



## 6072 Lincoln Avenue

Cypress, California 90630

### Property Highlights

- ±1,200 SF newly constructed freestanding retail/office building
- High-visibility corner location with excellent street frontage
- Open floor plan with abundant natural light through full-height glass windows
- Ready for tenant improvements
- HVAC infrastructure in place
- ADA-compliant access and dedicated handicap parking
- Ample on-site parking with direct street access
- Ideal for retail, medical, office, or quick-service restaurant use
- Surrounded by national retailers and strong residential density
- Convenient access to major thoroughfares and strong daytime traffic
- High ceilings

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,200 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	10,242	73,400	185,452
<b>Total Population</b>	31,710	235,467	601,735
<b>Average HH Income</b>	\$121,462	\$126,062	\$127,390

### For More Information

#### Tina LaMonica, SIOR

O: 626 204 1523 | C: 626 644 7632  
tlamonica@naicapital.com | CalDRE #01841057

#### Jaxon Ziegenfuss

O: 626 204 1530 | C: 818 720 4478  
jziegenfuss@naicapital.com | CalDRE #02242493

For Lease

1,200 SF | Negotiable

Retail Space







