

**FOR LEASE | 1,110 - 2,612 SF**

# NWC KATELLA AVE & SIBONEY ST

**4959 KATELLA AVE | CYPRESS, CA**

JOIN:



## PROPERTY HIGHLIGHTS

- Located in drive isle to Los Alamitos Race Track which attracts over 1.1 million visitors annually
- Nearby corporate offices include Boeing, Mitsubishi, Sony, and Rockwell International
- Proposed specialty market on adjacent property
- Affluent suburban community

Demographics	1 Mile	2 Miles	3 Miles
Population	11,924	78,492	188,222
Average HH Income	\$144,940	\$163,605	\$148,563
Daytime Population	15,568	61,084	125,333

Traffic Count	
Katella Avenue @ Siboney Street	77,900+ CPD



For leasing, please contact:

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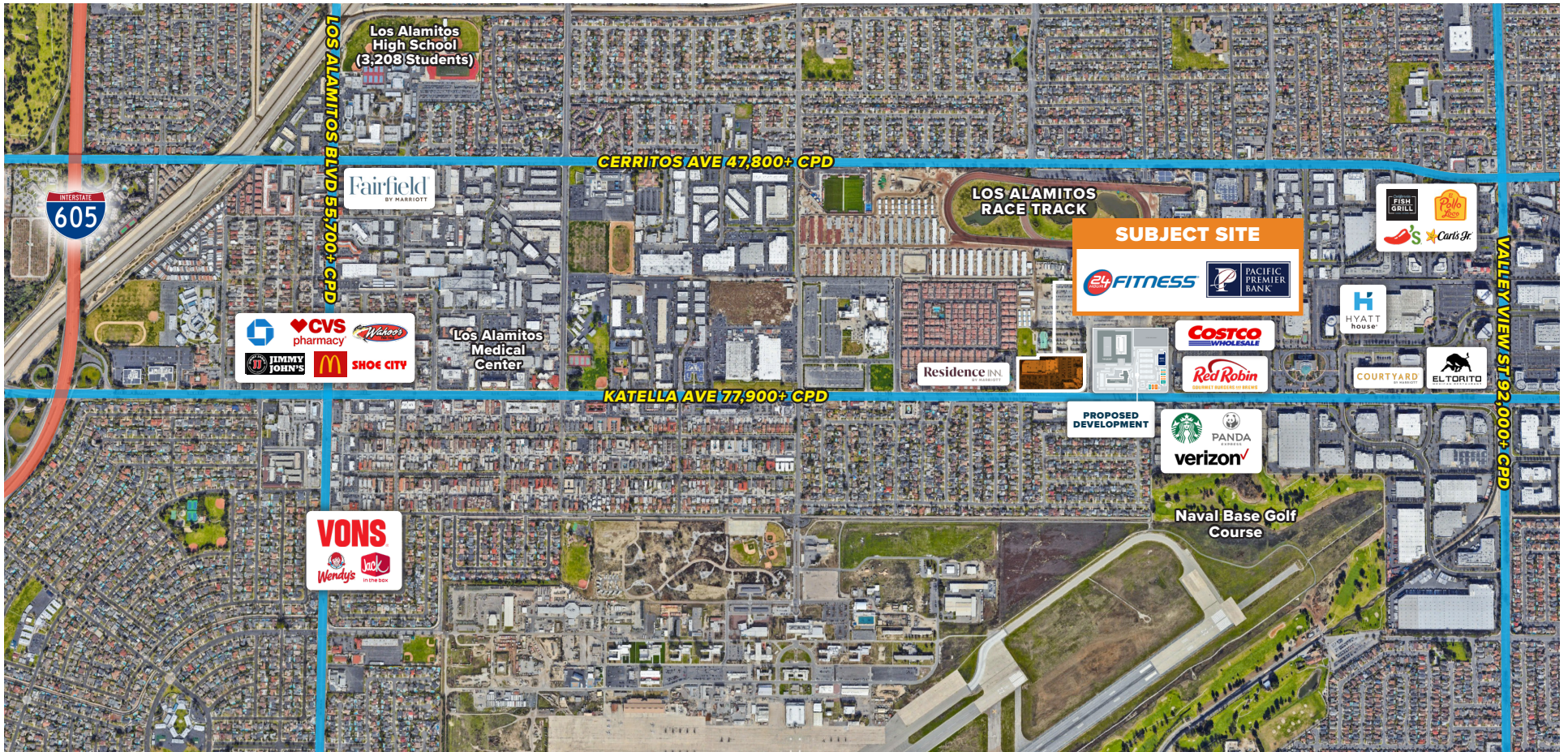


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## AERIAL RETAIL MAP



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