

**FOR LEASE**



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR

For more information contact:

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**3695 KATELLA AVENUE**  
Los Alamitos, CA 90720



# 3695 KATELLA AVENUE

LOS ALAMITOS, CA 90720

## AVAILABLE RETAIL SPACE:

Unit 3691 B - 543 SF

Unit 3691 - 586 SF

**BASE LEASE RATE:** \$3.50 PSF Mod. Gross

**ZONING:** (C-O) Commercial-Professional Office Zone

## HIGHLIGHTS

- Located Along the High Traffic Corridor of Katella Ave on signalized corner
- Directly Adjacent to Los Alamitos Medical Center
- Newly Remodeled Units
- Minutes to 605 Freeway Access
- High Demographics

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# 3695 KATELLA AVENUE

LOS ALAMITOS, CA 90720

## PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present 3695 Katella Avenue for Lease. This rare retail/ office opportunity is in the heart of Los Alamitos, CA with direct access and visibility along the lively Katella Avenue. The property is located adjacent to the Los Alamitos Medical Center and within blocks from the Los Alamitos Race Course.

## ZONING

Commercial-Professional Office Zone (C-O). The C-O zone is established to accommodate administrative and professional offices, retail commercial uses, restaurants and other food service uses, and other complementary uses and facilities. The C-O zone implements the General Plan Professional Office land use designation.

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# INTERIOR PHOTOS:

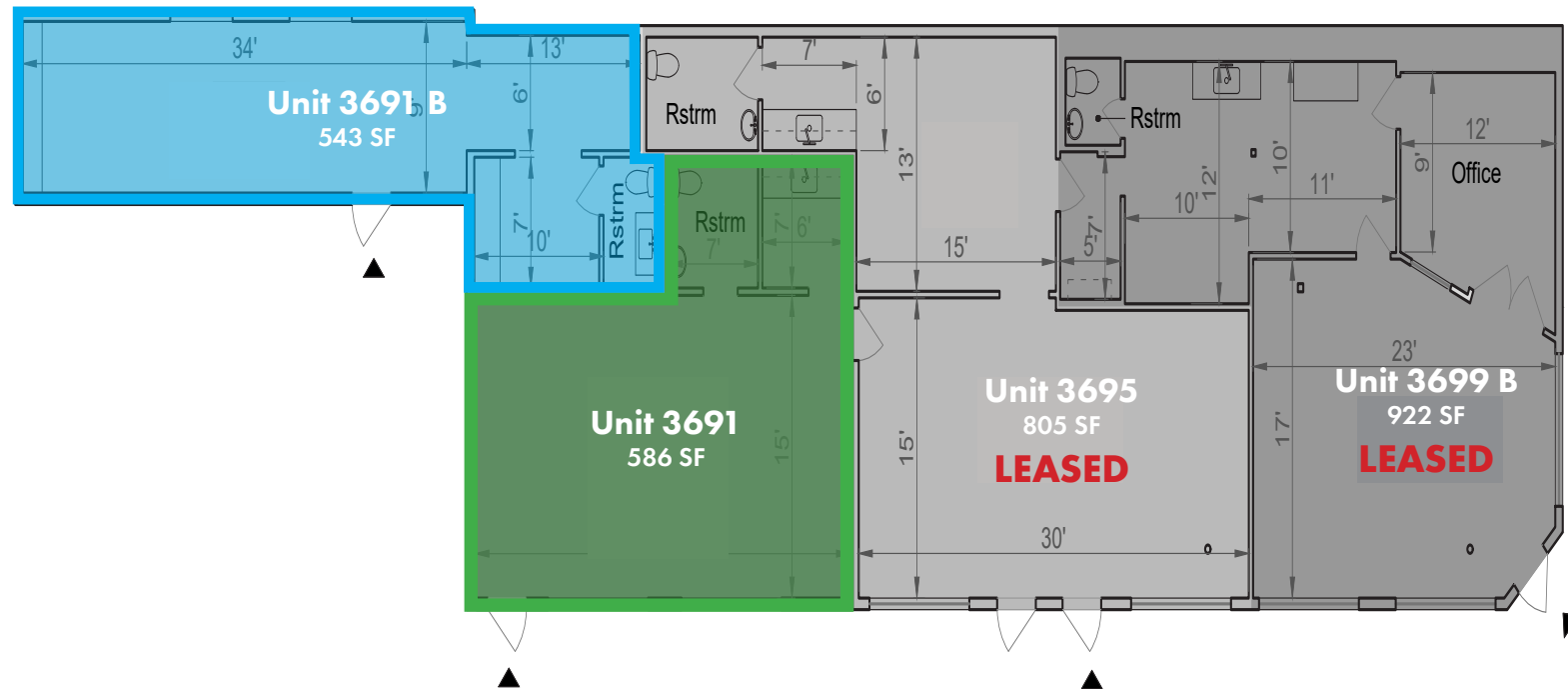
**3695 KATELLA AVENUE**  
LOS ALAMITOS, CA 90720





# FLOOR PLANS

# 3695 KATELLA AVENUE



LOS ALAMITOS, CA 90720



## AVAILABLE UNITS

-  **Unit 3691 B**  
543 SF
-  **Unit 3691**  
586 SF

## LEASED UNITS

-  **Unit 3695**  
805 SF
-  **Unit 3699 B**  
922 SF

# AERIAL MAP

# 3695 KATELLA AVENUE

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