

## DRIVE-THRU & RETAIL FOR LEASE

# Cypress Center

6847-6931 KATELLA AVENUE, CYPRESS, CA

### Space Available

±1,376 – 3,159 Square Feet Retail

±4,003 Square Feet Drive-Thru

### 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 and Great Clips.
- 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 - 2025

	1-Mile	3-Miles	5-Miles
Population	24,922	251,032	628,424
Average H.H. Income	\$133,680	\$123,320	\$126,676
Daytime Population	27,463	211,161	540,962

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	Available Drive-Thru Restaurant	4,003

**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>	
<b>POPULATION</b>	2025 Population	24,922	251,032	628,424
	2030 Population	24,731	251,536	628,594
	2020 Population	25,842	254,430	640,343
	2010 Population	24,958	248,669	626,319
	2025-2030 Annual Rate	-0.15%	0.04%	0.01%
	2025 Median Age	41.6	39.8	39.8
	Total Businesses	1,038	8,007	23,616
	Total Employees	12,990	72,580	199,693
	Total Daytime Population	27,463	211,161	540,962
<b>HOUSEHOLDS</b>	2025 Total Households	8,137	78,560	197,249
	2030 Total Households	8,206	80,062	200,663
	2010 Households	7,902	74,619	187,224
	2025-2030 Annual Rate	0.17%	0.38%	0.34%
	2025 Average Household Size	3.01	3.15	3.15
<b>INCOME</b>	2025 Median Household Income	\$109,165	\$97,205	\$98,307
	2030 Median Household Income	\$120,524	\$109,315	\$110,678
	2025 Average Household Income	\$133,680	\$123,320	\$126,676
	2030 Average Household Income	\$147,529	\$137,660	\$141,411
	2025 Per Capita Income	\$43,525	\$38,601	\$39,813
<b>HOUSING</b>	2025 Total Housing Units	8,388	80,693	202,962
	2025 Owner Occupied Housing Units	65.3%	52.5%	52.2%
	2025 Renter Occupied Housing Units	31.7%	44.9%	44.9%
	2025 Vacant Housing Units	3.0%	2.6%	2.8%
	2025 Median Home Value	\$827,384	\$843,255	\$852,700
	2025 Average Home Value	\$861,739	\$884,235	\$903,432

# Cypress Snapshot

**49,412**  
TOTAL POPULATION

**16,712**  
TOTAL HOUSEHOLDS

**\$155,992**  
AVG. HOUSEHOLD INCOME

**51,749**  
DAYTIME POPULATION

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