



MEDICAL OFFICE FOR LEASE 5,196SF

HIGHLIGHTS

- Medical Office - New Construction 2021
- 5,196 sf Available
- 3000sf on Main Level
- 2100sf on 2nd Story
- Parking Ratio 1/200sf
- Elevator
- Rooftop Patio with Seating
- Gated, Controlled Access
- Video Surveillance
- Energy Efficient Features throughout



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
100	For Lease	1st	3000	\$47.40	NNN	Nets are estimated to total \$0.80/sf/month
200	For Lease	2nd	2100	\$47.40	NNN	Nets are Estimated at \$0.80/sf/month 2nd Floor will has an estimated 10% load factor



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,785	184,575	537,970



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$107,025	\$119,006	\$109,827



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,638	60,659	172,623

PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	5,196
GLA (SF)	5,196
LAND SF	15,540
YEAR BUILT	2021
ZONING TYPE	COM
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26
PARKING RATIO	1:200sf
CORNER LOCATION	Corner
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Cottonwood Church
SOUTH	Residential
EAST	Alamitos Oral Surgery
WEST	Katella Deli

MECHANICAL

HVAC	HVAC
FIRE SPRINKLERS	Fire Sprinklers
ELECTRICAL / POWER	Electrical
LIGHTING	Lighting

TENANT INFORMATION

LEASE TYPE	NNN
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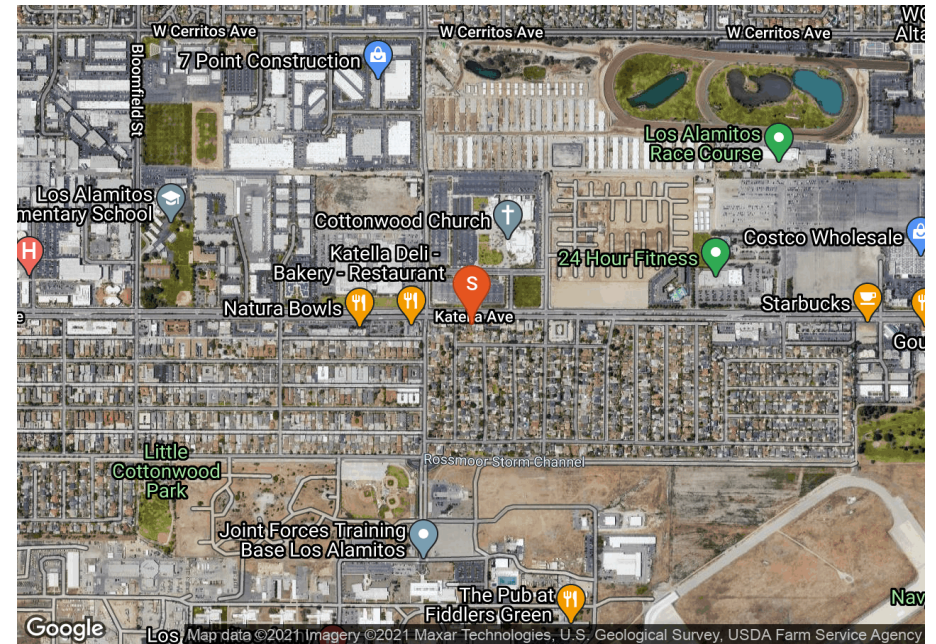
HIGH VISIBILITY MEDICAL OFFICE SPACE

- 5,196 SF located on Medical Row in Los Alamitos
Premium High Visibility Location on Katella Avenue across from 2 new residential developments (Ovations & Westmont)
Perfect for a Dental or other Medical Practice
Other Medical in immediate area:-
 - 1) Los Alamitos Medical Center
 - 2) MedPost Urgent Care of Los Alamitos
 - 3) Los Alamitos Hemodialysis Center
 - 4) HeartScape Cardiology
 - 5) Los Alamitos Gastroenterology

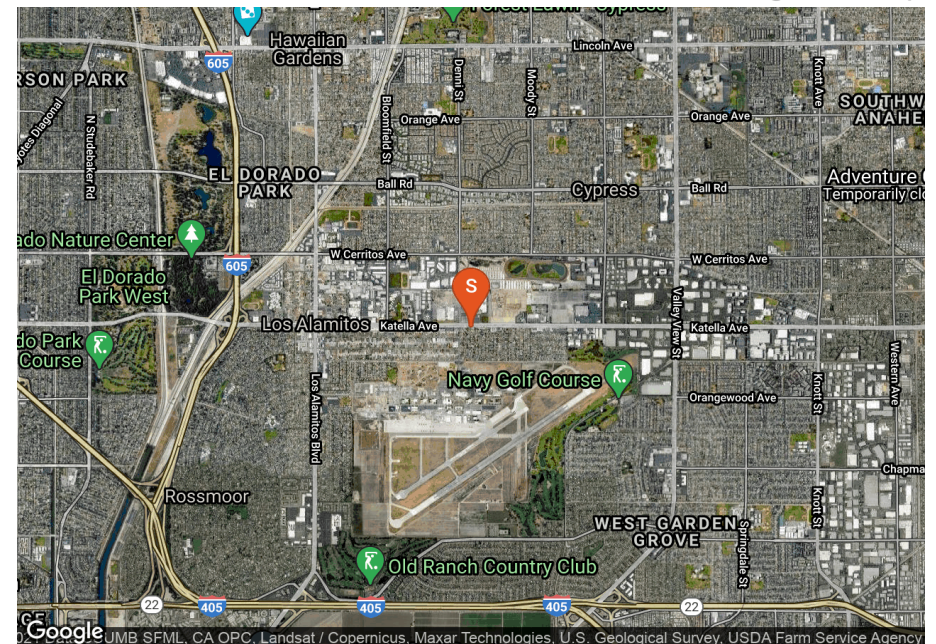
- Class A Building
2 Story Medical Office Space
Premium Custom Finishes Throughout
Energy Efficient Lighting
High Speed Wi-Fi
Elevator
Excellent Parking Ratio 1/200sf
High Filtration HVAC

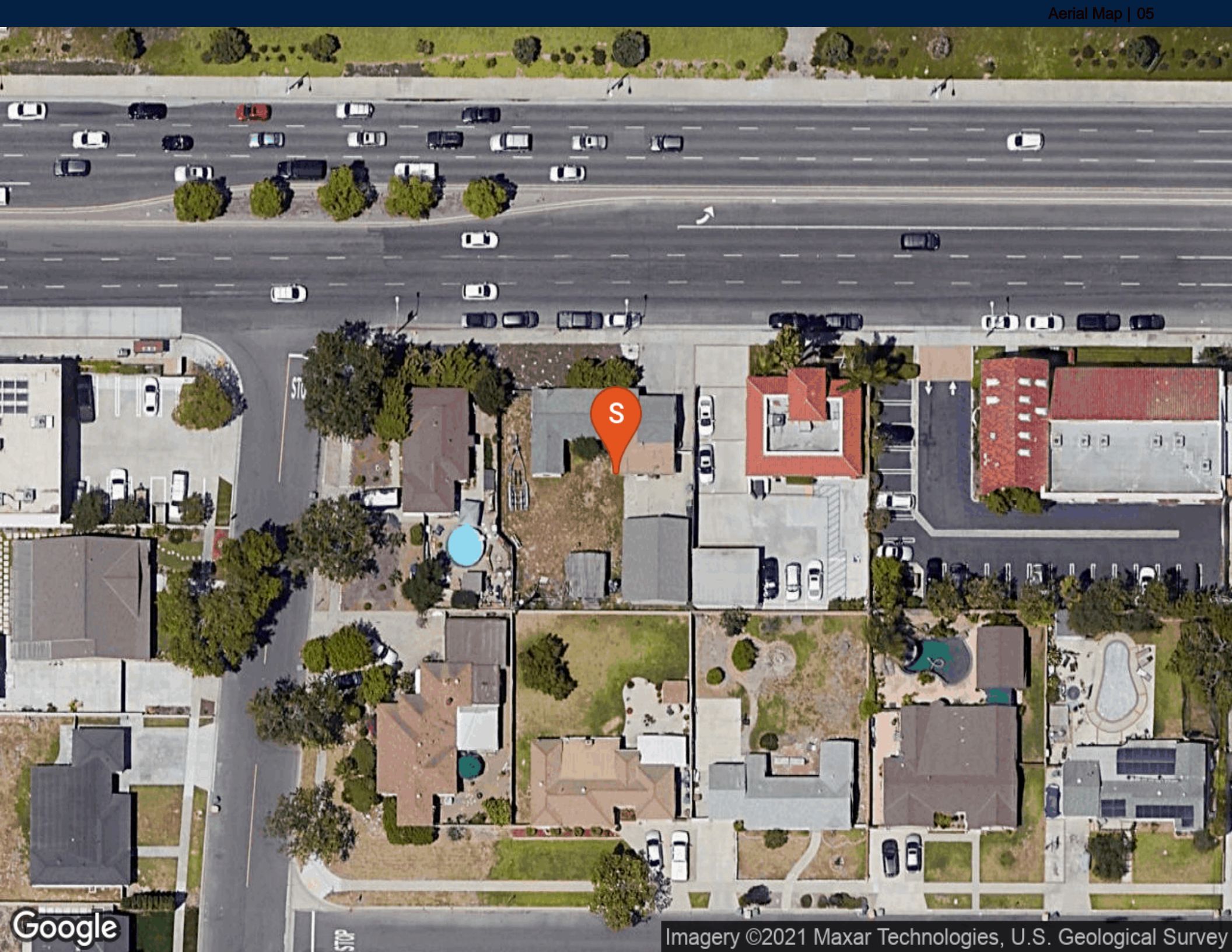
- Fully Secured Building
 - 1) Gated with Controlled Access
 - 2) Video Surveillance

Locator Map



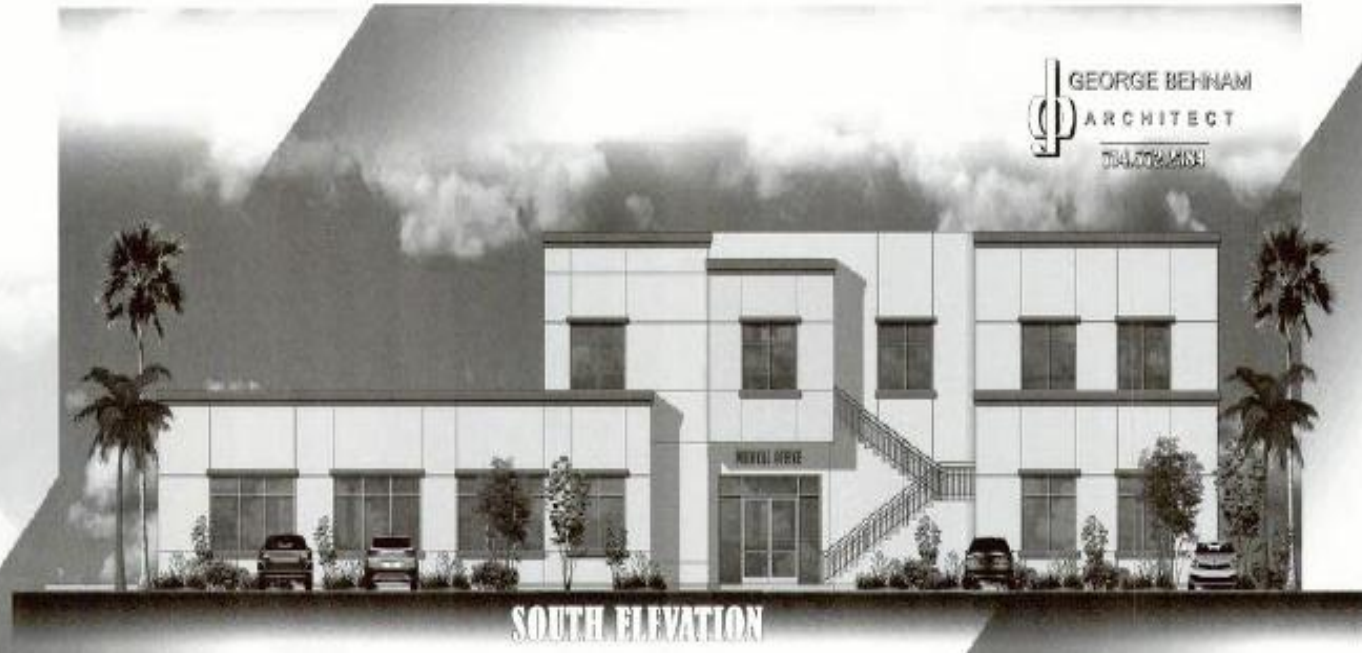
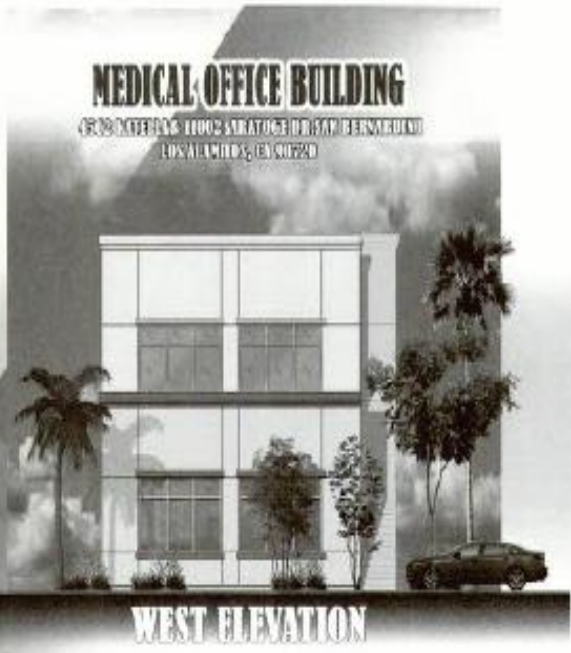
Regional Map





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4562 Katella Front Exterior

MEDICAL OFFICE BUILDING

4562 KATELLA & 11002 SARATOGA DR. SAN BERNARDINO
LOS ALAMITOS, CA 90720

KATELLA AVE

CONCRETE DRIVEWAY

SARATOGA DR

CONCRETE DRIVEWAY

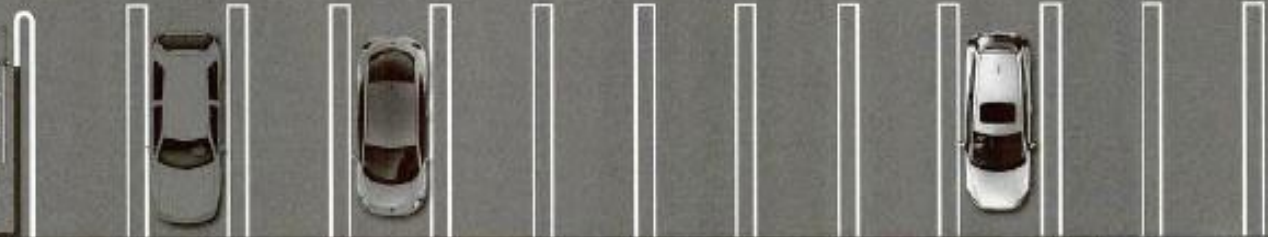
CONCRETE DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

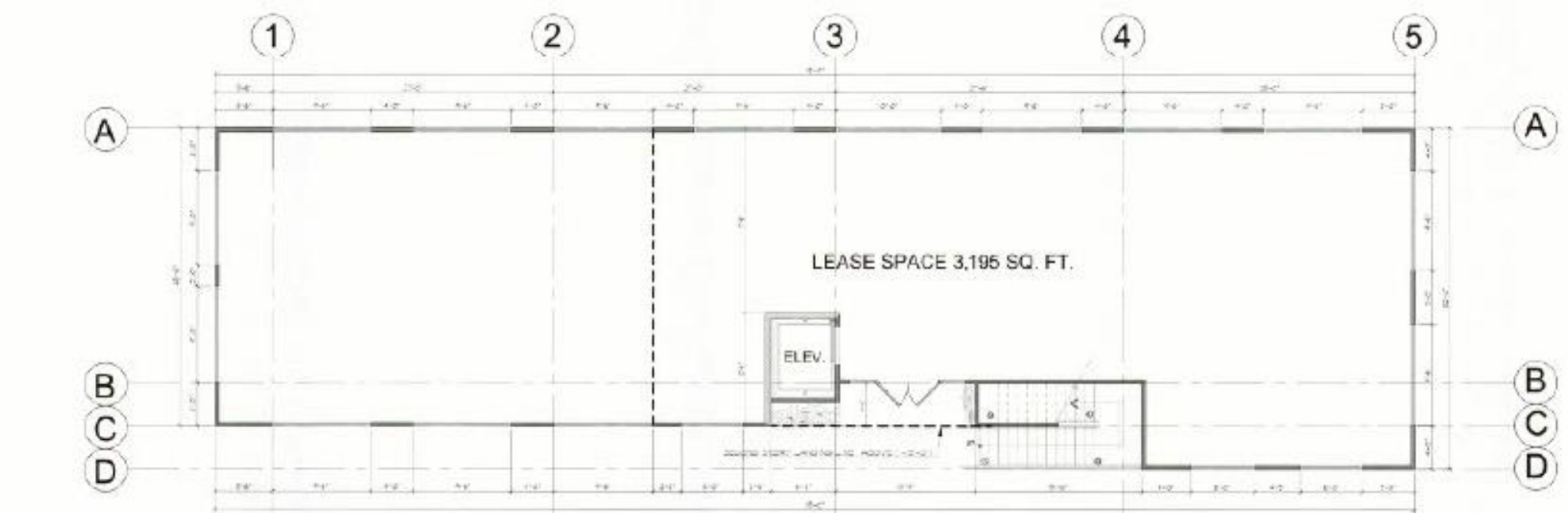
TRASH



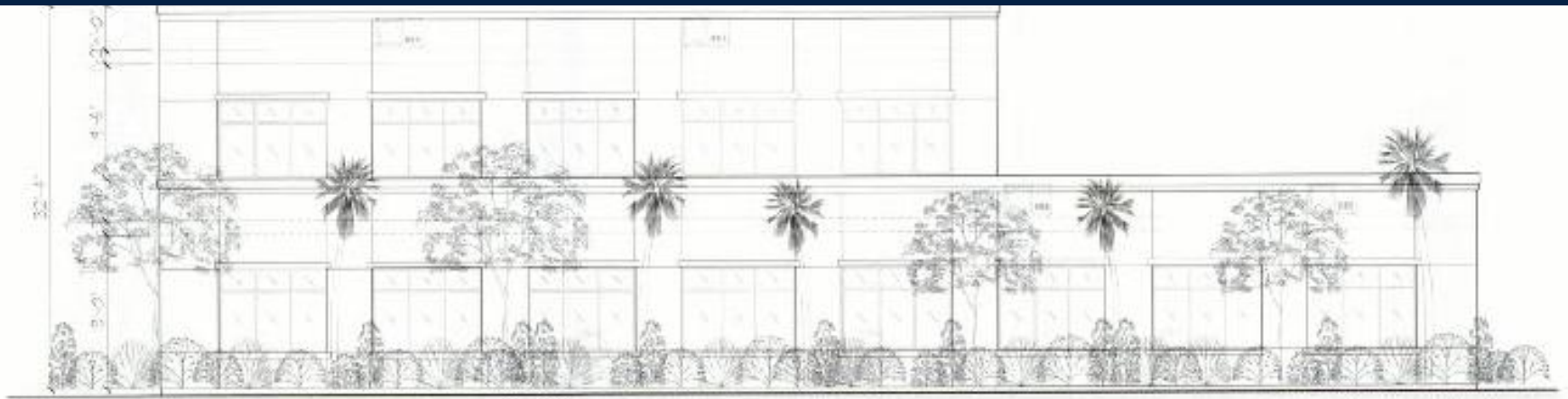
SITE PLAN



SECOND FLOOR
SCALE 3/8" = 1'-0"



FIRST FLOOR
SCALE 3/8" = 1'-0"



KATELLA - NORTH ELEVATION
SCALE 3/8" = 1'-0"



PARKING SOUTH ELEVATION
SCALE 3/8" = 1'-0"



WEST ELEVATION
SCALE 3/8" = 1'-0"

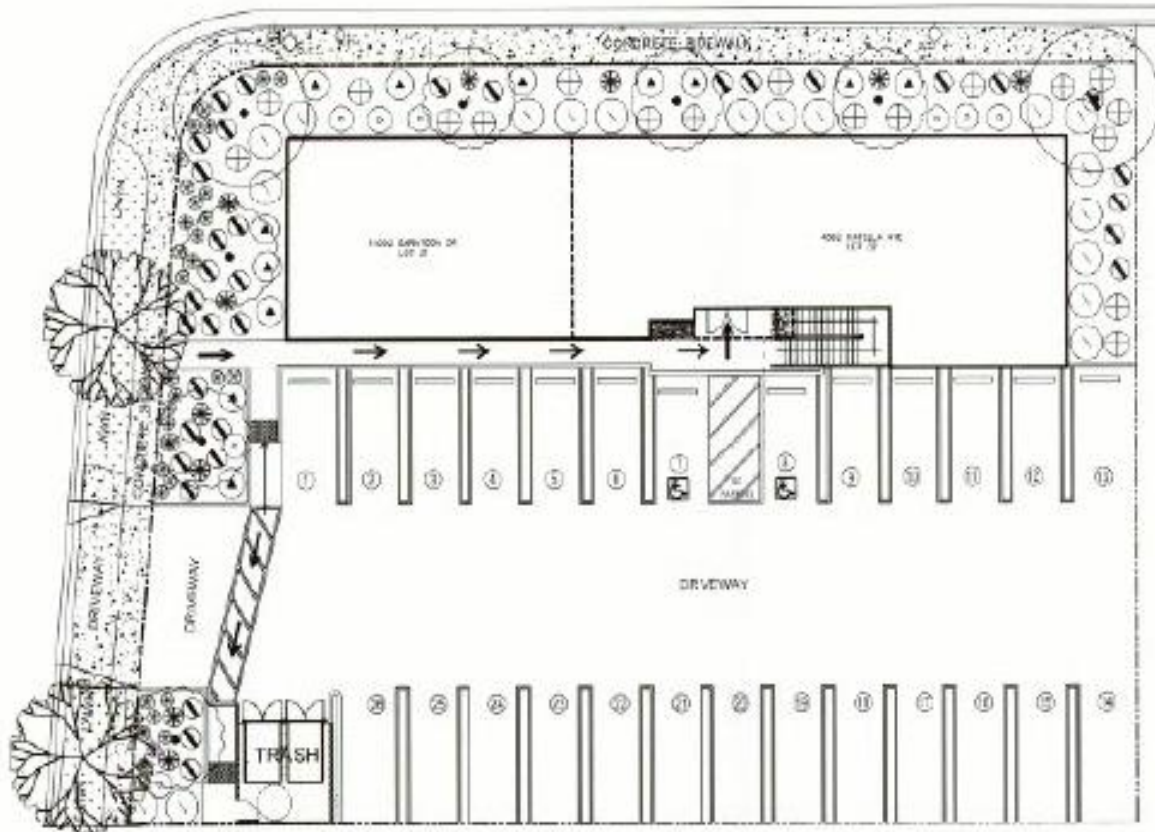


EAST ELEVATION
SCALE 3/8" = 1'-0"



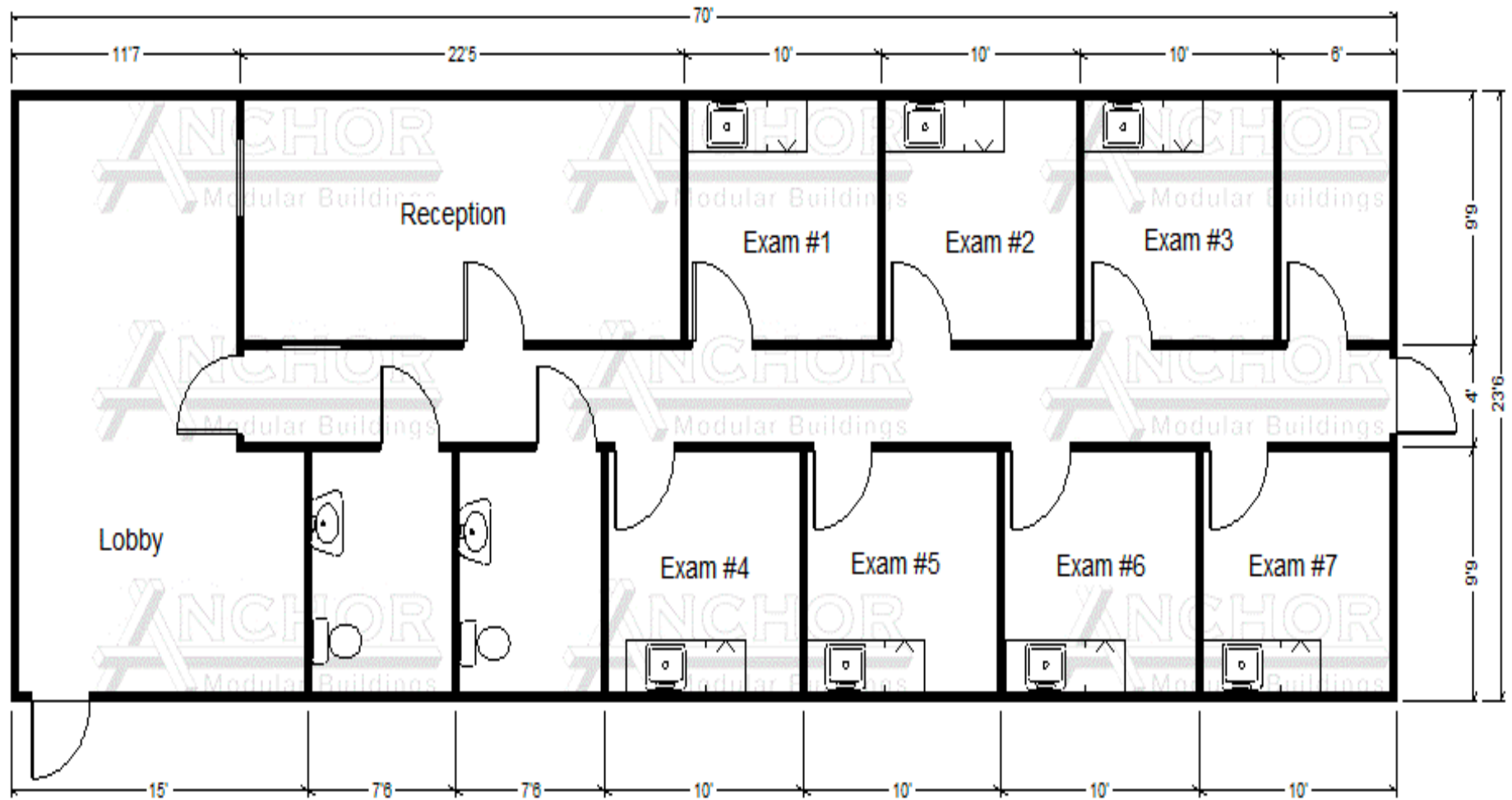
KATELLA AVE

SARATOGA DR.





MEDICAL OFFICE



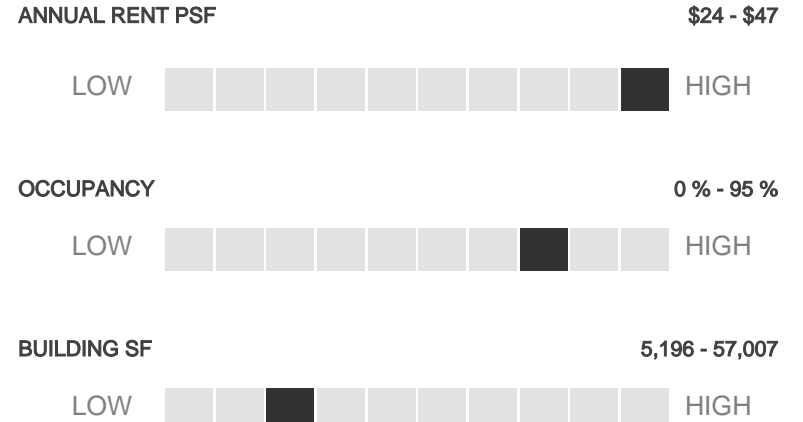
1



Rossmoor Village

11121 Los Alamitos Blvd.
Los Alamitos, CA 90720

BUILDING SF	18,078
YEAR BUILT	1967
OCCUPANCY	70.00 %
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$47.40
RENT PSF (MONTHLY)	\$3.95
DISTANCE	1.5 miles



Notes Great Leasing Opportunity for Office, Medical, Retail, and Restaurant Users. Brand New Construction on the 11121 Los Alamitos Boulevard Building

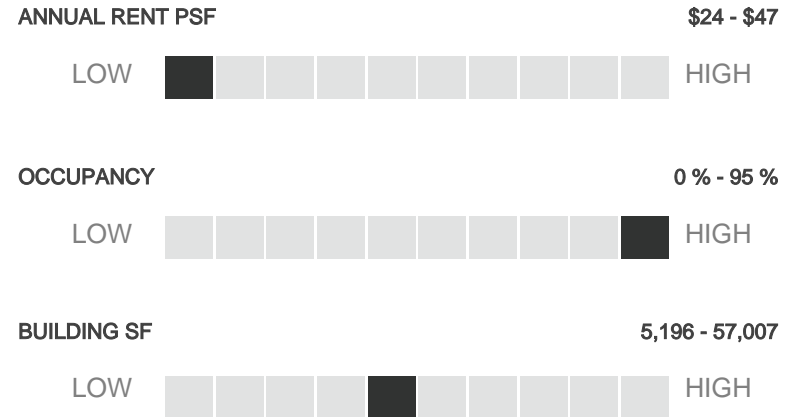
2



Siboney Professional Building

5122 Katella Ave.
Los Alamitos, CA 90720

BUILDING SF	30,323
YEAR BUILT	1986
OCCUPANCY	95.00 %
LEASE TYPE	MG
RENT PSF (YEARLY)	\$24.00
RENT PSF (MONTHLY)	\$2.00
DISTANCE	0.6 miles



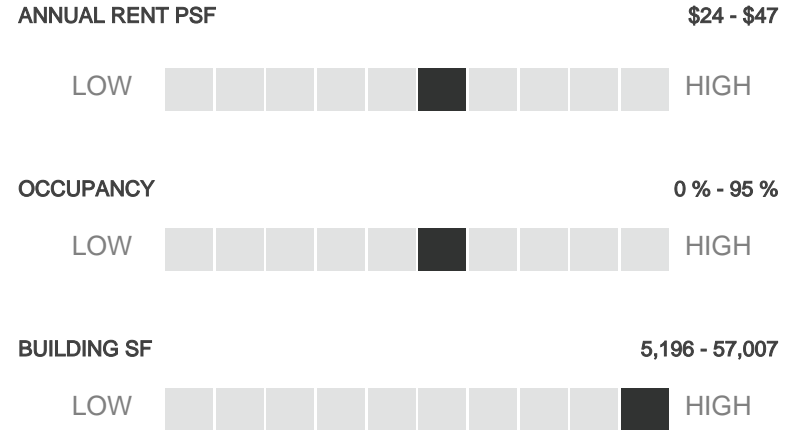
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Los Alamitos Medical Office Building

3771 Katella Avenue
Los Alamitos, CA 90720

BUILDING SF	57,007
YEAR BUILT	2003
OCCUPANCY	56.00 %
LEASE TYPE	MG
RENT PSF (YEARLY)	\$36.00
RENT PSF (MONTHLY)	\$3.00
DISTANCE	1.0 miles



Notes The Los Alamitos Medical Office Building is located on Katella Avenue in the rapidly growing area of Los Alamitos, California. The facility is a 3-story, 60,000 gross square foot medical office building which is a distinctive landmark and further enhances the one-stop shopping environment of the hospital campus.

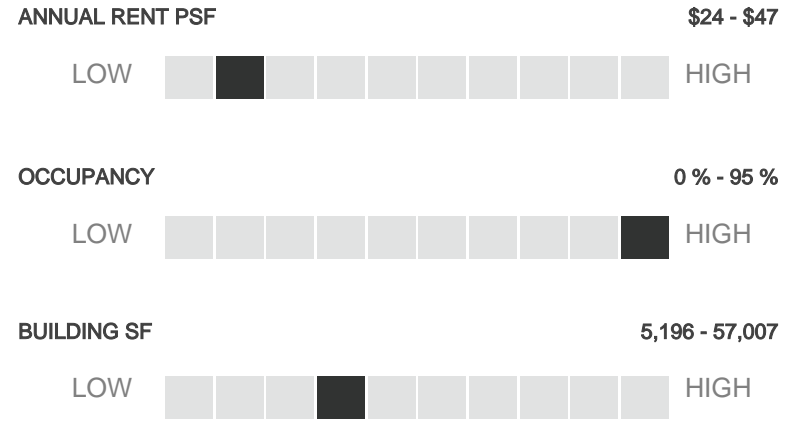
4



Crown Professional Building

3662 Katella Ave.
Los Alamitos, CA 90720

BUILDING SF	23,821
YEAR BUILT	1972
OCCUPANCY	90.00 %
LEASE TYPE	FG
RENT PSF (YEARLY)	\$27.00
RENT PSF (MONTHLY)	\$2.25
DISTANCE	1.1 miles



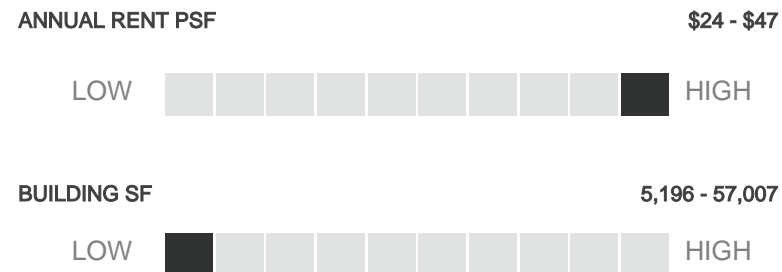
Notes Turn Key Dental Office. Signalized corner property with high visibility

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4562 Katella
Los Alamitos, CA 90720

BUILDING SF	5,196
YEAR BUILT	2021
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$47.40
RENT PSF (MONTHLY)	\$3.95





#	Property Name	Address	City
S		4562 Katella	Los Alamitos
1	Rossmoor Village	11121 Los Alamitos Blvd.	Los Alamitos
2	Siboney Professional Building	5122 Katella Ave.	Los Alamitos
3	Los Alamitos Medical Office Building	3771 Katella Avenue	Los Alamitos
4	Crown Professional Building	3662 Katella Ave.	Los Alamitos