

RETAIL FOR LEASE

Cypress Center

6847-6931 KATELLA AVENUE, CYPRESS, CA

Space Available

±1,376 – 3,159 Square Feet Retail

Property Highlights

- Centrally located on the main retail intersection of the Cypress trade area with ample visibility to Katella Avenue.
- Notable tenants within the project include Target, Chipotle, Taco Bell, Massage Envy, Papa John's Pizza, Subway, GameStop, Great Clips and Black Rock Coffee.
- Services a dense residential and daytime population with approximately 27,463 residents and employees in a one mile radius.
- Adjacent to 20 million square feet of Office, Industrial and Flex Space.

Traffic Count

- ±25,000 Average Daily Traffic on Knott Avenue
- ±34,000 Average Daily Traffic on Katella Avenue

Demographics - 2026

	1-Mile	3-Miles	5-Miles
Population	22,951	251,118	624,754
Average H.H. Income	\$147,882	\$131,437	\$135,025
Daytime Population	26,741	212,134	538,643

Source: ESRI



SITE PLAN & CURRENT AVAILABILITIES



STE.	TENANT	SF
6847	AT&T Wireless	872
6851	Subway	880
6855/6859	Chipotle	1,760
6863	GameStop	1,495
6867	Raymond's Watch Repair	520
6871	General Nutrition Center	1,495
6875	Everytable	1,170
6879	Papa John's Pizza	1,170
6883	Available	1,376
6887	Sola Salon Studios	8,449
6891	Available	1,600
6895A	Baskin-Robbins	1,000
6895B	Katella Dental Center	1,351
6899	CosmoProf	2,300
6903	Available	1,600
6907/6911	Orangetheory Fitness	4,800
6915	Massage Envy	3,200
6925	Relax Nails Spa	1,600
6927	Available	3,159
6931	Einstein Bros. Bagels	2,346
6947	Black Rock Coffee	4,003

Kevin Hansen

Senior Managing Director

t 949-608-2194

kevin.hansen@nmrk.com

CA RE Lic. #01937047

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	2026 Population	22,951	251,118
	2031 Population	22,729	251,227
	2020 Population	23,976	254,200
	2010 Population	23,100	248,254
	2026-2031 Annual Rate	-0.19%	0.01%
	2026 Median Age	41.4	39.9
	Total Businesses	1,002	7,901
	Total Employees	12,798	71,292
	Total Daytime Population	26,741	212,134
HOUSEHOLDS	2026 Total Households	7,592	78,635
	2031 Total Households	7,626	79,830
	2010 Households	7,447	74,507
	2026-2031 Annual Rate	0.09%	0.30%
	2026 Average Household Size	3.00	3.15
INCOME	2026 Median Household Income	\$116,213	\$103,210
	2031 Median Household Income	\$131,964	\$118,099
	2026 Average Household Income	\$147,882	\$131,437
	2031 Average Household Income	\$168,038	\$150,305
	2026 Per Capita Income	\$48,647	\$41,461
HOUSING	2026 Total Housing Units	7,805	81,038
	2026 Owner Occupied Housing Units	66.2%	51.9%
	2026 Renter Occupied Housing Units	31.1%	45.1%
	2026 Vacant Housing Units	2.7%	3.0%
	2026 Median Home Value	\$835,947	\$850,340
	2026 Average Home Value	\$874,164	\$898,520

Cypress Snapshot

49,523
TOTAL POPULATION

16,778
TOTAL HOUSEHOLDS

\$166,999
AVG. HOUSEHOLD INCOME

52,150
DAYTIME POPULATION

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Prepared by:

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Corporate License #01796698

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