

±2,860 SF RETAIL SPACE AVAILABLE

Cypress Plaza

6876 KATELLA AVENUE, CYPRESS, CA

RETAIL

ROSS
DRESS FOR LESS

Comerica Bank

Olive Garden
The New Mediterranean

STAPLES

BevMo!

the Habit
BURGER GRILL

verizon



PROPERTY INFO

- + Class "A" Shopping Center with excellent visibility and access
- + Substantial daytime employment population due to the large amount of nearby office and industrial buildings
- + Located in the heart of the City of Cypress at intersection of two major commercial thoroughfares
- + Building located directly out on the street with excellent visibility and access
- + Strong retailing intersection. Tenants at intersection include Target, Ross, Staples and Smart & Final Extra



TRAFFIC COUNT

| | |
|----------------|------------|
| KNOTT AVENUE | 33,000 CPD |
| KATELLA AVENUE | 29,000 CPD |
| | |

Source: OCTA, 2018

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CBRE

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SITE PLAN



2018 DEMOGRAPHICS

| | 1-Mile | 3-Miles | 5-Miles |
|--------------------|----------|----------|----------|
| Population | 5,750 | 265,060 | 660,865 |
| Avg. HH Income | \$96,993 | \$90,163 | \$92,000 |
| Daytime Population | 13,269 | 72,537 | 223,610 |

Source: CBRE Mapping & Analytics

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