

# FOR LEASE

KATELLA CENTER

7510-7560 KATELLA AVE | STANTON, CA 90680



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LEASING

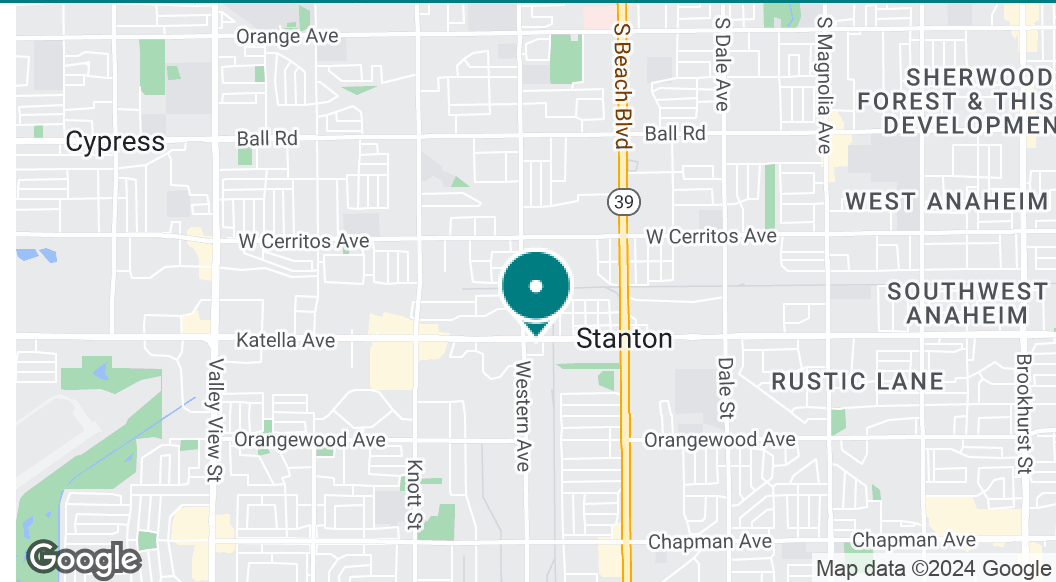
BROKERAGE

INVESTMENTS

## EXECUTIVE SUMMARY

KATELLA CENTER | 7510-7560 KATELLA AVE, STANTON, CA 90680

BROCHURE | PAGE 2



### OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (Est. \$0.25 NNN)
Building Size:	15,456 SF
Available SF:	912 - 1,824 SF

### PROPERTY OVERVIEW

Introducing 7510-7560 Katella Ave, Stanton, CA, 90680 - a premier opportunity for your business to thrive. Discover versatile and customizable retail spaces, purposefully designed to meet your unique needs. Benefit from high visibility and steady foot traffic, guaranteeing maximum exposure for your business. Our flexible lease terms, paired with a dedicated leasing support team, are committed to ensuring your success. Embrace the potential of this prime location and elevate your retail experience. This is where your vision becomes a prosperous reality.

### LOCATION OVERVIEW

Explore Stanton, an inviting community teeming with opportunity and vibrancy. Situated in the heart of Orange County, this bustling location offers a diverse array of dining options, such as Park Ave and Shabu Shabu Bar, ideal for business lunches or after-work gatherings. Nearby, Adventure City provides a family-friendly atmosphere for entertaining clients or employees. The convenient proximity to major highways ensures seamless commutes for both you and your team. Discover the rich tapestry of local attractions and amenities that make Stanton an ideal setting for your business endeavors.

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## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- Versatile and customizable retail spaces designed for your unique vision
- High visibility and steady foot traffic for maximum business exposure
- Flexible lease terms tailored to suit your specific needs
- Dedicated leasing support team committed to your success
- Modern, well-maintained facilities offering a professional environment
- Ample parking for convenience and accessibility
- Proximity to key amenities for customer convenience
- Prominent signage opportunities for brand visibility
- Attractive architecture and curb appeal for an inviting storefront
- Proven history of successful businesses in the area welcome you

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,519	78,683	197,820
Total Population	28,759	260,905	655,742
Average HH Income	\$106,545	\$113,253	\$117,739

EXCLUSIVELY REPRESENTED BY

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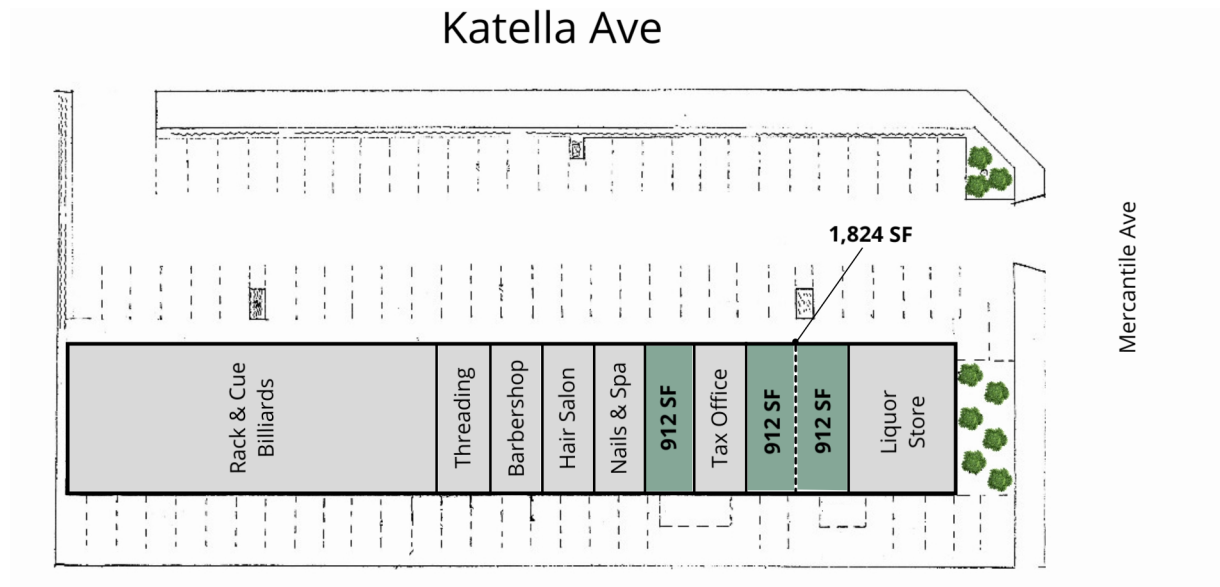
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## PLANS

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### AVAILABLE SPACES

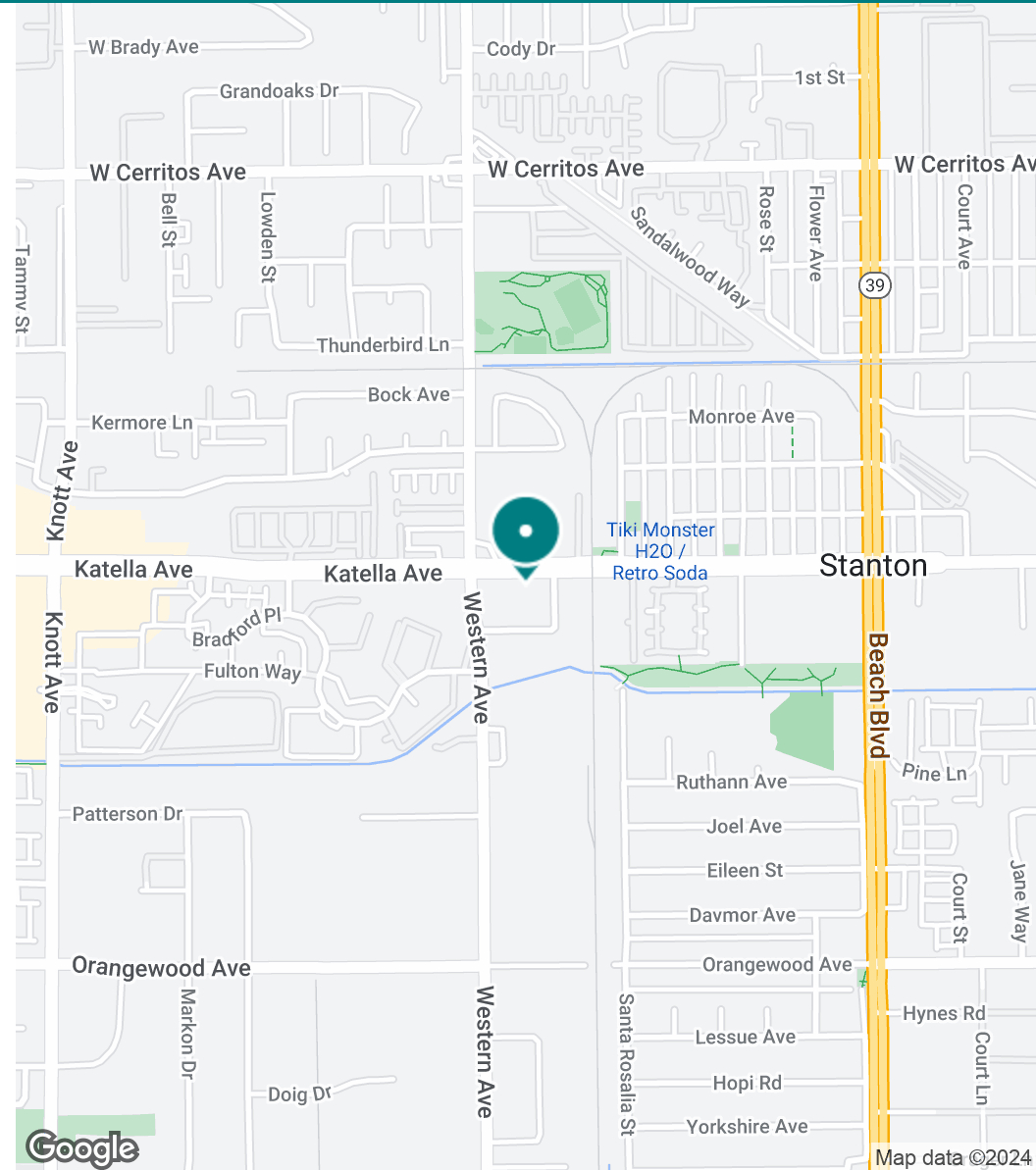
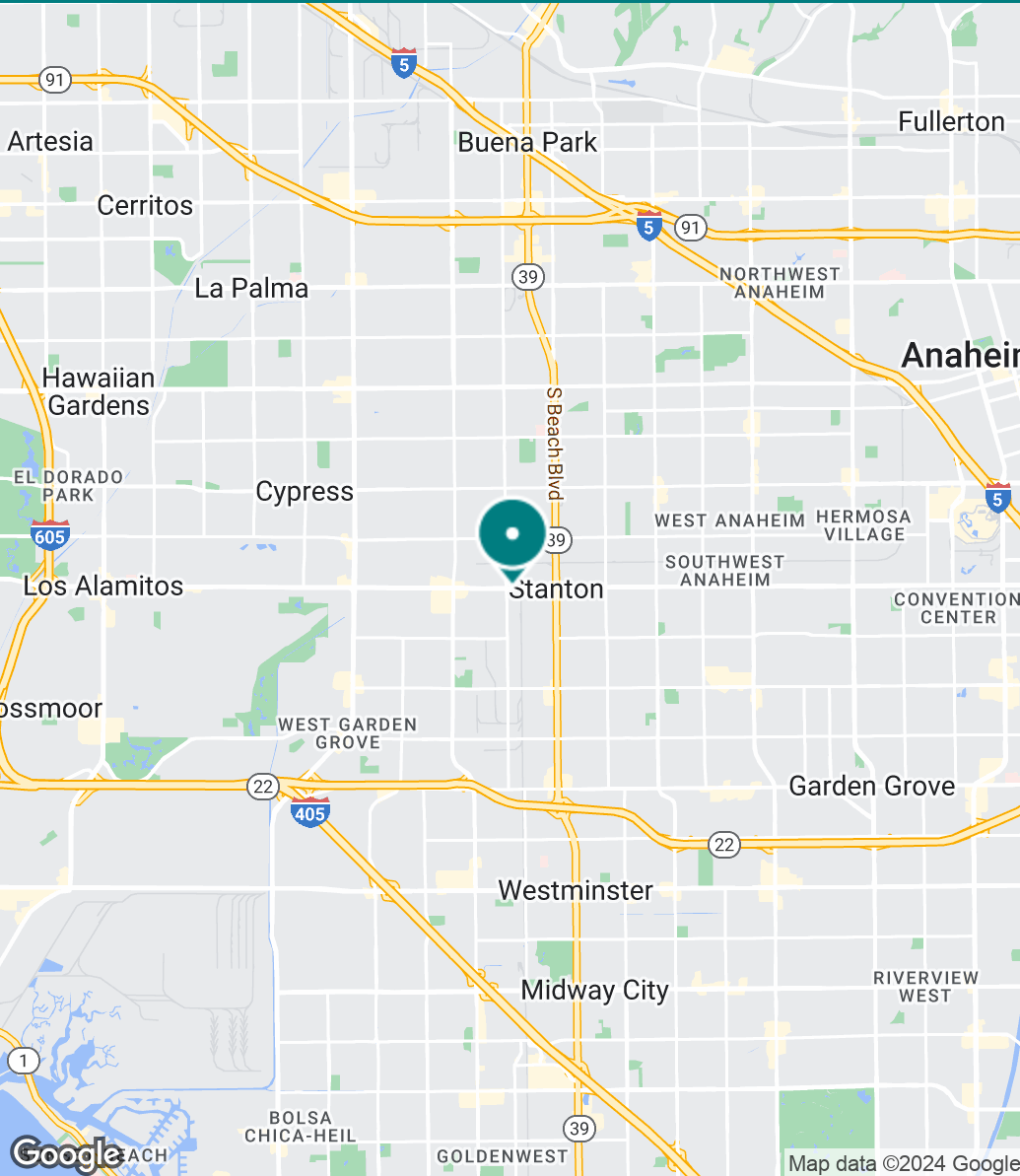
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7544	Available	912 SF	Est. \$0.25 NNN	\$2.00 SF/month	Retail / Office Shop Space
7550	Available	912 SF	Est. \$0.25 NNN	\$2.00 SF/month	Retail / Office Shop Space
7554	Available	912 SF	Est. \$0.25 NNN	\$2.00 SF/month	Retail / Office Shop Space
7550-7554	Available	1,824 SF	Est. \$0.25 NNN	\$2.00 SF/month	Retail / Office Shop Space

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## LOCATION MAP

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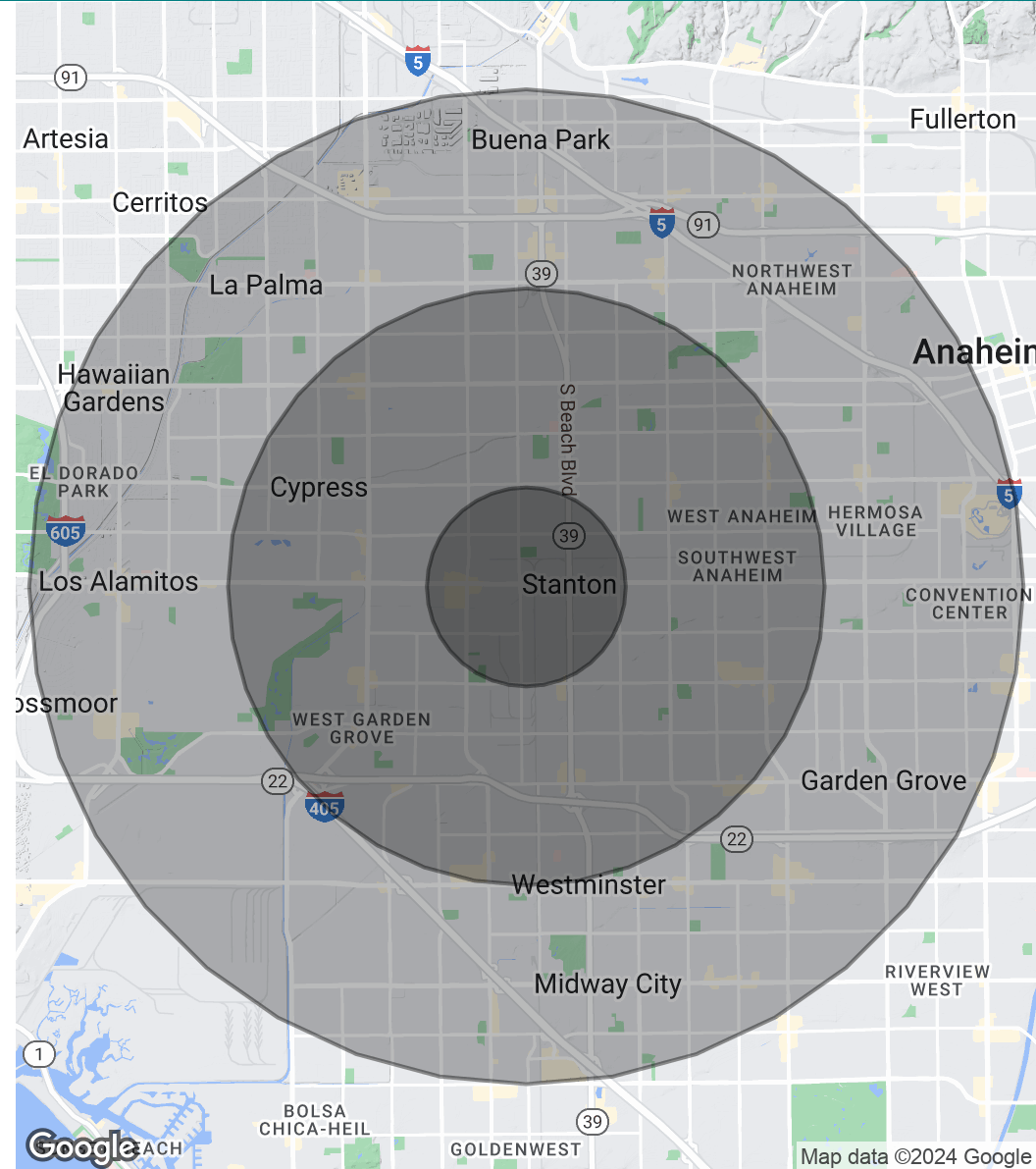
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,759	260,905	655,742
Average Age	40	41	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,519	78,683	197,820
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$106,545	\$113,253	\$117,739
Average House Value	\$661,976	\$764,650	\$803,152
RACE	1 MILE	3 MILES	5 MILES
% White	23.6%	26.1%	25.4%
% Black	2.2%	2.5%	2.5%
% Asian	31.9%	34.6%	34.8%
% Hawaiian	0.6%	0.6%	0.5%
% American Indian	1.4%	1.3%	1.3%
% Other	26.9%	21.7%	22.3%

Demographics data derived from AlphaMap



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## MEET THE TEAM

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