

RETAIL FOR LEASE
1400 E Katella

1400 E KATELLA
Orange, CA 92867

PRESENTED BY:

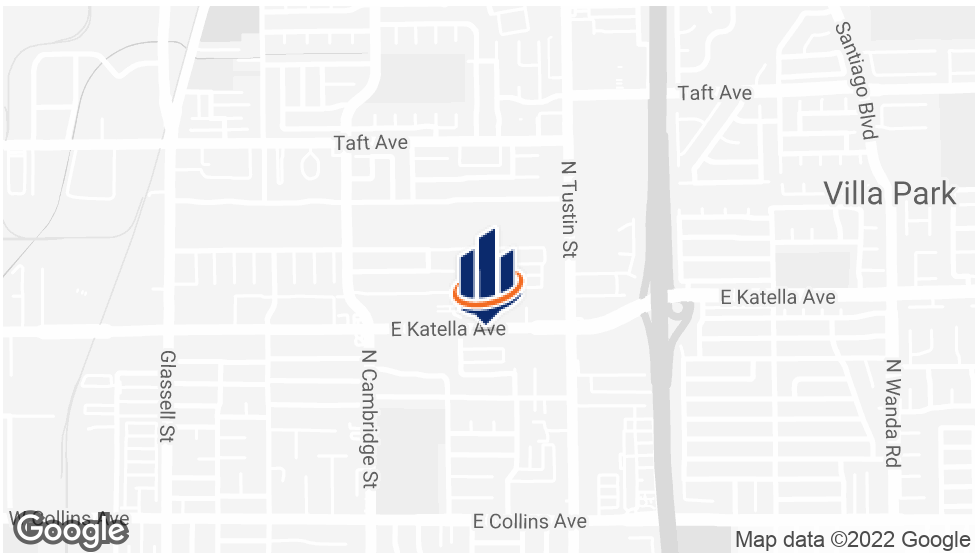
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CalDRE #02024106

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$750 - \$2,700
BUILDING SIZE:	23,291 SF
AVAILABLE SF:	195 - 1,200 SF
PROPERTY TYPE(S):	Office Retail Restaurant

PROPERTY OVERVIEW

Opportunity to lease retail office space on busy Katella Avenue in the City of Orange, CA.

PROPERTY HIGHLIGHTS

- Potential to build out space for food service. Grease trap installed.
- Property is down the street from the 57 & 55 FWYs
- Close proximity to the Honda Center, Anaheim Regional Transportation Intermodal Center (ARTIC), Chapman University, Old Towne Orange
- 30,000 Vehicles Per Day drive on Katella Avenue
- Directly across the street from Tuskatella Center near Katella and Tustin Ave. Tenants include TJ Maxx, CVS, Daiso, Nothing Bundt Cakes, Smart & Final, Waba Grill, Wingstop, Five Guys, El Pollo Loco, Chase Bank, The Vitamin Shoppe and AT&T

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ADDITIONAL PHOTOS



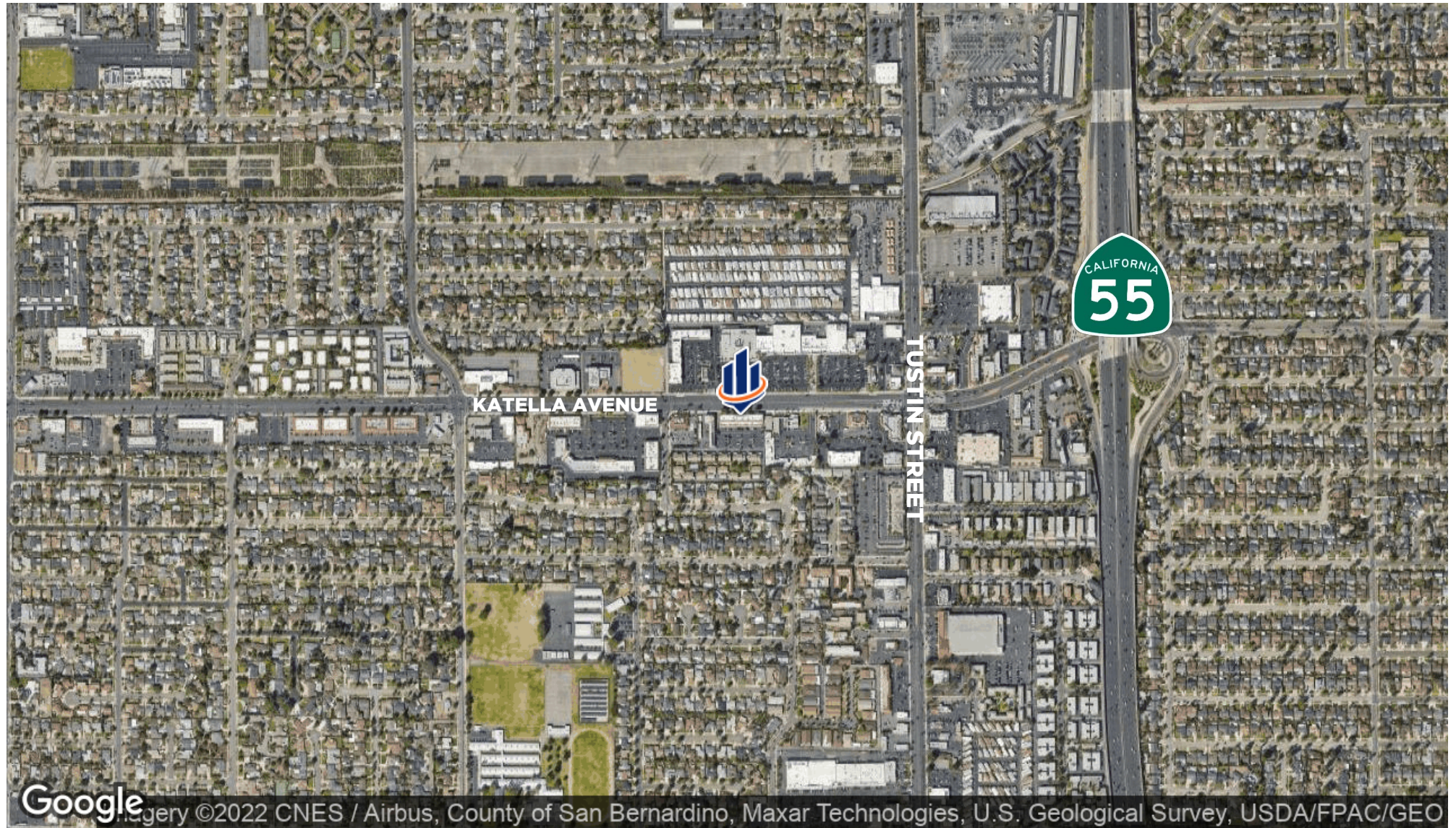
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LOCATION MAP



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SUITE AVAILABILITY

LEASE INFORMATION

LEASE TYPE(S):	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	195 - 1,200 SF	LEASE RATE:	\$750 - \$2,700

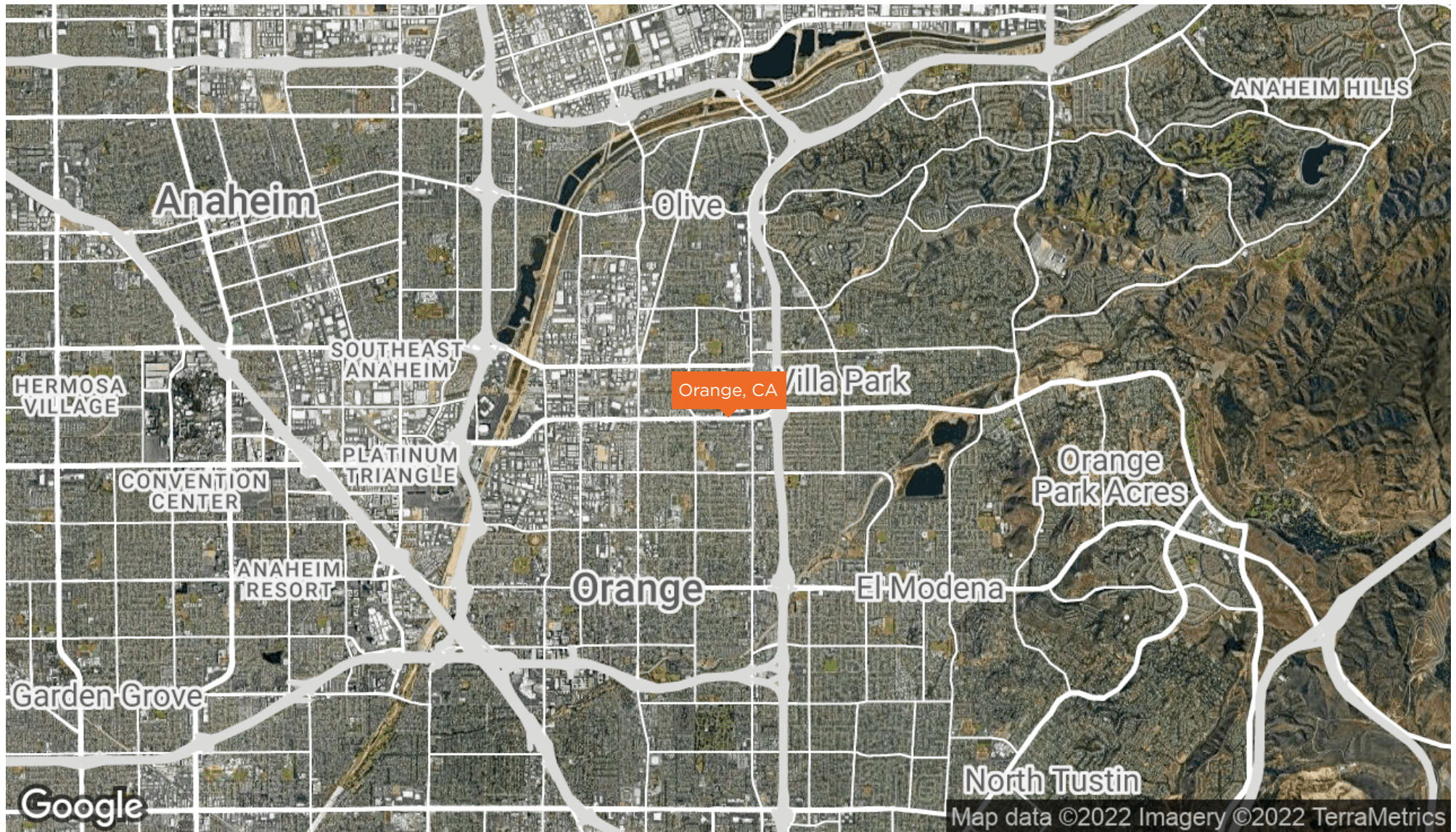
AVAILABLE SPACES

SUITE	SIZE	SPACE TYPE	RATE	LEASE TYPE	DESCRIPTION
1438	1,200 SF	Retail	\$2.25/SF	NNN (\$.59 PSF)	First floor street retail
1444	1,200 SF	Retail	\$2.25/SF	NNN (\$.59 PSF)	First floor street retail
Retail	900 SF	Retail	\$2.25/SF	NNN (\$.59 PSF)	First floor street retail
214	224 SF	Office	\$750	NNN (\$.59 PSF)	Second Floor Office
224	195 SF	Office	\$750	NNN (\$.59 PSF)	Second Floor Office

***Move-In Special* Get half off your office’s first month’s rent! (\$1.50/SF)**

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REGIONAL MAP



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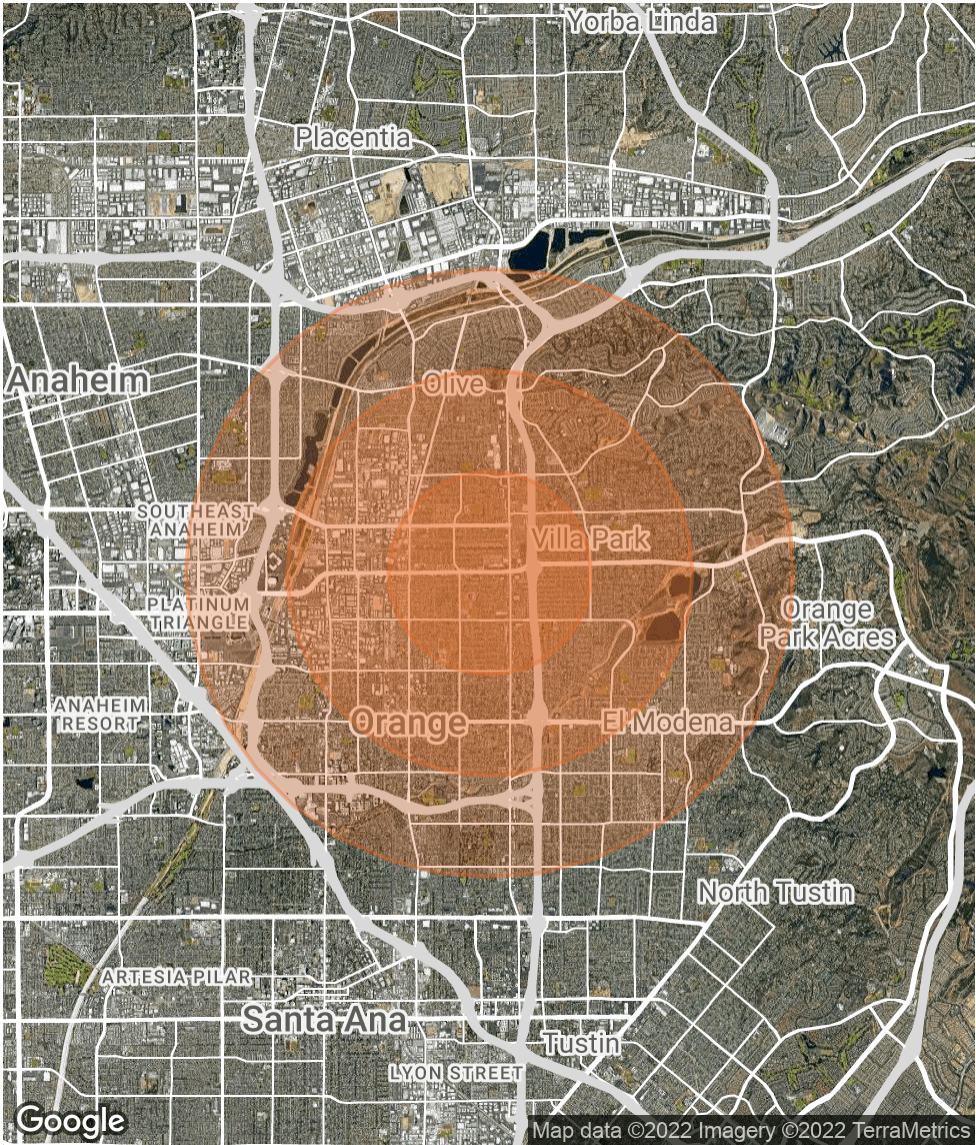
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	26,794	73,609	165,198
AVERAGE AGE	35.3	37.2	37.4
AVERAGE AGE (MALE)	34.8	37.1	37.0
AVERAGE AGE (FEMALE)	36.2	37.8	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,716	23,524	55,134
# OF PERSONS PER HH	3.5	3.1	3.0
AVERAGE HH INCOME	\$107,668	\$118,568	\$117,182
AVERAGE HOUSE VALUE	\$556,514	\$618,427	\$598,879

* Demographic data derived from 2020 ACS - US Census



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