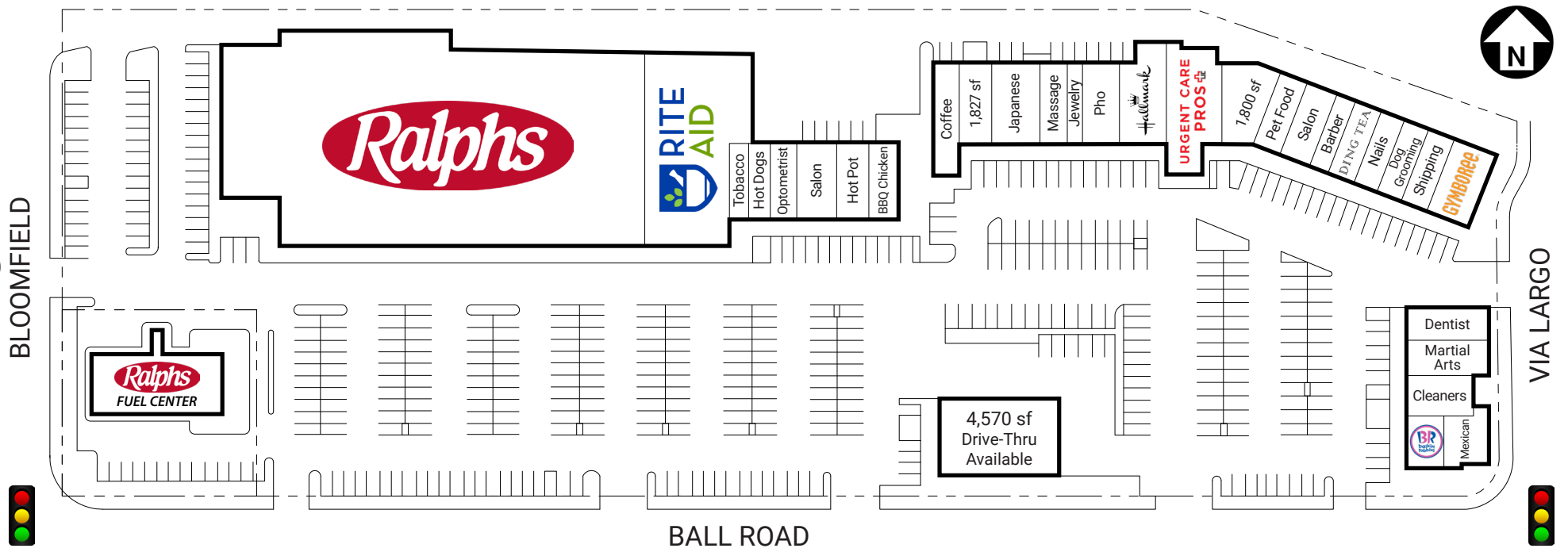


Cypress Center West

4005 – 4197 Ball Road
Cypress, CA 90630



Leasing Contact

Courtney Brodie 858.922.6825 | 888.888.ROIC (7642) | cbrodie@roireit.net | roireit.net

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted

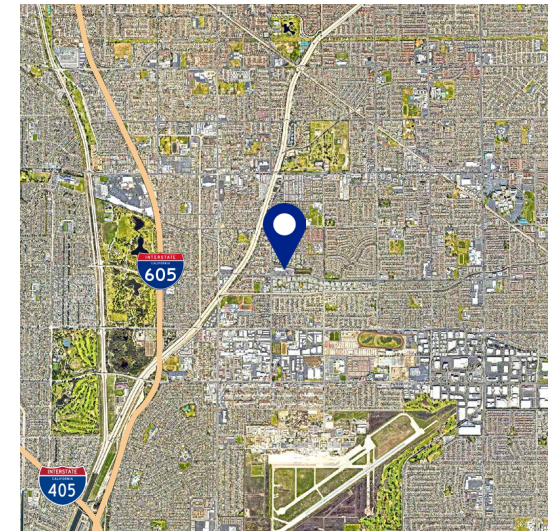
Cypress Center West

4005 – 4197 Ball Road
Cypress, CA 90630



Property Description

Cypress Center West is a 112,080 square foot shopping center anchored by Ralphs Supermarket and Rite Aid Pharmacy. The five-mile demographics supporting the property are strong with a population of 529,462 and an average household income of \$132,267.



Property Overview

Total Number of Units: 32
Total Square Footage: 112,080

Current Availability

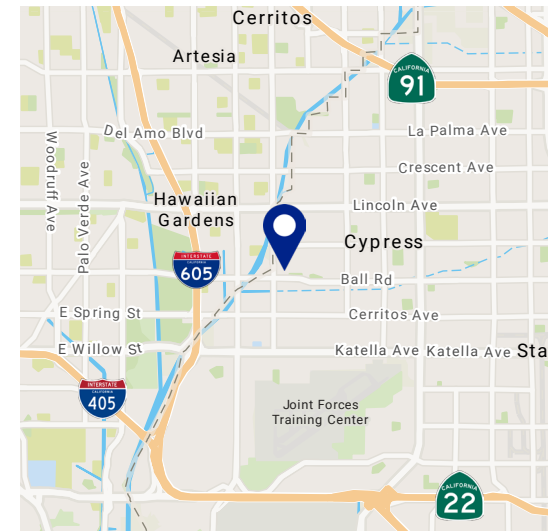
1,800 sq. ft.
1,827 sq. ft.
4,570 sq. ft. Drive-Thru Pad (divisible)

Major Tenants

Ralphs Supermarket
Rite Aid Pharmacy

2023 Demographics

	3-mile	5-mile
Population	203,519	529,462
Housing Units	65,521	174,310
Average Household Income	\$144,112	\$132,267



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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.