

TOWN SQUARE

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE
SPACE AVAILABLE**



PROPERTY HIGHLIGHTS

Available Space	±736 - ±2,800 RSF
Asking Rate	\$2.75-\$3.25 / RSF - NNN (RETAIL) \$0.99 / RSF - MG (OFFICE)
NNN Expenses	\$0.65 / RSF

- Mixed-Use Property Consisting of Both Retail and Office Space
- Prominent Los Alamitos Location
- Well Maintained Retail/Office Center
- Plentiful Amenities Within Walking Distance
- Ample Parking
- Excellent Exposure and Signage Available on Katella Avenue

Contact Us Today!

Josh Reilly ^{MBA}
Principal | DRE LIC 01474368
jreilly@leelalb.com
949.525.2720

Kurt Hertzog
Associate | DRE LIC 02011145
khertzog@leelalb.com
562.354.2524

TOWN SQUARE

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE
SPACE AVAILABLE**

UNIT	TYPE	SIZE	DESCRIPTION
4226-4228	Retail	2,800 SF	<ul style="list-style-type: none"> Current kickboxing studio
4292	Retail	1,220 SF	<ul style="list-style-type: none"> Ground floor retail space
4328	Retail	1,625 SF	<ul style="list-style-type: none"> Ground floor retail space Two private offices and open area
4332	Medical	1,140 SF	<ul style="list-style-type: none"> Available 2/28/27 Current medical space - Urgent Care facility Reception area & multiple private exam rooms
4336	Medical	1,140 SF	
4332-4336	Medical	2,280 SF	
4374	Retail	1,200 SF	<ul style="list-style-type: none"> Ground floor retail space

4290A	Office	1,400 SF	<ul style="list-style-type: none"> Second floor office suite Open shell space Separate meter
4342	Office	736 SF	<ul style="list-style-type: none"> Second floor office suite Reception area Open layout

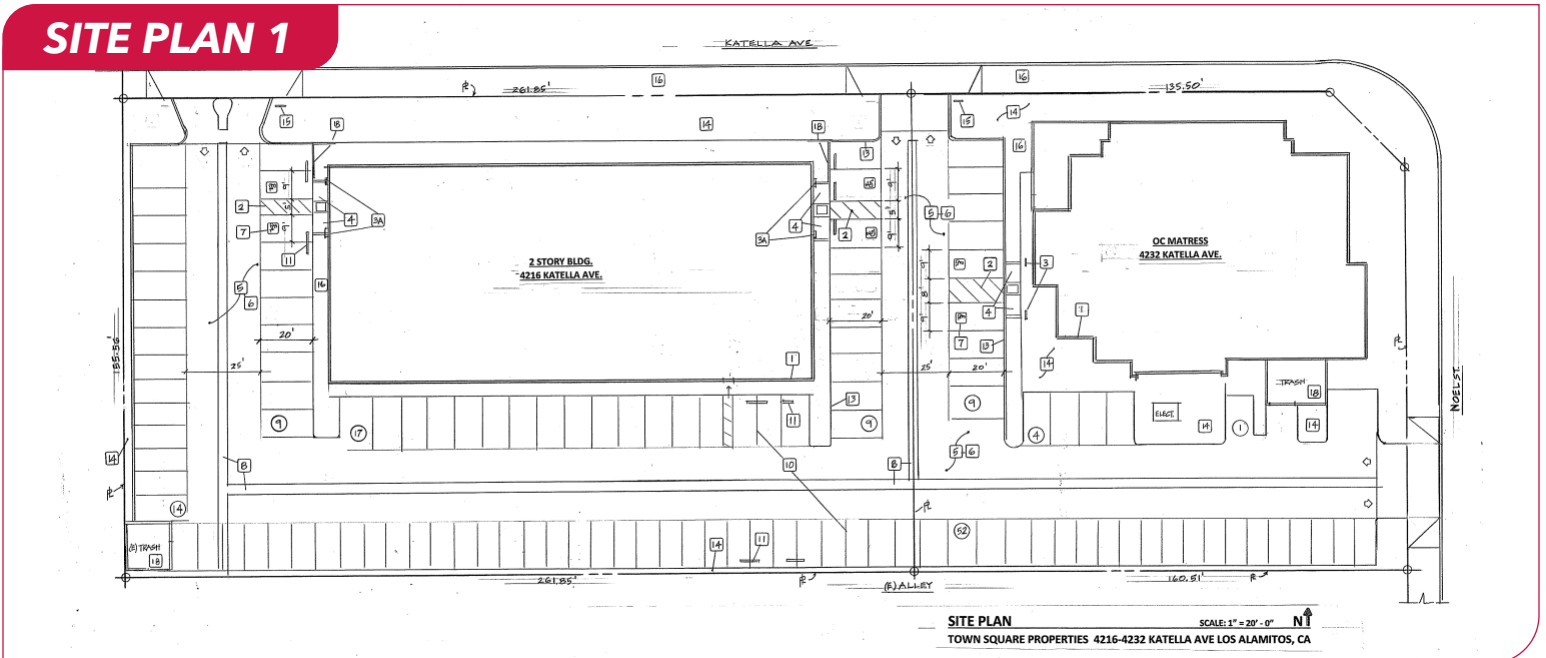
TOWN SQUARE

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE
SPACE AVAILABLE**



SITE PLAN 1



Josh Reilly MBA
Principal | DRE LIC 01474368
jreilly@leelalb.com
949.525.2720

Kurt Hertzog
Associate | DRE LIC 02011145
khertzog@leelalb.com
562.354.2524

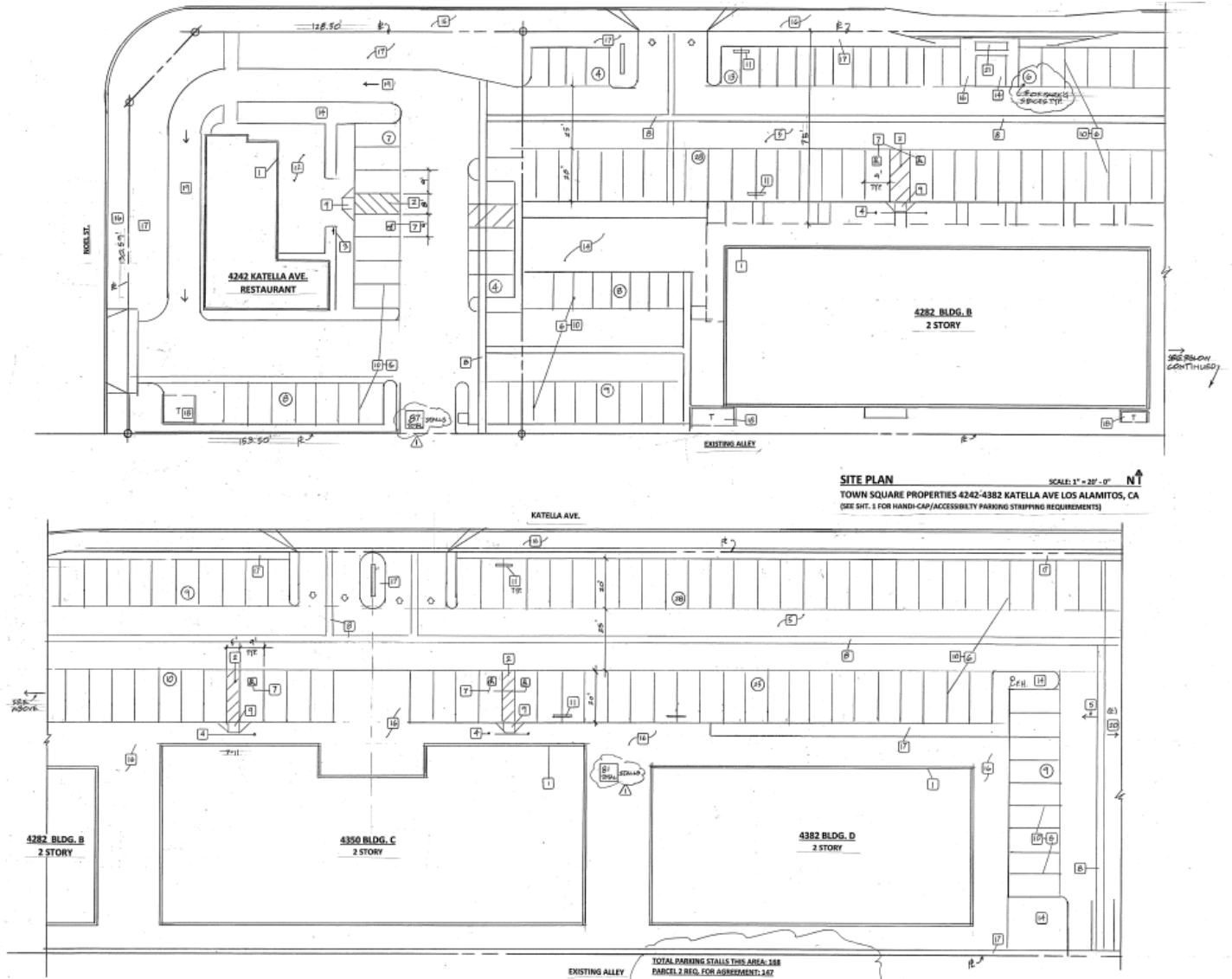
Lee & Associates Los Angeles - Long Beach Inc.
DRE License 01069854
5000 E Spring St, Suite 600, Long Beach, CA 90815

TOWN SQUARE

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE
SPACE AVAILABLE**

SITE PLAN 2



Josh Reilly MBA
 Principal | DRE LIC 01474368
 jreilly@leelalb.com
 949.525.2720

Kurt Hertzog
 Associate | DRE LIC 0201145
 khertzog@leelalb.com
 562.354.2524

Lee & Associates Los Angeles - Long Beach Inc.
 DRE License 01069854
 5000 E Spring St, Suite 600, Long Beach, CA 90815