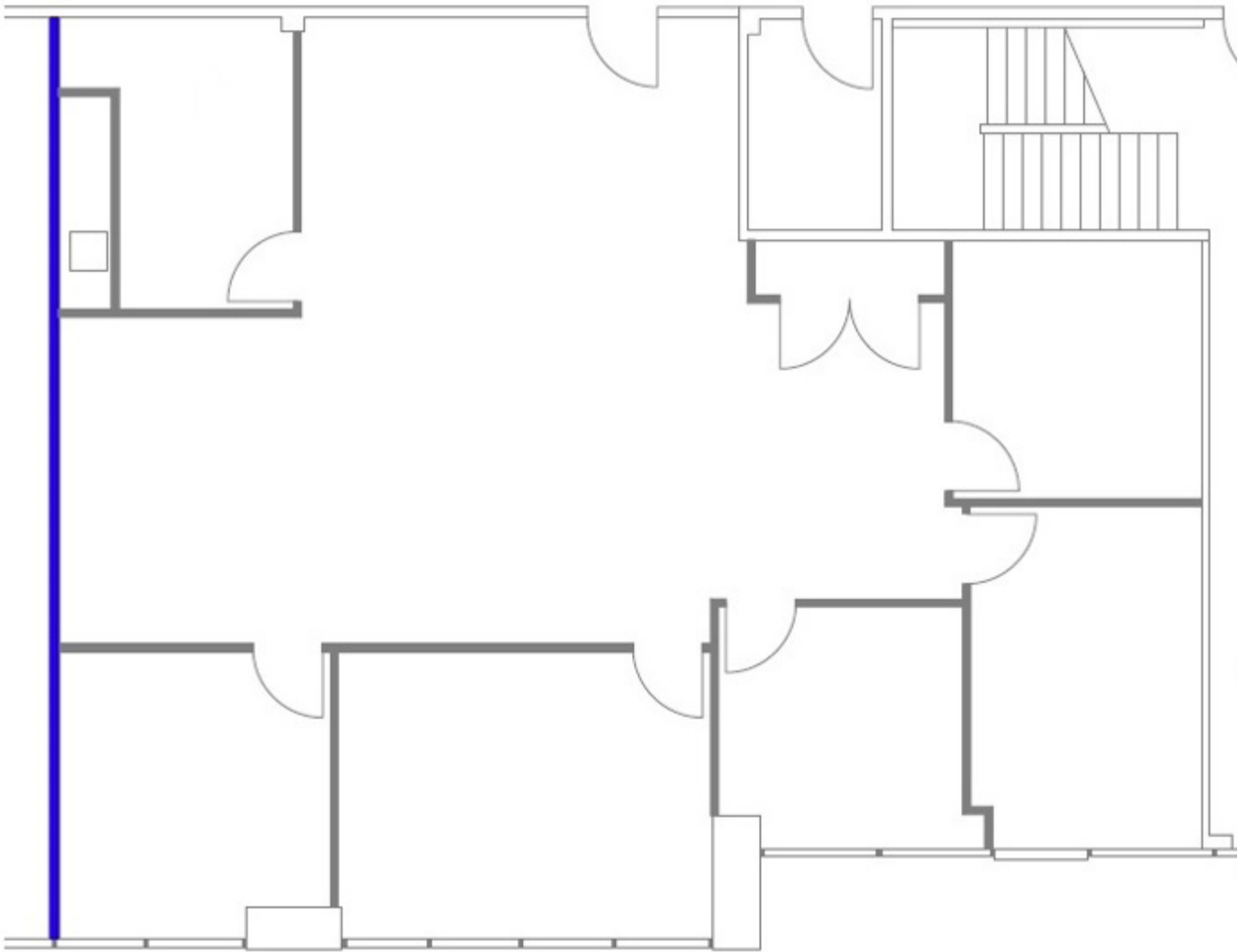


SUITE 119



**Not Drawn to Scale*

SUITE 121



**Not Drawn to Scale*

ABOUT LOS ALAMITOS



- » Los Alamitos is located in Orange County, California, and was incorporated in March 1960.
- » The city is located at the border of the Los Angeles / Orange County, offering an ideal place for employers to provide a location that is easier for their employees to access who live in either county.
- » The city houses employers such as Epson America, Ganahl Lumber, Los Alamitos Medical Center, Arrowhead Products, and many more.
- » The city contains the Joint Forces Training Base and Army Airfield. Many young families relocate to the area due to the affluent neighborhoods that offer award-winning schools for all ages.
- » There are almost 2,000 businesses which include light manufacturing and wholesaler sales. Many retail establishments and restaurants line the City's main thoroughfares, contributing to the City's small town ambience.

Visit the city of Los Alamitos website:
<http://cityoflosalamitos.org>



Encompasses
±4.3 Square Miles



Population ±11,490
(2010 Census)



Median Annual HH
Income \$76,528

REGIONAL MAP & DRIVE TIMES

Metro

If you’ve encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you’ve already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminuses is expected to decrease by 10 minutes.

Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

Airport

Long Beach Airport has served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American, Delta, Hawaiian, JetBlue and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019





4281 Katella Avenue

Los Alamitos, California 90720

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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