CYPRESS **CENTER**

6847-6931 KATELLA AVENUE | CYPRESS, CA

FOR LEASE
±3,159 SF Retail

PROPERTY HIGHLIGHTS

- Centrally located on the main retail intersection of the Cypress trade area with ample visibility to Katella Avenue.
- Notable tenants within the project include Target, Chipotle, Five Guys Burgers and Fries, Carl's Jr., Taco Bell, Massage Envy, Papa John's Pizza, Subway, Baskin-Robbins, GameStop, and Great Clips.
- Services a dense residential and daytime population with approximately 38,177 residents and employees in a one mile radius.
- Adjacent to 20 million square feet of Office, Industrial and Flex Space.
- ± 24,500 Average Daily Traffic on Knott Avenue
- ± 28,232 Average Daily Traffic on Katella Avenue

Newmark Knight Frank

KEVIN HANSEN
Associate Director

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CYPRESS **CENTER**

6847-6931 KATELLA AVENUE | CYPRESS, CA

TARGET.

KATELLA AVENUE

KNOTT AVENUE

CURRENT **AVAILABILITIES**

STE.	TENANT	SF
6847	AT&T Wireless	872
6851	Subway	880
6855/6859	Chipotle	1,760
6863	GameStop	1,495
6867	Raymond's Watch Repair	520
6871	General Nutrition Center	1,495
6875	Great Clips	1,170
6879	Papa John's Pizza	1,170
6883	Staffmark Investments	1,376
6887	Sola Salon Studios	8,449
6891	Cell Phone Repair	1,600
6895A	Baskin-Robbins	928
6895B	Katella Dental Center	1,351
6899	CosmoProf	2,300
6903	United Studios of Self Defense	1,600
6907/6911	Orangetheory Fitness	4,800
6915	Massage Envy	3,200
6925	Relax Nails Spa	1,600
6927	Available	3,159
6931	Five Guys Burgers and Fries	2,346
6947	Carl's Jr.	4,003

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	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2019 Estimated Population	24,940	262,403	655,864
	2024 Projected Population	25,532	268,895	672,485
	2010 Census Population	23,837	249,602	623,715
	2000 Census Population	23,487	243,809	610,656
	Growth 2010-2019	0.49%	0.54%	0.54%
	Growth 2019-2024	0.47%	0.49%	0.50%
	2019 Estimated Median Age	39.3	37.4	37.4
	Total Businesses	1,094	8,148	23,834
	Total Employees	13,237	71,865	218,725
HOUSEHOLDS	2019 Estimated Households	7,936	76,969	193,061
	2024 Projected Households	8,072	78,338	196,783
	2010 Census Households	7,721	74,836	187,096
	2000 Census Households	7,874	75,062	187,045
	Growth 2010-2019	0.30%	0.30%	0.34%
	Growth 2019-2024	0.34%	0.35%	0.38%
	2019 Est. Average Household Size	3.11	3.36	3.36
INCOME	2019 Est. Median Household Income	$83,379	$73,074	$71,891
	2024 Prj. Median Household Income	$98,147	$85,430	$83,895
	2019 Est. Average Household Income	$101,507	$92,915	$93,440
	2024 Prj. Average Household Income	$120,623	$109,976	$110,144
	2019 Estimated Per Capita Income	$31,828	$27,266	$27,519
HOUSING	2019 Estimated Housing Units	8,106	79,452	200,202
	2019 Est. Owner Occupied Units	5,319	41,599	105,347
	2019 Est. Renter Occupied Units	2,617	35,370	87,714
	2019 Estimated Vacant Units	170	2,483	7,141
	2019 Est. Median Housing Value	$551,854	$572,750	$581,606
	2019 Est. Average Housing Value	$574,178	$590,146	$608,059

CYPRESS **SNAPSHOT**

51,249
Total Population

16,391
Total Households

$115,212
Avg. H.H. Income

24,661
Daytime Population

Newmark Knight Frank