

**TOWN SQUARE**

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE SPACE**



**PROPERTY HIGHLIGHTS**

Available Space	<b>±600 - ±1,950 SF</b>
Asking Rate	<b>\$2.75-\$3.25 / SF - NNN (RETAIL) \$0.99 / SF - MG (OFFICE)</b>
NNN Expenses	<b>\$0.65 / PSF</b>

- Mixed-Use Property Consisting of Both Retail and Office Space
- Prominent Los Alamitos Location
- Well Maintained Retail/Office Center
- Plentiful Amenities Within Walking Distance
- Ample Parking
- Excellent Exposure and Signage Available on Katella Avenue

**Contact Us Today!**

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SPACE**

UNIT	TYPE	SIZE	DESCRIPTION
<b>4230</b>	Retail	1,400 SF	<ul style="list-style-type: none"> <li>• Ground floor retail space</li> <li>• No grease interceptor</li> <li>• Fruit use only</li> </ul>
<b>4292</b>	Retail	1,220 SF	<ul style="list-style-type: none"> <li>• Ground floor retail space</li> </ul>
<b>4328</b>	Retail	1,625 SF	<ul style="list-style-type: none"> <li>• Ground floor retail space</li> <li>• Two private offices and open area</li> </ul>
<b>4374</b>	Retail	1,200 SF	<ul style="list-style-type: none"> <li>• Ground floor retail space</li> </ul>

<b>4290A</b>	Office	1,400 SF	<ul style="list-style-type: none"> <li>• Second floor office suite</li> <li>• Open shell space</li> <li>• Separate meter</li> </ul>
<b>4342</b>	Office	736 SF	<ul style="list-style-type: none"> <li>• Second floor office suite</li> <li>• Reception area</li> <li>• Open layout</li> </ul>
<b>4372</b>	Office	680 SF	<ul style="list-style-type: none"> <li>• Second floor office suite</li> <li>• Separate meter</li> </ul>
<b>4376</b>	Office	1,950 SF	<ul style="list-style-type: none"> <li>• Second floor office suite</li> <li>• Separate meter</li> </ul>
<b>4372-4388</b>	Office	6,270 SF	<ul style="list-style-type: none"> <li>• Second floor office suite</li> <li>• Potential for multiple contiguous units to be combined</li> </ul>
<b>4384-4388</b>	Office	1,596 SF	<ul style="list-style-type: none"> <li>• Second floor office suite</li> <li>• Three private offices</li> <li>• Reception area and open workspace</li> <li>• In-suite restroom</li> <li>• Shared meter with Suite 4380</li> </ul>

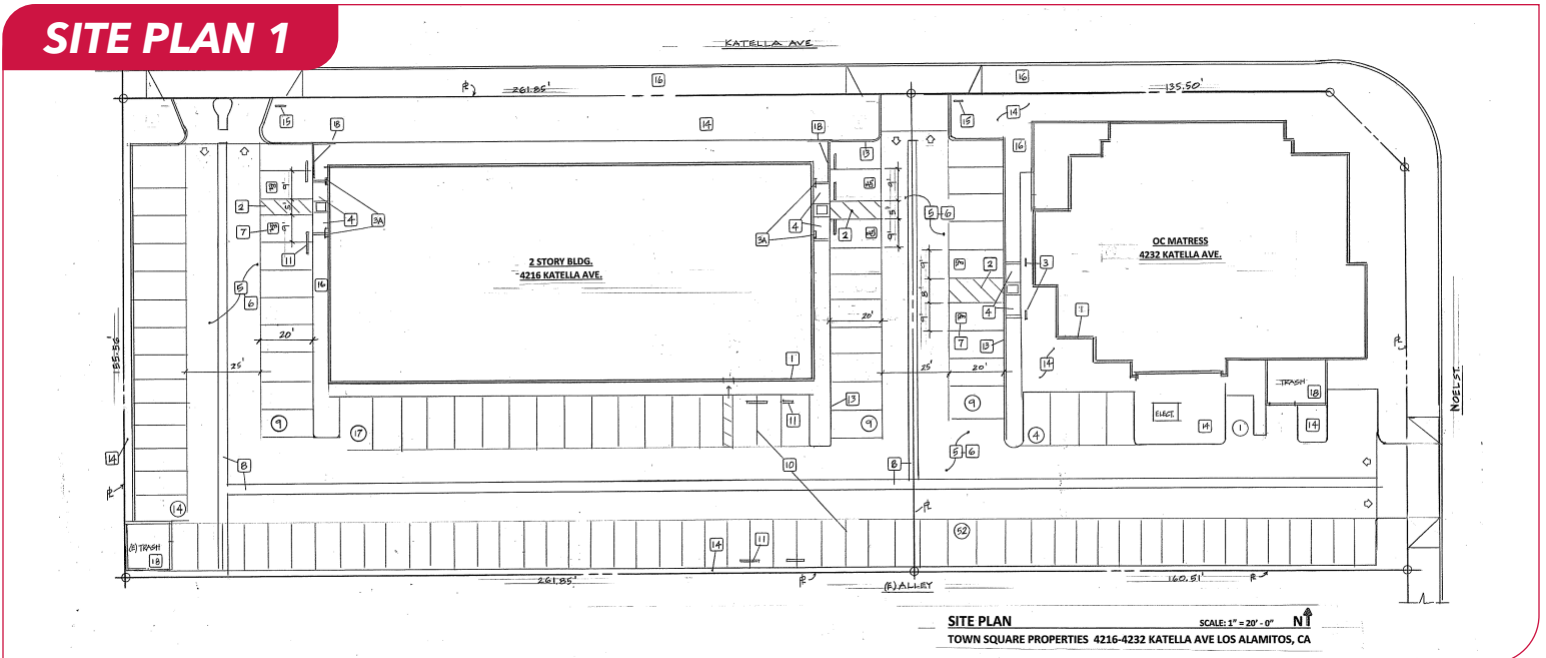
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**SITE PLAN 1**



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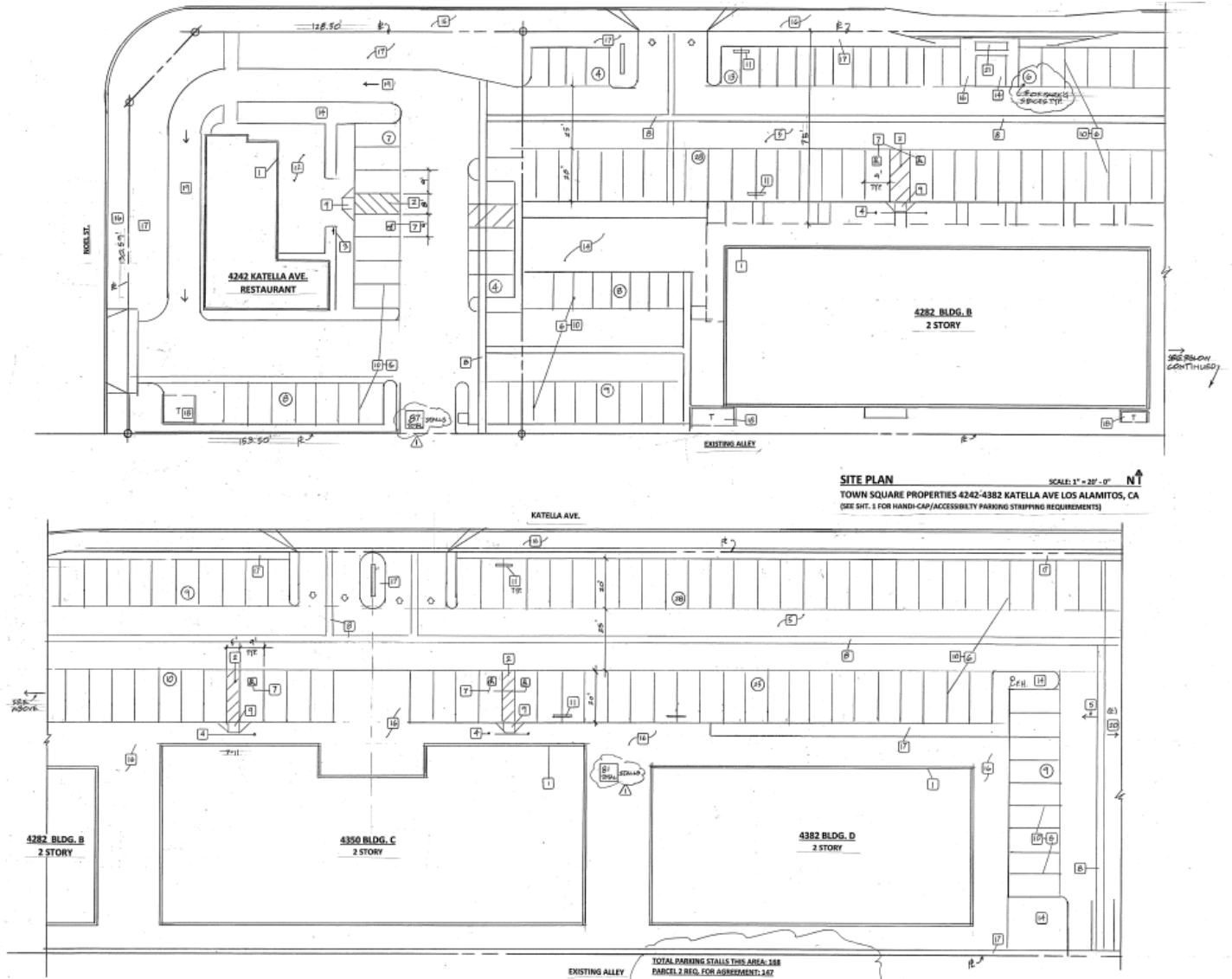
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**SITE PLAN 2**



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