

±1,527 SF RESTAURANT SPACE AVAILABLE

Cypress Plaza

SWC KNOTT AVENUE & KATELLA AVENUE, CYPRESS, CA

RETAIL

ROSS
DRESS FOR LESS

Comerica Bank

Olive Garden
The Italian Restaurant

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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RETAIL



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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