

## TOWN SQUARE

4216-4390 KATELLA AVE, LOS ALAMITOS, CA 90720

**RETAIL / OFFICE  
SPACE AVAILABLE**



### PROPERTY HIGHLIGHTS

Available Space	<b>±680 - ±4,200 RSF</b>
Asking Rate	<b>\$2.75-\$3.25 / RSF - NNN (RETAIL) \$0.99 / RSF - MG (OFFICE)</b>
NNN Expenses	<b>\$0.65 / RSF</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

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### Contact Us Today!

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UNIT	TYPE	SIZE	DESCRIPTION
<b>4226-4228</b>	Retail	2,800 SF	<ul style="list-style-type: none"> <li>Current kickboxing studio</li> </ul>
<b>4226-4230</b>	Retail	4,200 SF	<ul style="list-style-type: none"> <li>Contiguous space</li> <li>Ample on-site parking</li> </ul>
<b>4230</b>	Retail	1,400 SF	<ul style="list-style-type: none"> <li>Ground floor retail / restaurant</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>

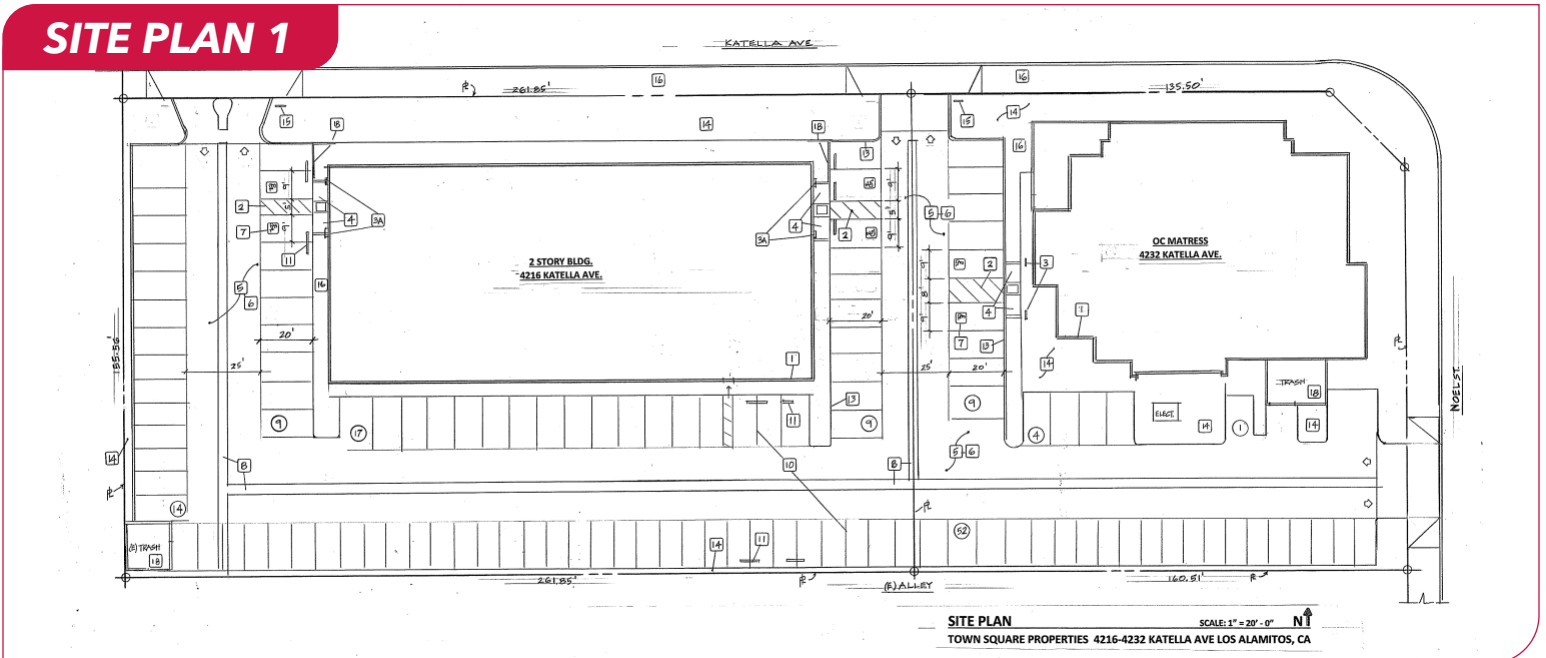
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**SITE PLAN 1**



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