

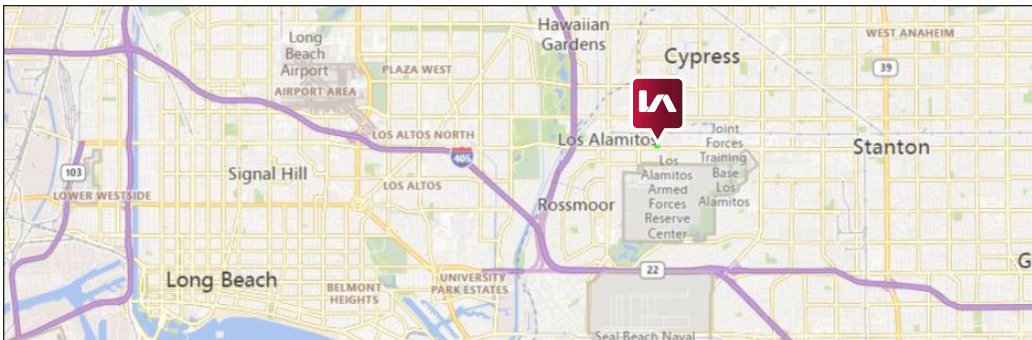


PROPERTY FEATURES:

ADDRESS	4281 Katella Avenue Los Alamitos, CA 90720
AVAILABLE	Suites Ranging From ±1,358 SF - ±2,952 SF
OTHER FEATURES	» Medical Use Permitted » Part of Premium ±81,218 SF Office Complex » Remodeled Common Area Restrooms » Renovated Common Area Carpet & Paint » Ample Free Surface Parking » Energy Efficient Solar Roof » Top Building Signage Available » Plentiful Amenities Nearby » Excellent Access to 91, 405, & 605 Freeways

AVAILABLE SUITES:

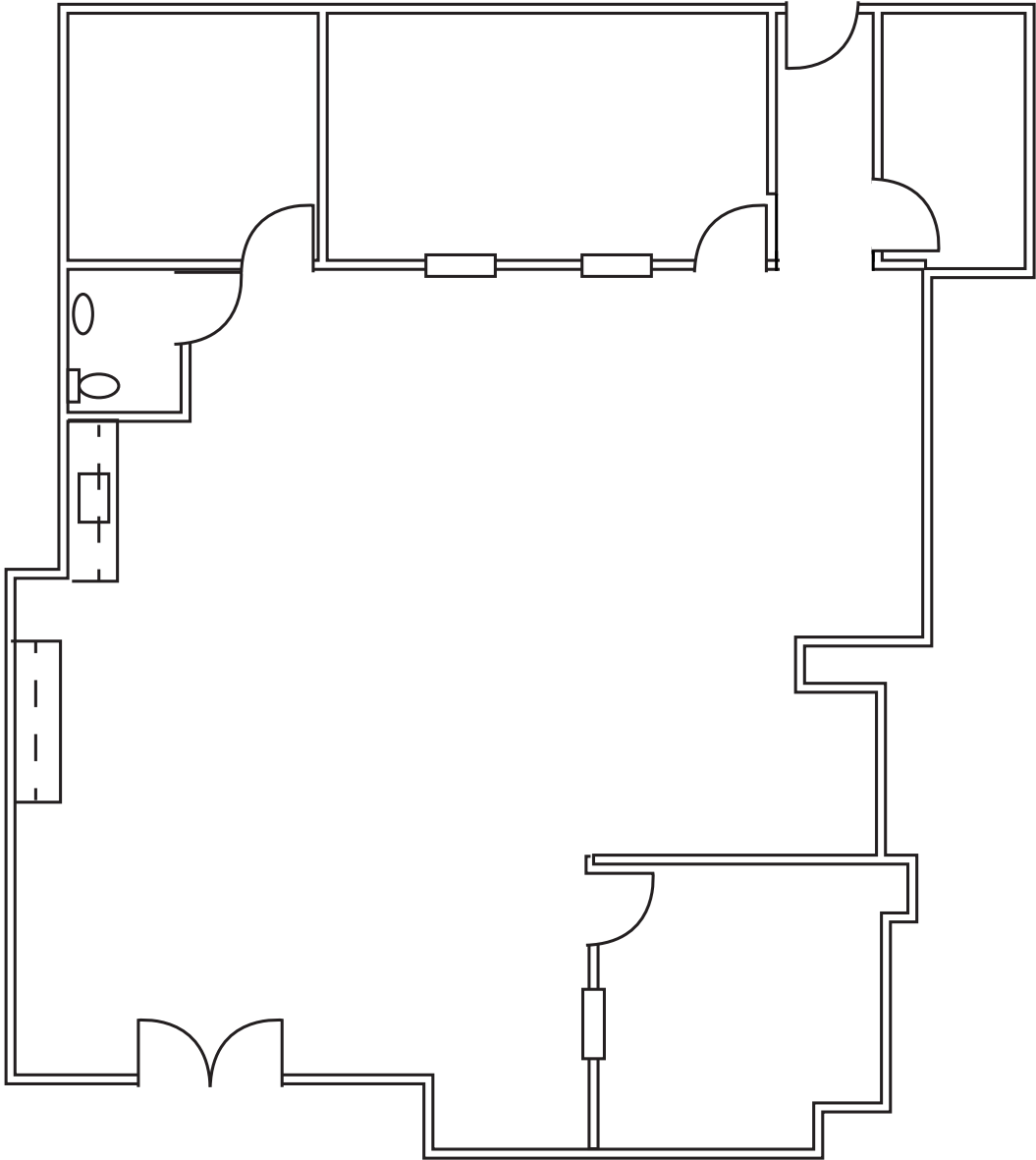
Suite	Square Feet	Rate
100/110	± 2,952 SF	\$3.05/SF FSG
102	±1,358 SF	\$3.25/SF FSG
207	±2,610 SF	\$3.05/SF FSG



INTERIOR PHOTOS

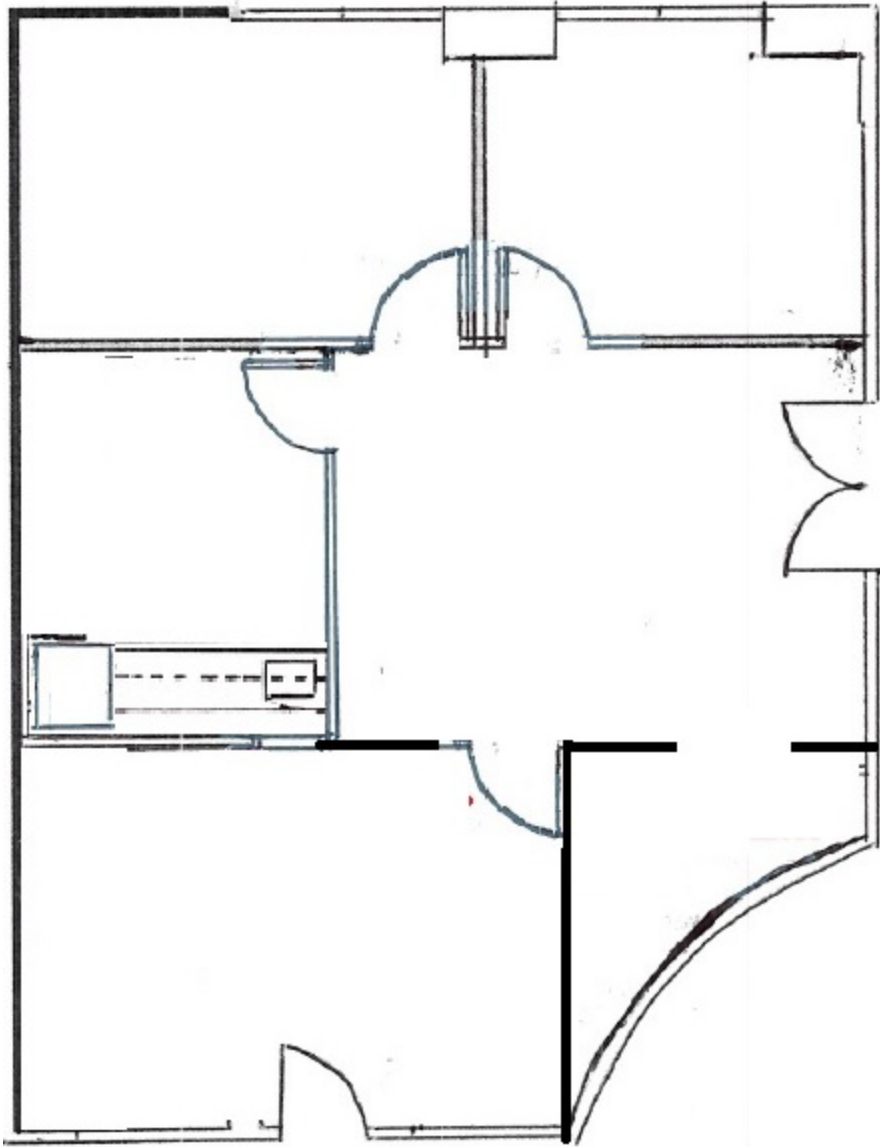


SUITE 100/110



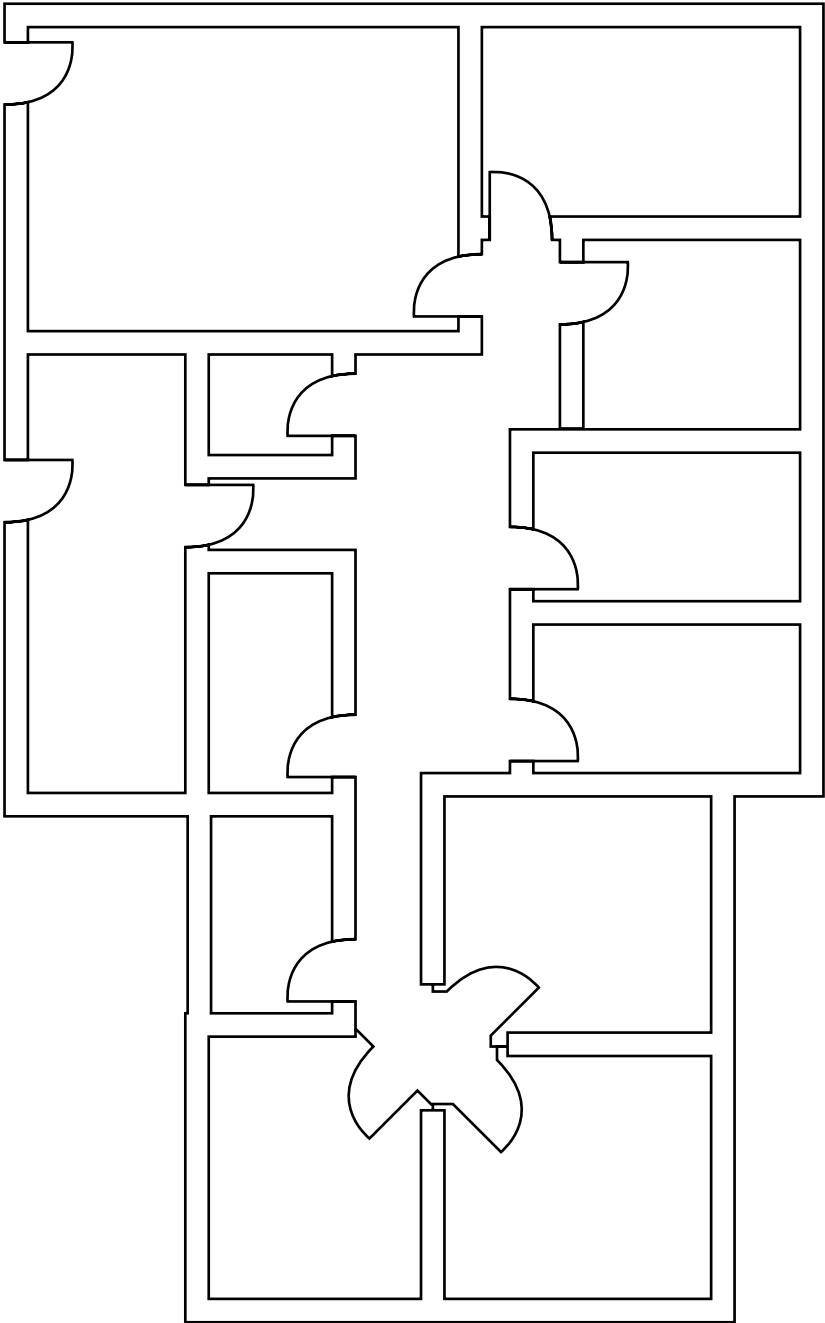
**Not Drawn to Scale*

SUITE 102



**Not Drawn to Scale*

SUITE 207



**Not Drawn to Scale*

ABOUT LOS ALAMITOS



- » Los Alamitos is located in Orange County, California, and was incorporated in March 1960.
- » The city is located at the border of the Los Angeles / Orange County, offering an ideal place for employers to provide a location that is easier for their employees to access who live in either county.
- » The city houses employers such as Epson America, Ganahl Lumber, Los Alamitos Medical Center, Arrowhead Products, and many more.
- » The city contains the Joint Forces Training Base and Army Airfield. Many young families relocate to the area due to the affluent neighborhoods that offer award-winning schools for all ages.
- » There are almost 2,000 businesses which include light manufacturing and wholesaler sales. Many retail establishments and restaurants line the City's main thoroughfares, contributing to the City's small town ambience.

Visit the city of Los Alamitos website:
<http://cityoflosalamitos.org>



Encompasses
±4.3 Square Miles



Population ±70,378
(2-mile radius, 2025)



Median Annual HH
Income \$1,004,145
(2-mile radius, 2025)

REGIONAL MAP & DRIVE TIMES

Metro

If you’ve encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you’ve already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminuses is expected to decrease by 10 minutes.

Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

Regional Access

Katella Corporate Center at 4281 Katella Avenue offers a convenient Los Alamitos location with access to the 405, 605, and 91 freeways, connecting businesses to destinations throughout Orange County and Los Angeles County. Nearby dining, shopping, and everyday services provide added convenience for employees and visitors, while ample free surface parking makes arriving at the property easy.





4281 Katella Avenue

Los Alamitos, California 90720

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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