

10717 South Street, Cerritos CA 90703

CERRITOS, CA



OFFERING MEMORANDUM

KW COMMERCIAL

17785 Center Ct. Dr. N,
#120
Cerritos , CA 90703

PRESENTED BY:

GARY CHEN

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RETAIL FOR LEASE

10717 SOUTH STREET, CERRITOS CA 90703

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OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	5,528 SF
LEASE RATE:	\$1.50 SF/yr (NNN)
LOT SIZE:	0.75 Acres
YEAR BUILT:	1970
BUILDING SIZE:	11,800
ZONING:	CENC

PROPERTY OVERVIEW

End Cap Retail Space for Lease: Situated on a High Traffic: Signalized Corner of South Street and Palo Verde Street across from CVS Center near 605/91 Fwy and Los Cerritos Mall. Corner Street front visibility with many windows on high traffic street location. Close to other major shopping centers with excellent traffic exposure. Space is located a couple doors down from upcoming Chuze Fitness Gym (opening this Fall 2019), Straw Hat Pizza, SkyZone Trampoline Park (coming soon Spring/Summer 2019), and other retail/food. Well known Veterinary VCA hospital located within the center, as well as, the monthly Classic Car Show. Retail Space is approximately 5,528 square feet with one (1) storage room/office, Grade Level Roll Up Door entry in the back with two (2) restrooms. This space was previously a well-established Vista Paint business. Zoned for various retail uses with a variety of different potential uses such as Retail, Nails Salon, Hair/Tanning Salons, Café/Restaurant, Office, and other. Perfect for fitness retail, National Chains and local businesses. Great location for your business with ample parking, room for growth and expansion.

PROPERTY HIGHLIGHTS

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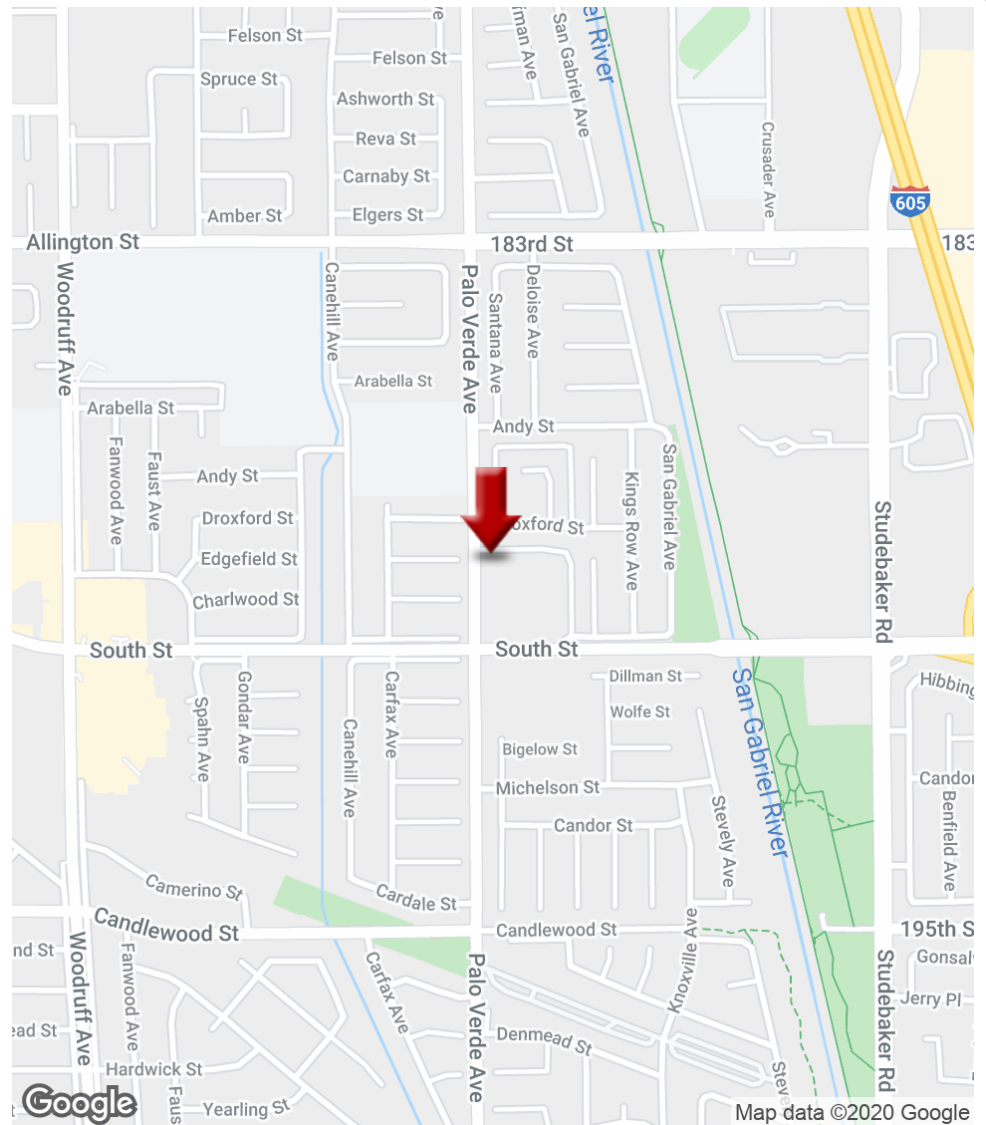
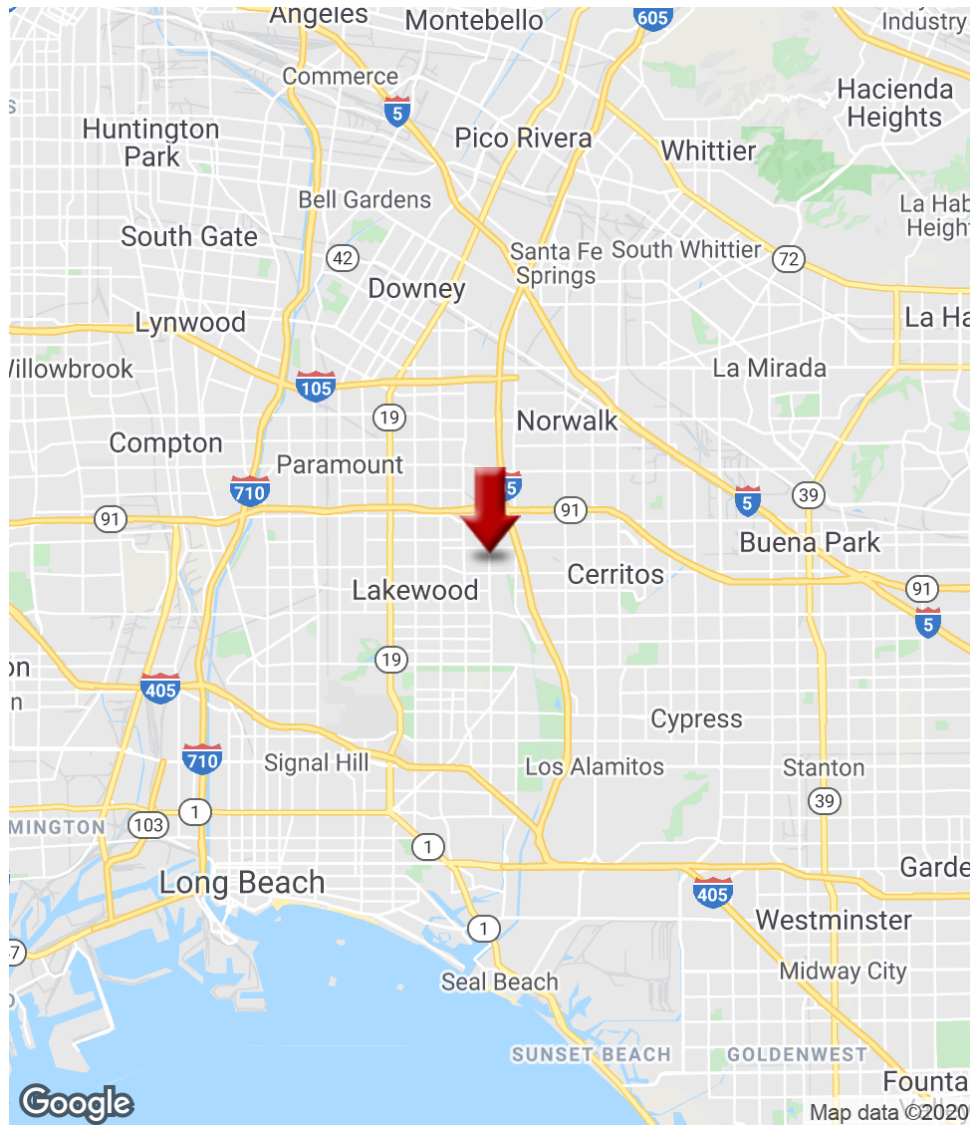
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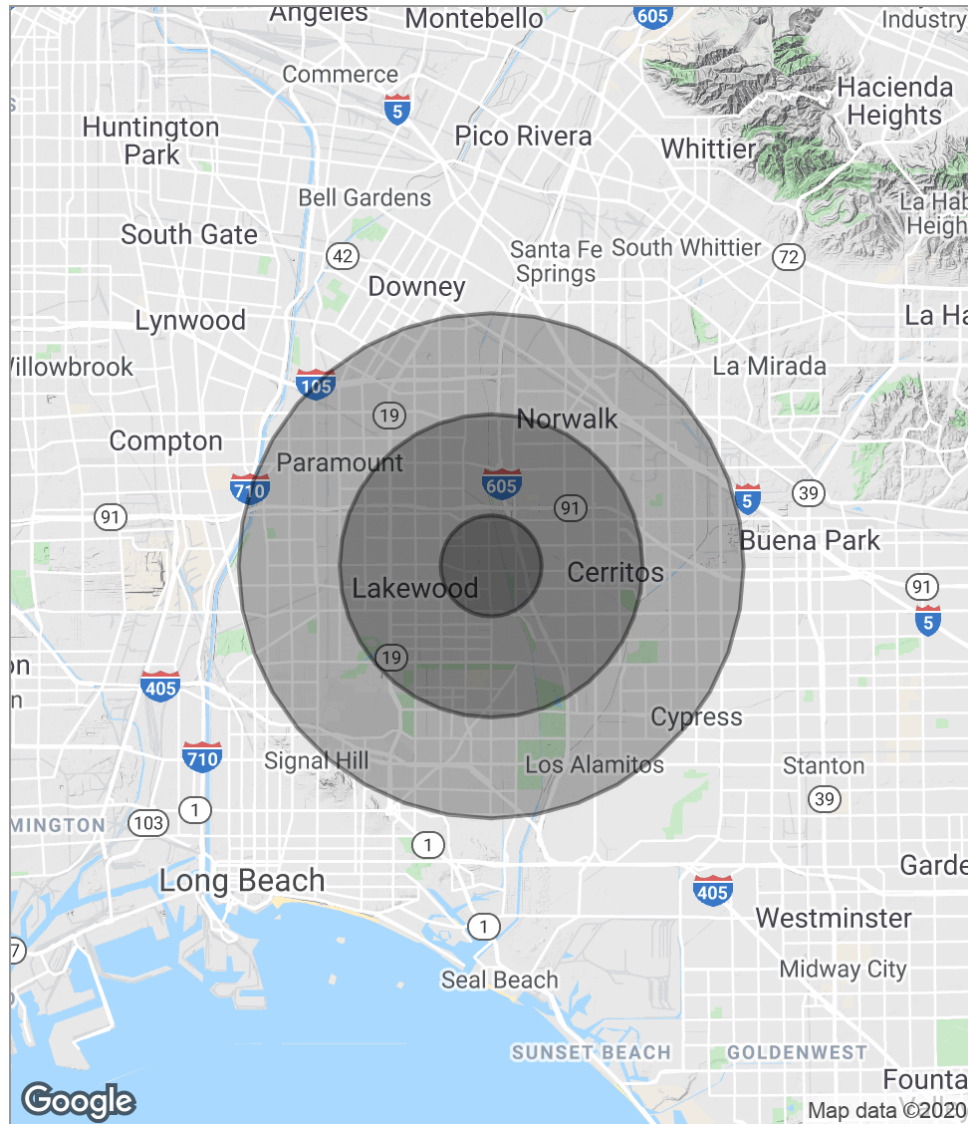
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,216	250,149	641,580
Median Age	39.5	35.5	35.1
Median Age (Male)	38.1	33.7	33.4
Median Age (Female)	40.3	36.9	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,710	78,351	196,156
# Of Persons Per HH	3.0	3.2	3.3
Average HH Income	\$91,035	\$77,106	\$78,772
Average House Value	\$535,123	\$513,889	\$508,794

* Demographic data derived from 2010 US Census

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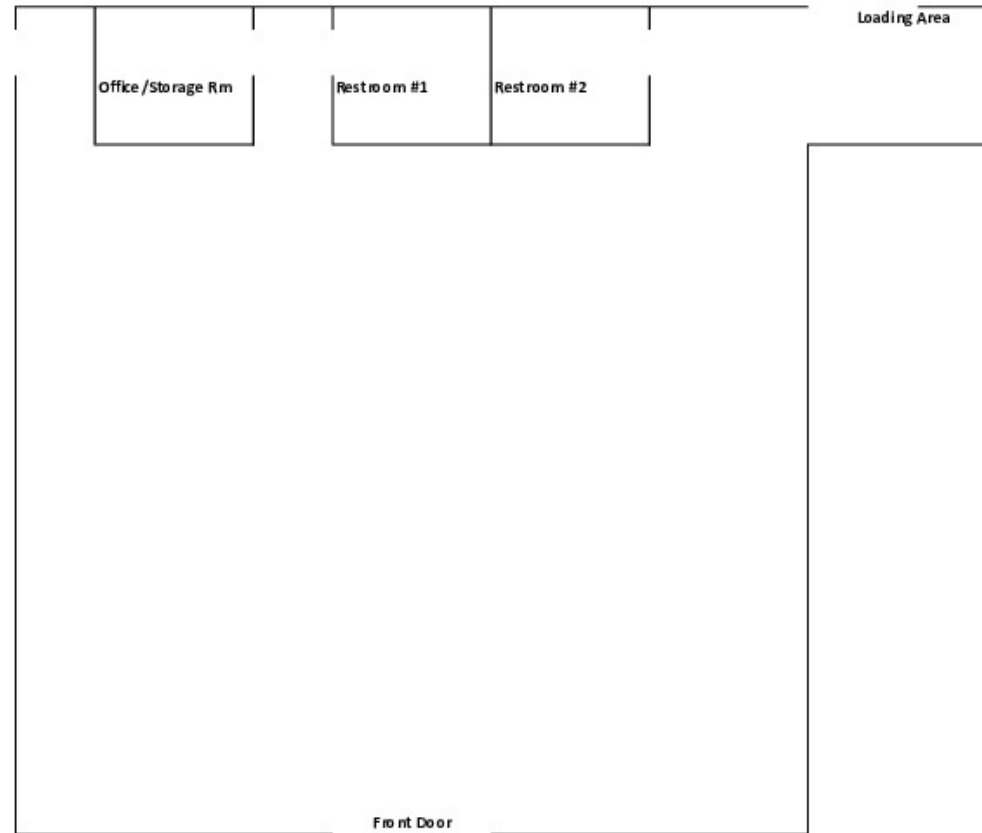
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