

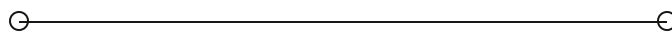


**INDUSTRIAL FOR LEASE**

**6900-6920 Knott**

**6900 KNOTT AVENUE**

Buena Park, CA 90621



**PRESENTED BY:**

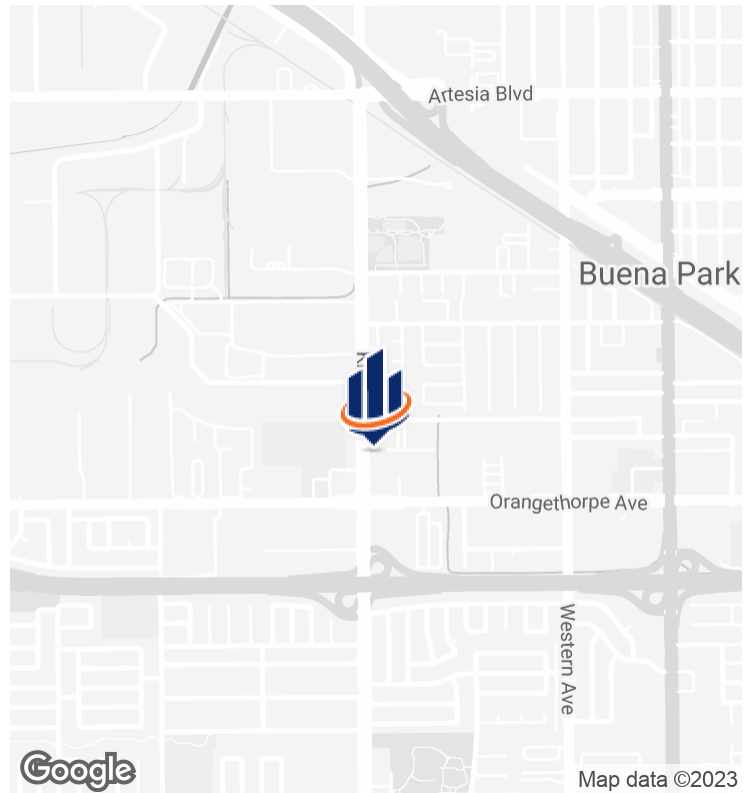
**ASHLEY HUTCHINSON**

O: 714.446.0600

ashley.hutchinson@svn.com

CalDRE #02005679

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.60/SF
<b>BUILDING SIZE:</b>	20,900 SF
<b>AVAILABLE SF:</b>	2,400 SF

### PROPERTY OVERVIEW

Rare opportunity to lease 2,400 SF of industrial space in a well located multi-tenant commercial property. The space can accommodate wide range of business options.

### PROPERTY HIGHLIGHTS

- Convenient location near the intersection of Orangethorpe & Knott
- Large Monument Sign providing visibility on Knott Ave
- Close proximity to the 5 and 91 Freeways as well as Beach Blvd
- Abundant Parking

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## ADDITIONAL PHOTOS



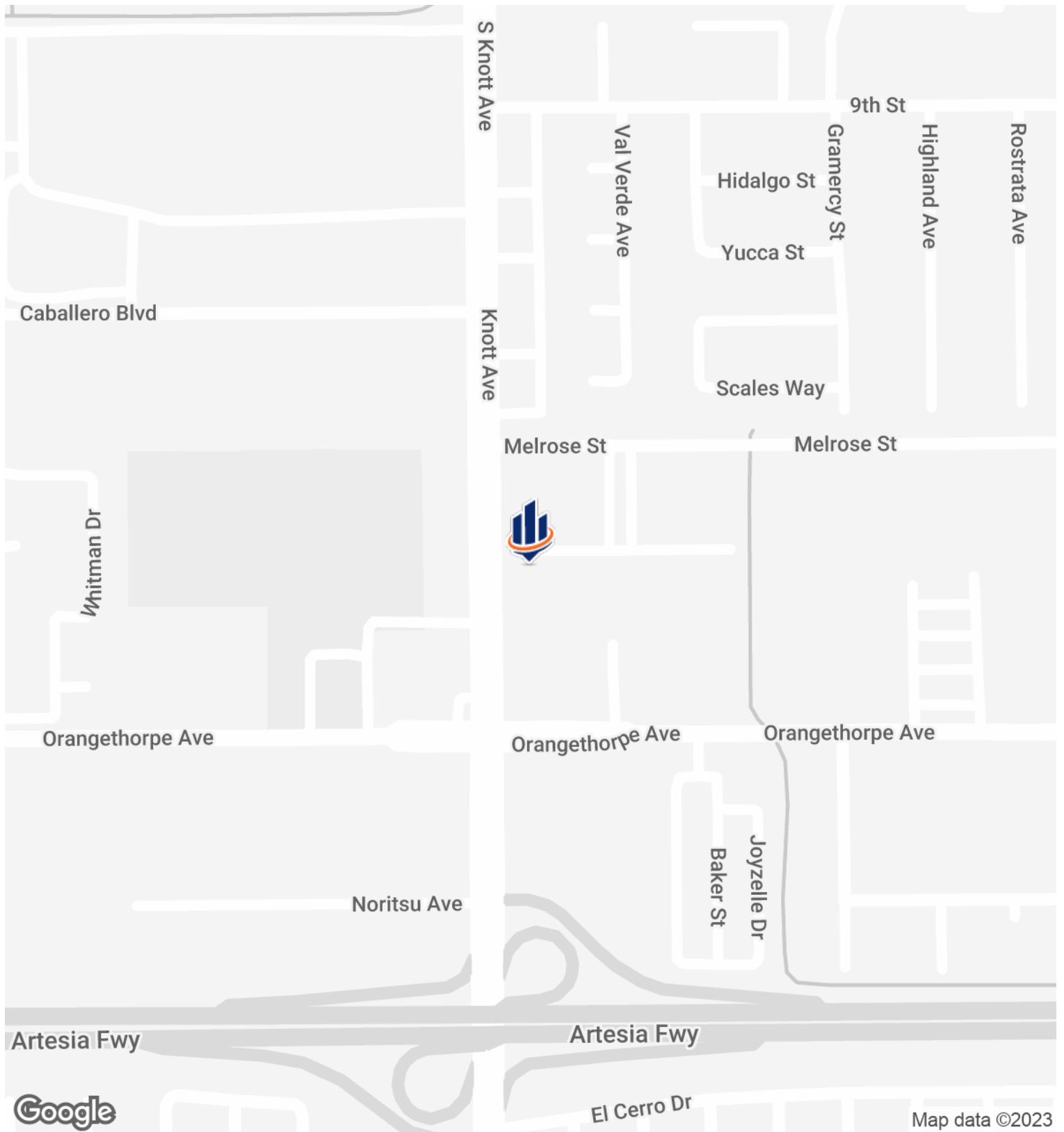
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# LOCATION MAP



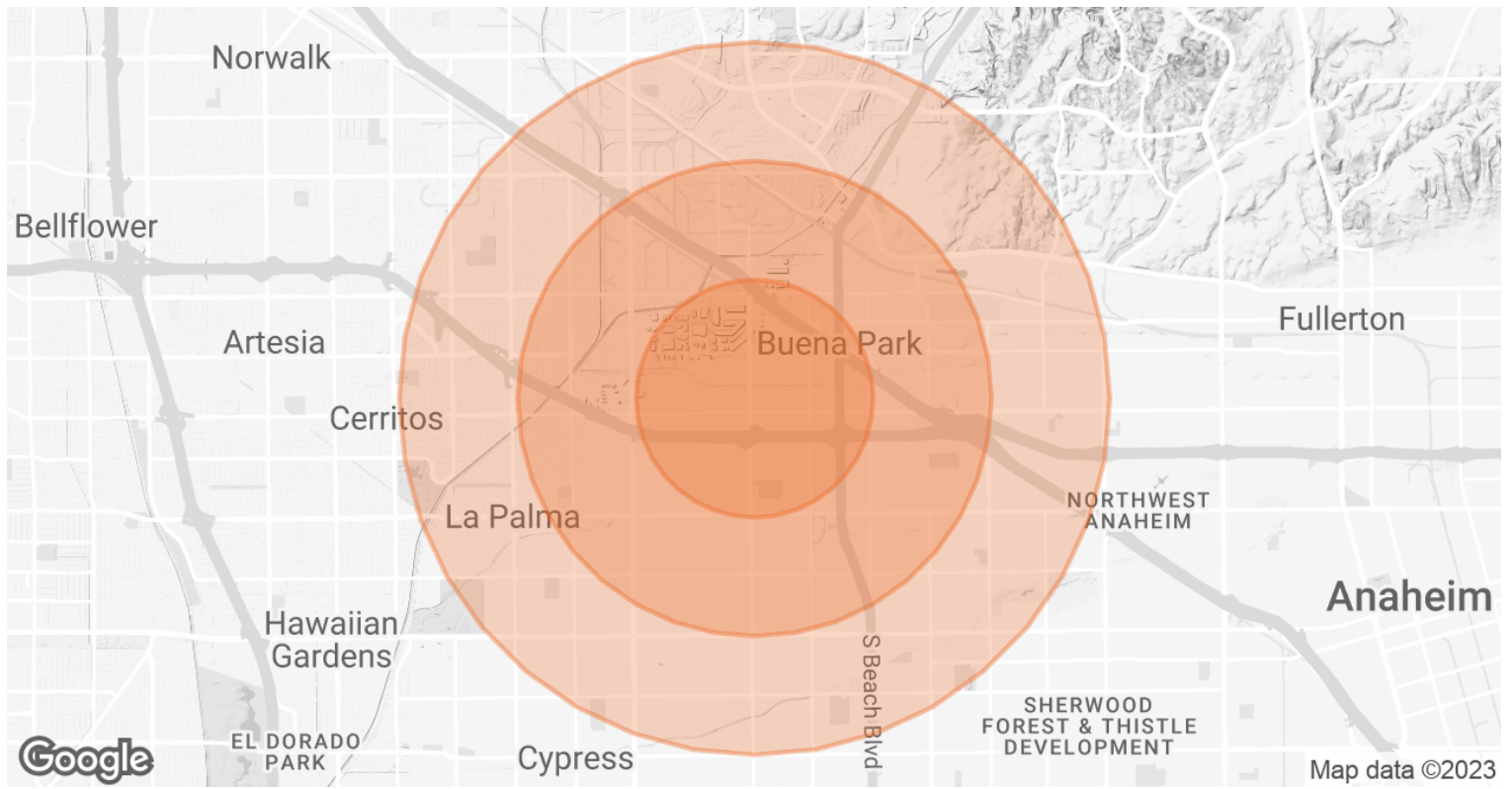
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL POPULATION</b>	17,956	85,634	215,327
<b>AVERAGE AGE</b>	36.1	38.3	38.9
<b>AVERAGE AGE (MALE)</b>	32.4	36.1	37.3
<b>AVERAGE AGE (FEMALE)</b>	41.2	40.4	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	5,077	25,526	65,832
<b># OF PERSONS PER HH</b>	3.5	3.4	3.3
<b>AVERAGE HH INCOME</b>	\$90,731	\$95,132	\$97,990
<b>AVERAGE HOUSE VALUE</b>	\$511,698	\$559,702	\$541,992

\* Demographic data derived from 2020 ACS - US Census

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