



# Katella

## ROW

1400 E Katella Avenue Orange, CA 92867

### Now Leasing Retail & Restaurant

Opportunity to lease retail on Katella Avenue just off the 55 Freeway.



TI Packages Available



TI Packages Available



Customizable Spaces

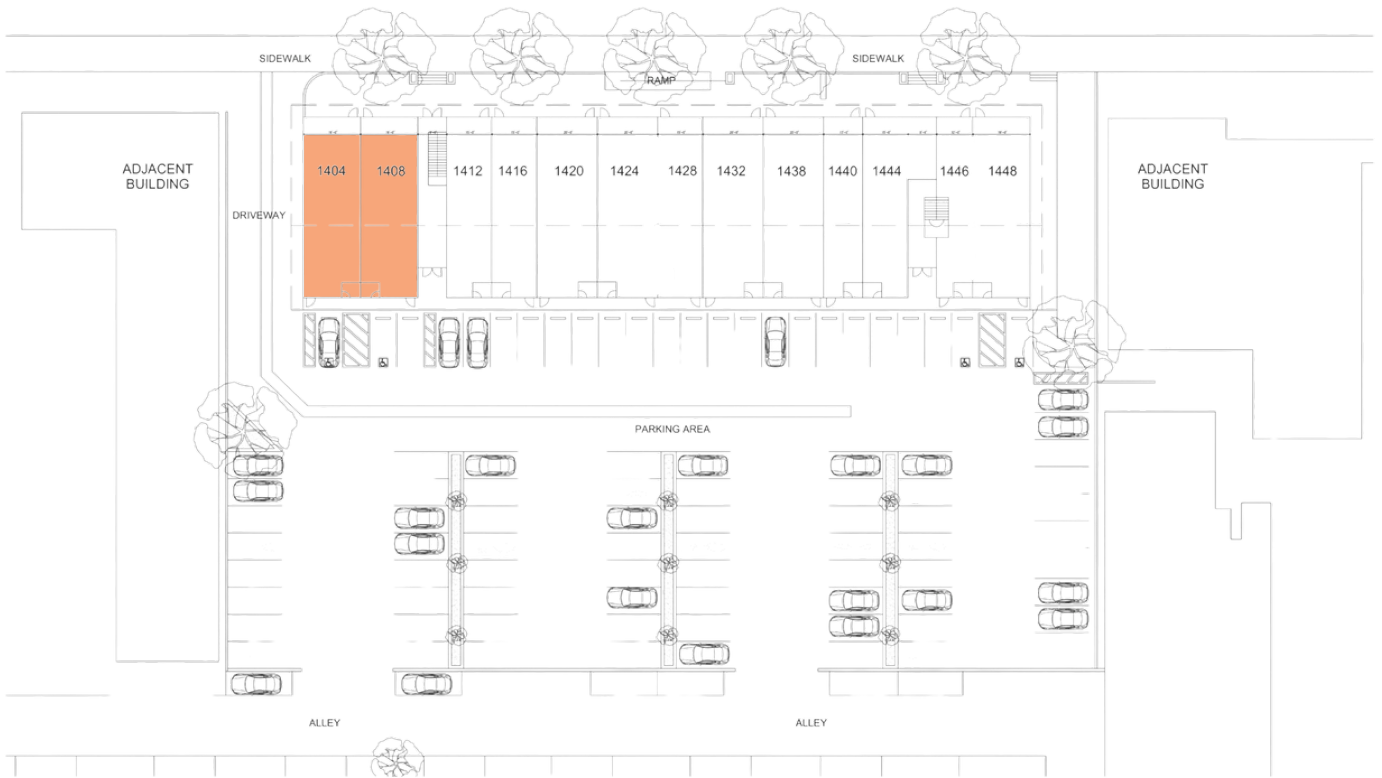


Newly Remodeled

NATIONAL REACH.  
SOUTHERN CALIFORNIA EXPERTISE.

SOPHIA MEHR  
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CalDRE # 02024106





*Available Suites:*

**1404-1408** 2400 SF (Retail)  
(Can be divided into two 1,200 SF Suites)

**211** 330 SF (Office)

**229** 440 SF (Office)

*Current Tenants:*

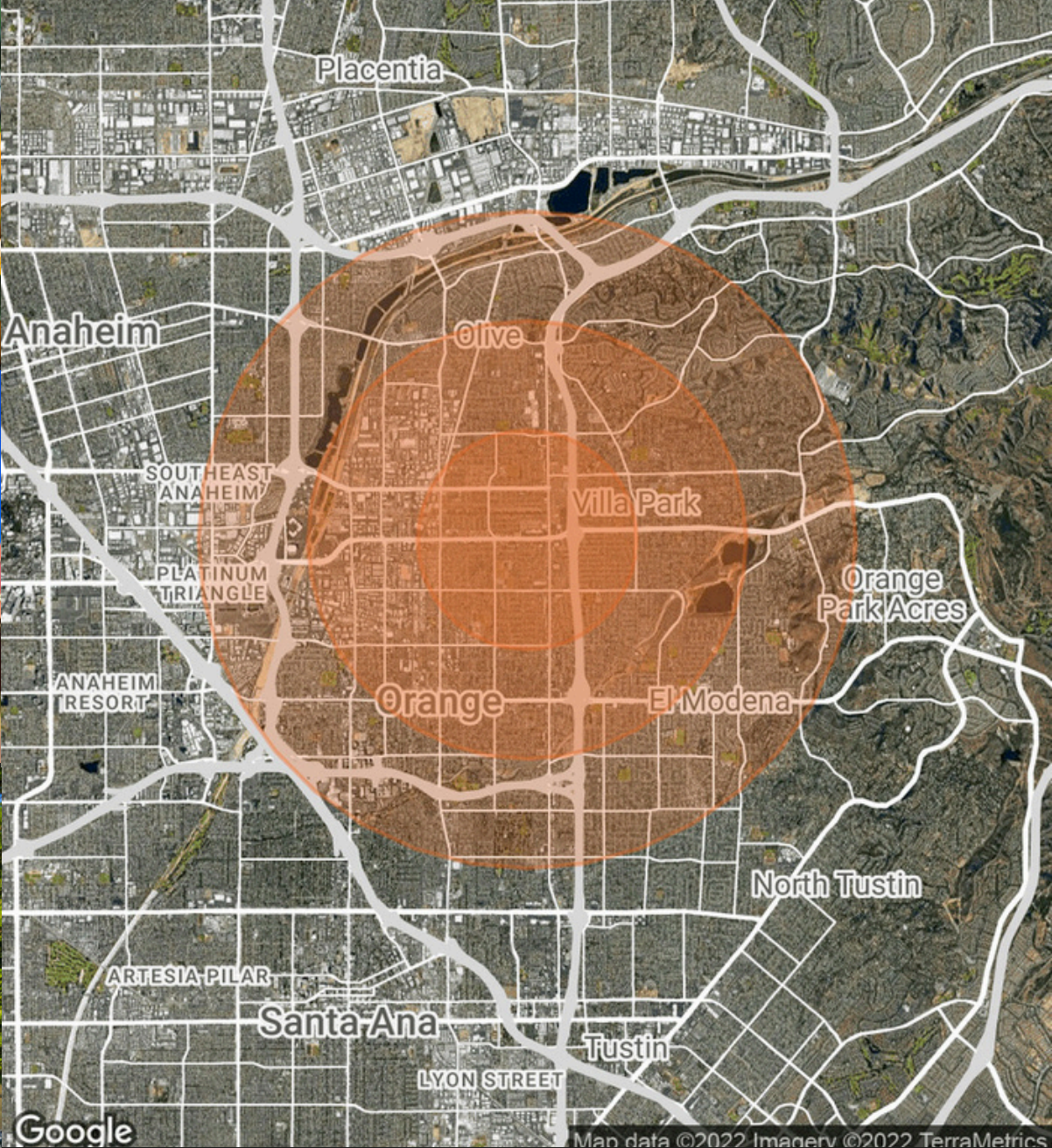
- 1446-1448 Latin Restaurant
- 1444 Lash Extensions
- 1440 Nail Salon
- 1438 Collector Trading Shop
- 1432 Red Wing
- 1428 Spa
- 1420-1424 Martial Arts
- 1416 Barbershop

*Katella*



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## Area Demographics

### 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 (M)	34.8	37.1	37
Average Age (F)	36.2	37.8	37.8

### HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
Total Households	7,716	23,524	55,134
# of Households	3.5	3.1	3.0
Average HH Income	\$107,668	\$118,568	\$117,182
Average House Value	\$556,514	\$618,427	\$598,879

### TRAFFIC COUNTS

Katella Ave & California St	36,863 VPD
Katella Ave & Tustin St	41,193 VPD



TUSTIN STREET



KATELLA AVENUE

ROW

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