

# FOR LEASE

## CYPRESS PLAZA

9801 – 9975 WALKER STREET, CYPRESS, CA 90630  
NWC BALL ROAD / WALKER STREET

2,373 SF



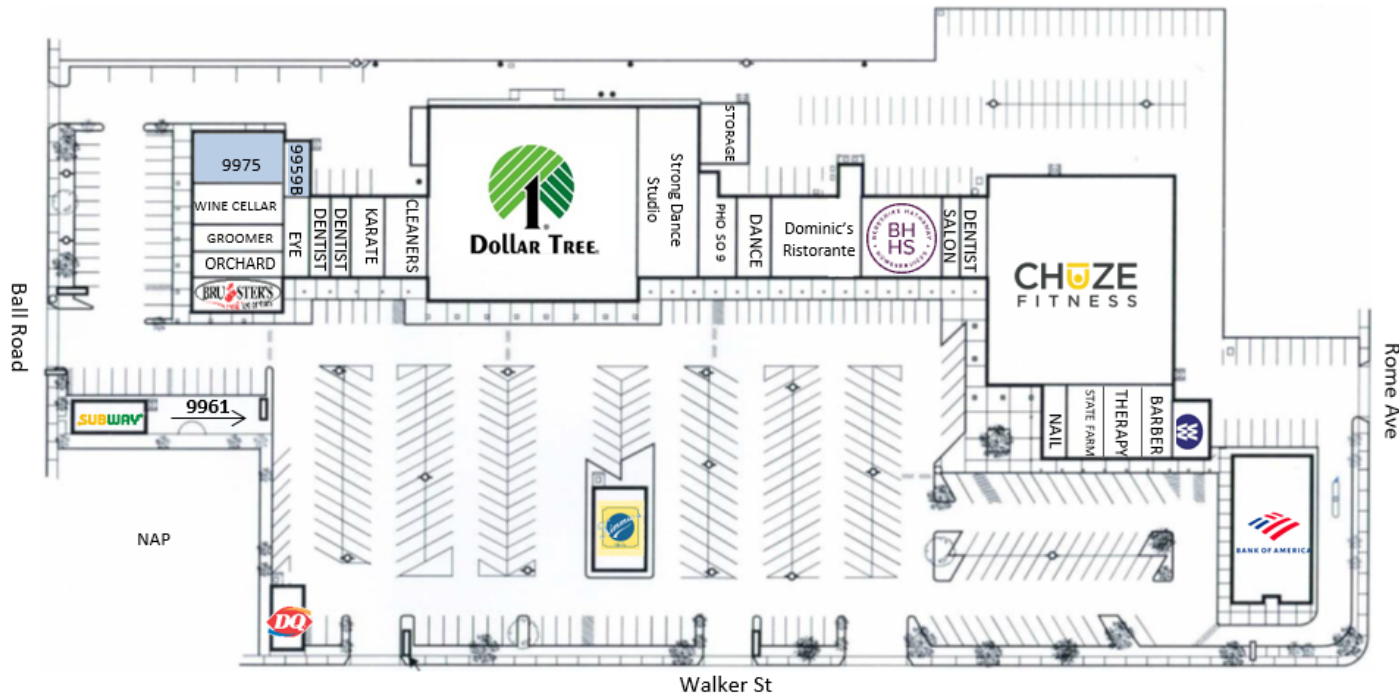


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## SITE PLAN



5481	Subway	1,210	9911-17	Realty	3,343	9951	Dairy Queen	1,200
9801	Bank of America	5,860	9919-21	Dominic's Italian	3,342	9953-55	Dentist	1,676
9823	Weight Watchers	1,337	9923-25	Strong Dance	1,880	9959A	Optometrist	1,020
9825	Barber	1,168	9927	Pho So 9	2,230	9959B	Available Storage	680
9827-29	Physiotherapy	2,004	9929A	Strong Dance	4,640	9961	Shoe Repair	142
9831	State Farm	1,210	9929B	Storage	1,320	9963	Brusters Ice Cream	1,785
9841	Nail Salon	1,220	9935	Kimmie's Coffee	2,400	9965	Children's Orchard	1,472
9851	CHUZE Fitness	20,048	9937	99 Cent Store	19,345	9967	Dog Groomer	1,007
9907	Dentist	1,560	9947	Cleaners	1,800	9969	Wine Cellar	1,495
9909	Hair Salon	600	9949	Karate	1,500	9975	Available	2,373

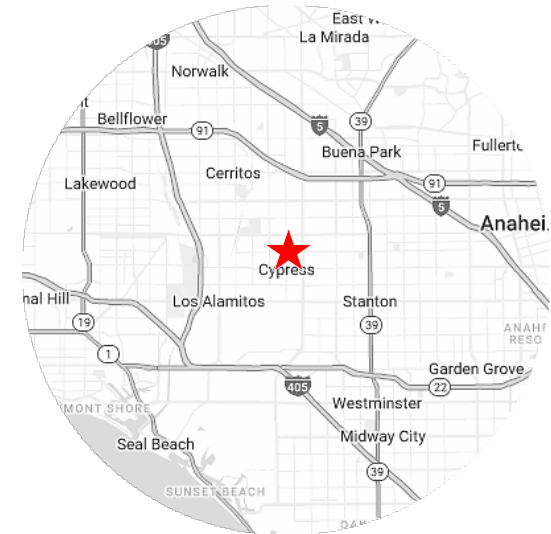
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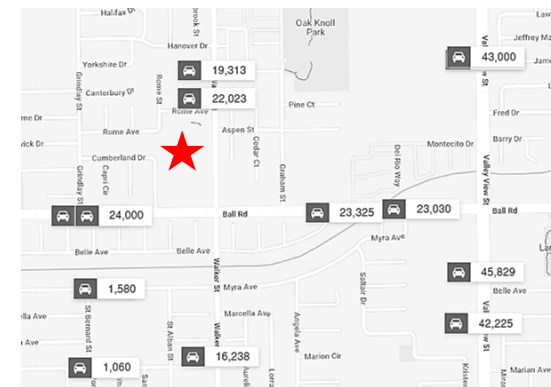
### PROPERTY INFO

- Rent negotiable
- Low NNN fees at \$0.40 SF/MO
- Easy ingress / egress
- Stable center with low turnover
- Excellent tenant mix
- Bedroom community with strong client base
  
- 99 Cent Only Store has filed for bankruptcy  
Official closure date is to be determined  
Landlord anticipates a speedy replacement of this anchor



### Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	23,471	225,095	787,908
Households	7,418	70,471	244,517
Median Age	42.20	39.70	39.20
Median HH Income	\$111,071	\$95,988	\$84,820
Daytime Employees	14,196	84,051	364,865





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### AERIAL PHOTO



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