

**TOWN SQUARE**

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE SPACE**



**PROPERTY HIGHLIGHTS**

Available Space **±600 - ±1,950 SF**

Asking Rate **\$2.75-\$3.25 / NNN / PSF (RETAIL)  
\$2.00 / MG / PSF (OFFICE)**

NNN Expenses **\$0.65 / PSF**

- 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

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**Contact Us Today!**

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**RETAIL / OFFICE  
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>4272</b> | Retail | 1,550 SF | <ul style="list-style-type: none"> <li>\$3.25 / SF NNN</li> <li>2nd gen restaurant   End cap space</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> |

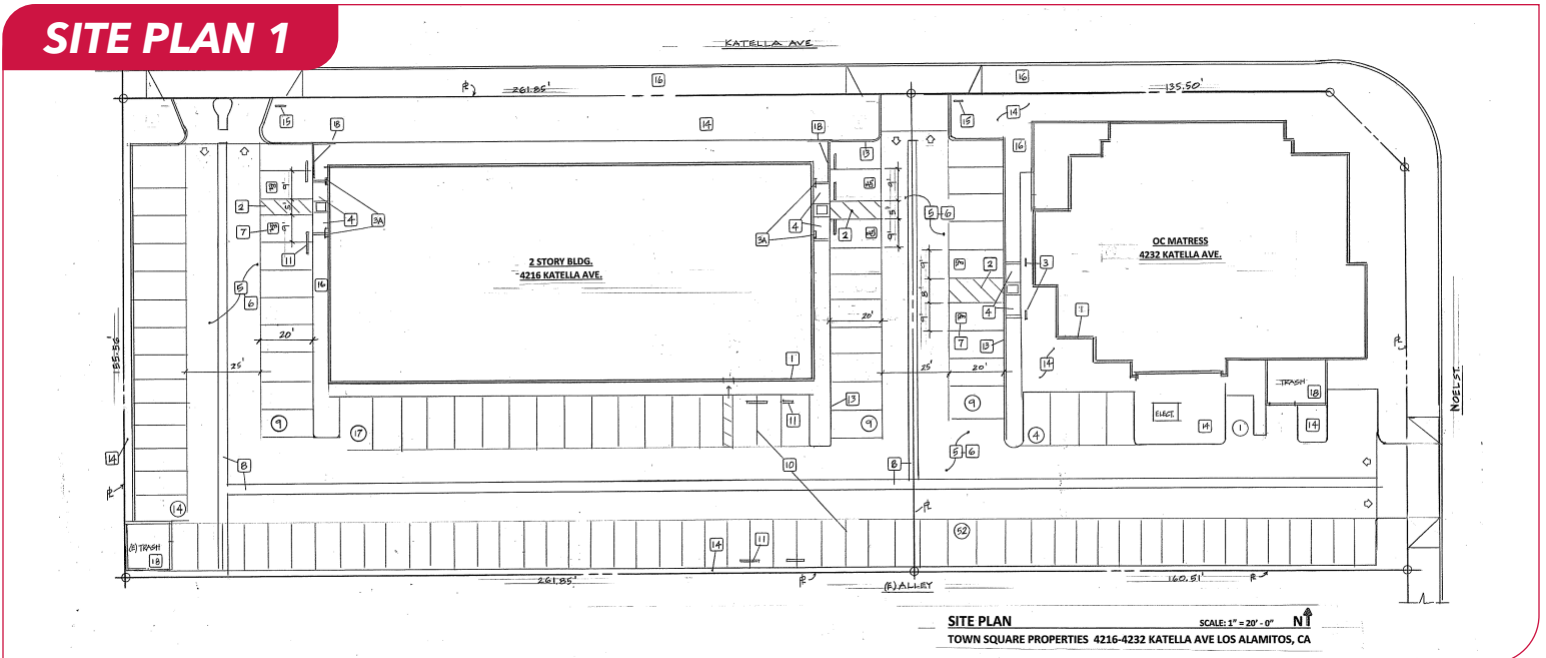
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**SITE PLAN 1**



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