

KATELLA SQUARE

SHOPPING CENTER



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**7129-7159 Katella Ave
Stanton, CA 90680**

CBM1

LEASING
BROKERAGE
INVESTMENTS

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FEATURES & AMENITIES

KATELLA SQUARE

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FEATURES & AMENITIES

- ±2,821 second generation bakery/food space
- ±828 SF retail or office suite available
- Flexible layout suitable for a variety of retail, professional office, and service-oriented uses
- Excellent visibility along Katella Avenue
- Prominent monument signage opportunity
- Ample on-site surface parking
- Convenient ingress and egress
- Located within a dense residential trade area
- Close proximity to major Orange County thoroughfares and surrounding communities
- Strong mix of nearby retail, dining, and service businesses
- Triple-net lease structure

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,083	77,642	196,704
Total Population	24,783	249,378	635,211
Average HH Income	\$137,770	\$115,904	\$119,545

PROPERTY SUMMARY

KATELLA SQUARE

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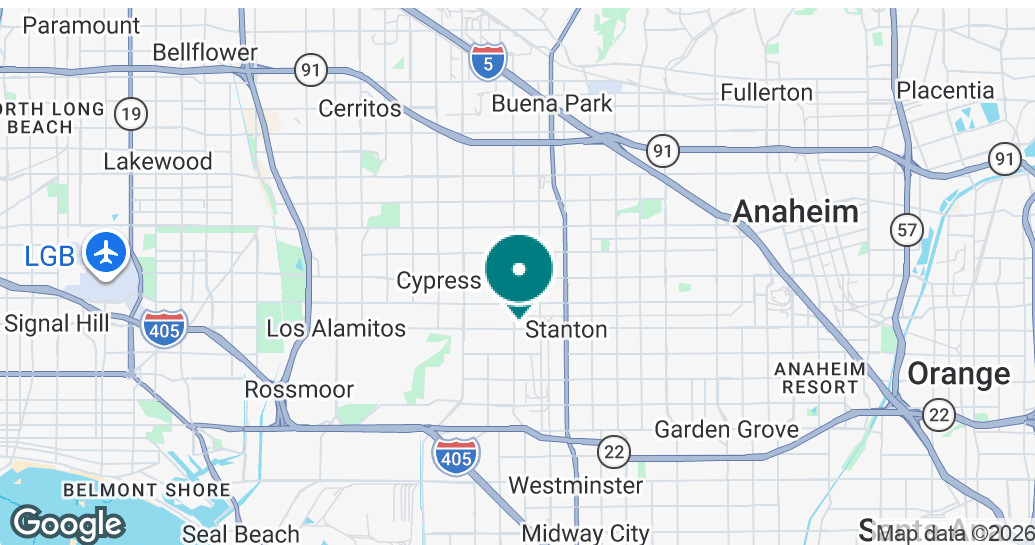
PROPERTY DESCRIPTION

Katella Square offers multiple leasing opportunities ranging from ± 828 SF to $\pm 2,821$ SF, suitable for retail, professional office, service, and restaurant users. Available spaces include a flexible ± 828 SF retail/office suite as well as a $\pm 2,821$ SF second-generation restaurant/food space that can potentially be divided to approximately $\pm 1,410$ SF. The larger space features existing food-service infrastructure, including a walk-in cooler and hood/venting.

Located along highly traveled Katella Avenue in Stanton, the center benefits from excellent street visibility, prominent signage opportunities, convenient access, and ample on-site parking. Surrounded by dense residential neighborhoods and an established mix of retail, dining, and service businesses, Katella Square provides an attractive opportunity for businesses seeking a visible and accessible Orange County location.

LOCATION DESCRIPTION

Katella Square is strategically located along Katella Avenue in the established Los Alamitos/Stanton trade area, surrounded by dense residential neighborhoods and a strong mix of retail, dining, and service businesses. The center benefits from excellent street visibility, convenient access, prominent monument signage, and strong daily traffic along one of the area's primary commercial corridors. With ample on-site parking and convenient connections to surrounding Orange County communities and major freeways, the property is well positioned for retail, restaurant, and service-oriented businesses seeking visibility and access to a substantial local customer base.



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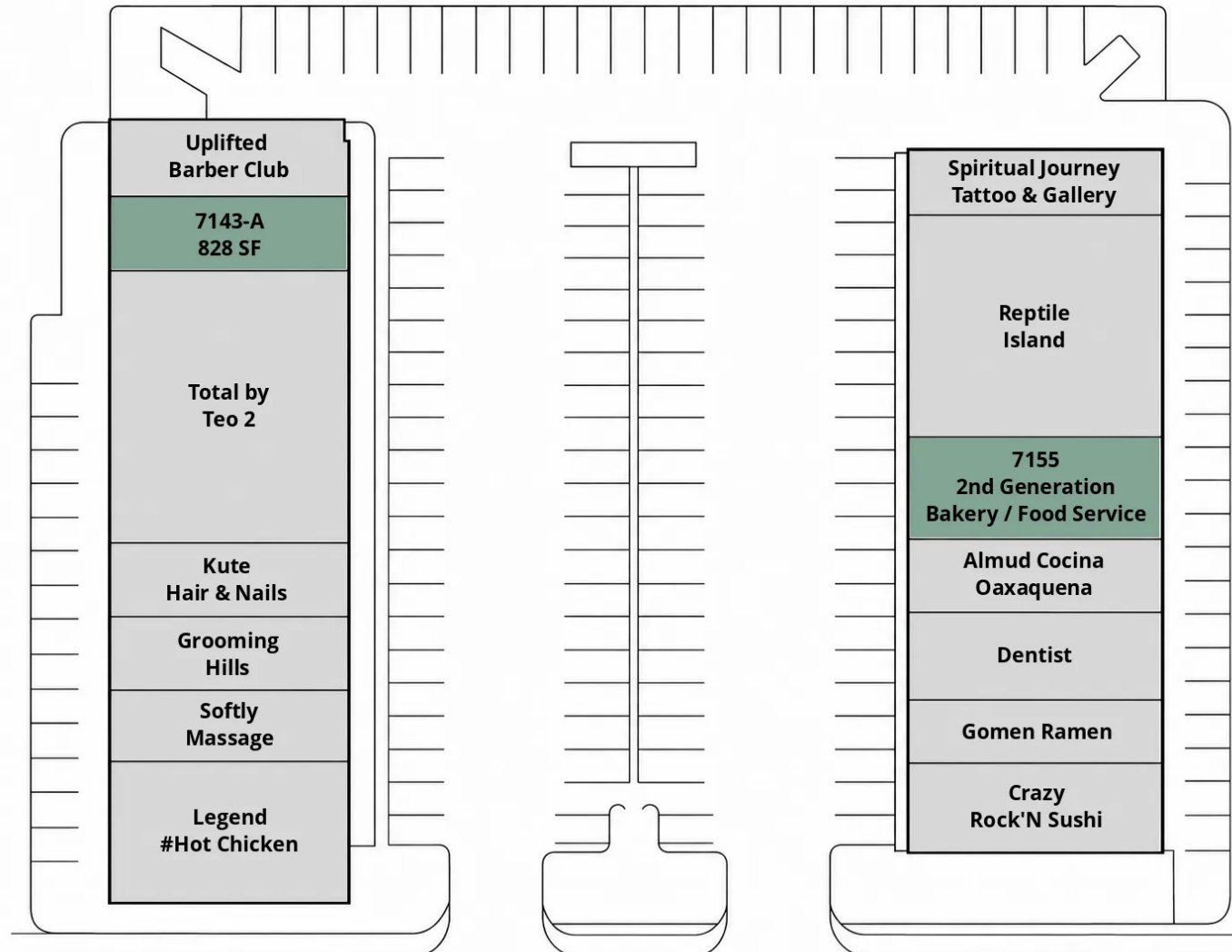
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SITE PLAN

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LEASE SPACES

KATELLA SQUARE

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±2,821 SF
2ND GEN
BAKERY / FOOD SERVICE



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LEASE SPACES

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN ±\$0.60; NNN	Lease Term:	Negotiable
Total Space:	828 - 2,821 SF	Lease Rate:	\$2 - \$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 7143-A	Available	828 SF	Est. \$0.60 NNN	\$2.25 SF/month	Approximately 828 SF retail, office or service-oriented shop space available for lease at Katella Square in Stanton, CA. This efficient ground-floor suite is ideal for a small retailer, professional office, personal service, insurance, real estate, financial services, beauty/wellness or other neighborhood-serving business seeking an affordable commercial space on Katella Avenue. The suite features central air conditioning and is located within an established multi-tenant shopping center offering ample surface parking, monument signage, strong daily traffic and a complementary mix of restaurant, retail and service tenants. Excellent opportunity for a business seeking small retail space or office space for lease in Stanton with convenient access to Cypress, Los Alamitos, Anaheim and the surrounding Orange County trade area.
■ 7155	Available	2,821 SF	Est. \$0.60 NNN	\$2.00 SF/month	Approximately 2,821 SF second-generation bakery and food service space available for lease at Katella Square in Stanton, CA. The space offers existing food-service infrastructure including a walk-in cooler and hood vent, providing an excellent opportunity for bakery, café, catering, commissary, restaurant, dessert or other food-related concepts seeking an established commercial space on Katella Avenue. The premises may also be divisible to approximately 1,410 SF, offering flexibility for smaller operators. Located within an established Orange County shopping center with ample parking, monument signage and a strong mix of restaurants, retailers and service businesses. Excellent opportunity for an operator seeking second-generation restaurant or bakery space for lease in Stanton with existing infrastructure and convenient access to the surrounding Stanton, Cypress, Los Alamitos and Anaheim trade areas.

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RETAILER MAP

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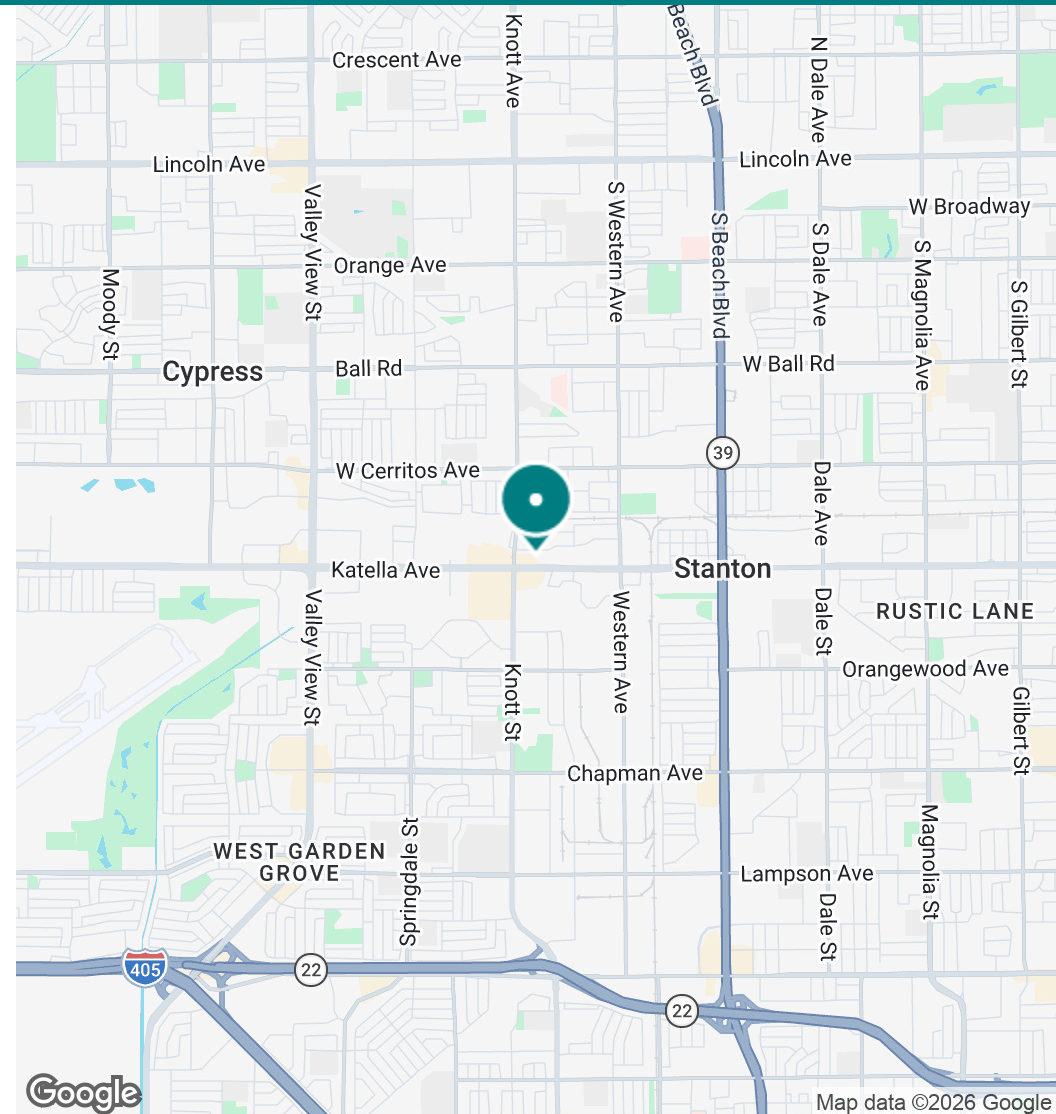
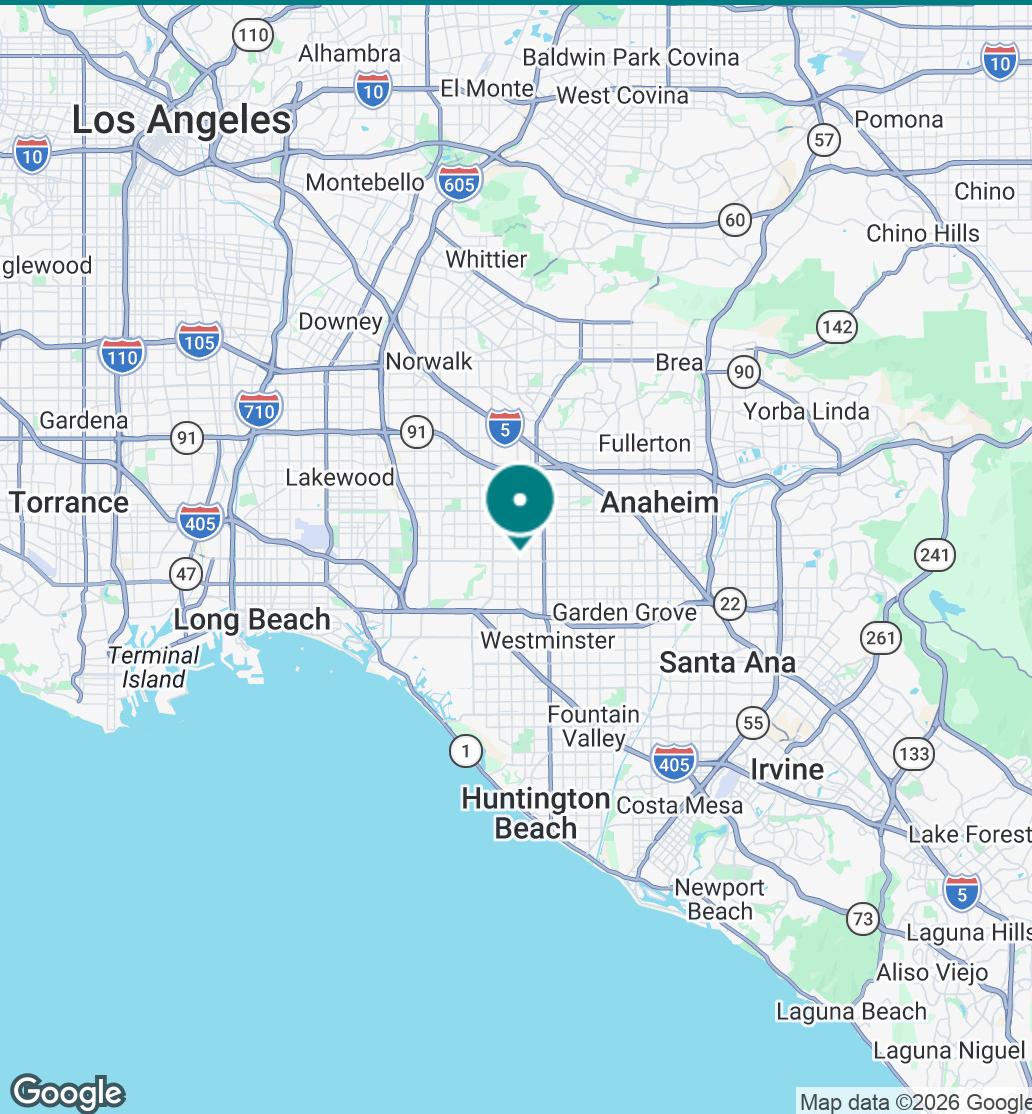
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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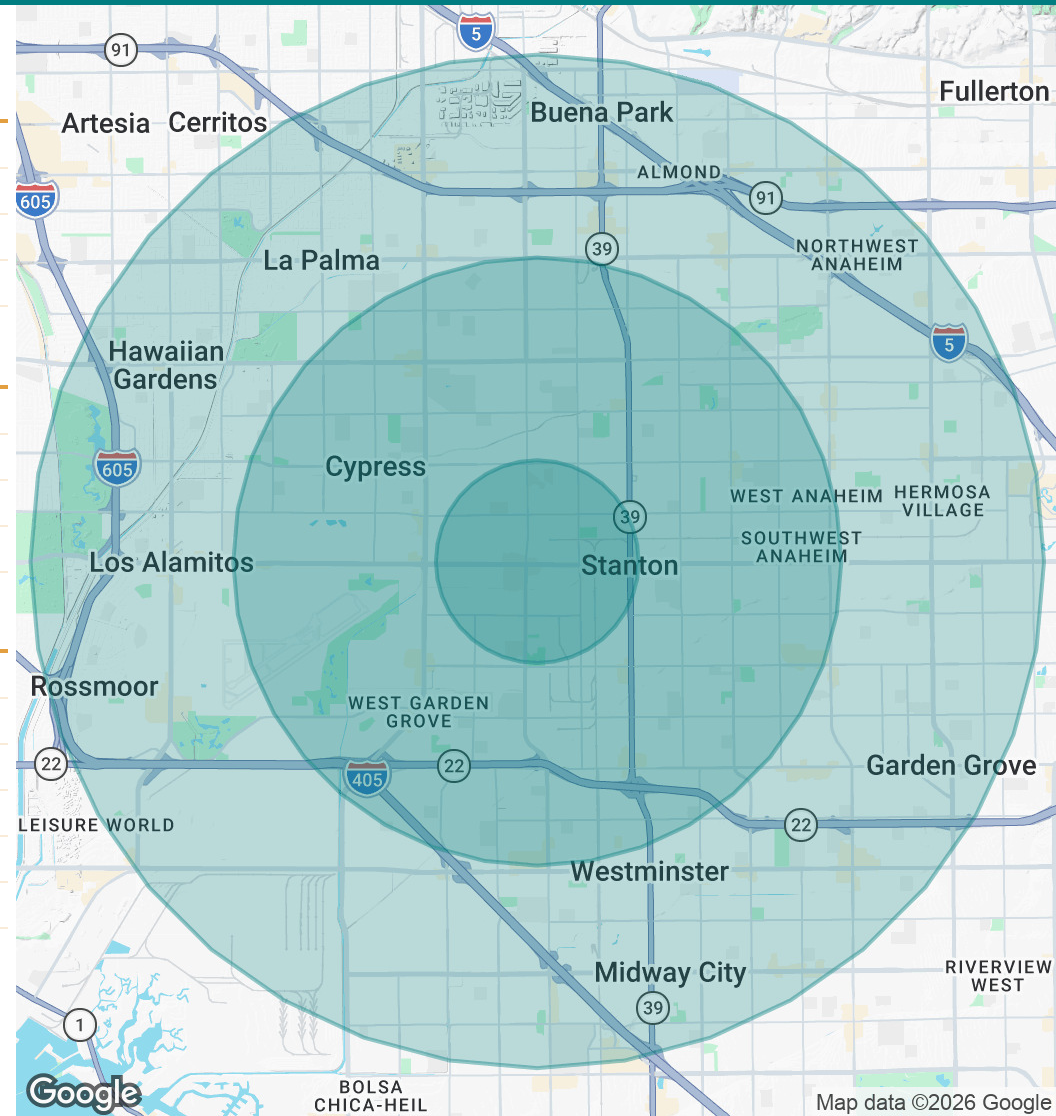
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,783	249,378	635,211
Average Age	41.0	40.0	40.1
Average Age (Male)	40.0	39.4	39.4
Average Age (Female)	41.4	40.7	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,083	77,642	196,704
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$137,770	\$115,904	\$119,545
Average House Value	\$647,470	\$785,415	\$795,556

RACE	1 MILE	3 MILES	5 MILES
% White	39.3%	36.8%	33.8%
% Black	1.5%	2.4%	2.7%
% Asian	25.6%	31.3%	33.3%
% Hawaiian	0.6%	0.5%	0.5%
% American Indian	1.2%	0.7%	0.9%
% Other	20.0%	14.2%	14.8%

2023 American Community Survey (ACS)



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MEET THE TEAM

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