

±1,527 SF RESTAURANT SPACE AVAILABLE

# Cypress Plaza

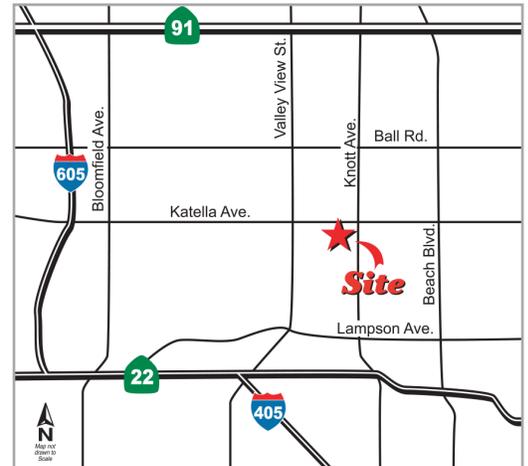
SWC KNOTT AVENUE & KATELLA AVENUE, CYPRESS, CA

RETAIL



## 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

<b>KNOTT AVENUE</b>	<b>33,000 CPD</b>
<b>KATELLA AVENUE</b>	<b>29,000 CPD</b>

Source: OCTA, 2018

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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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