

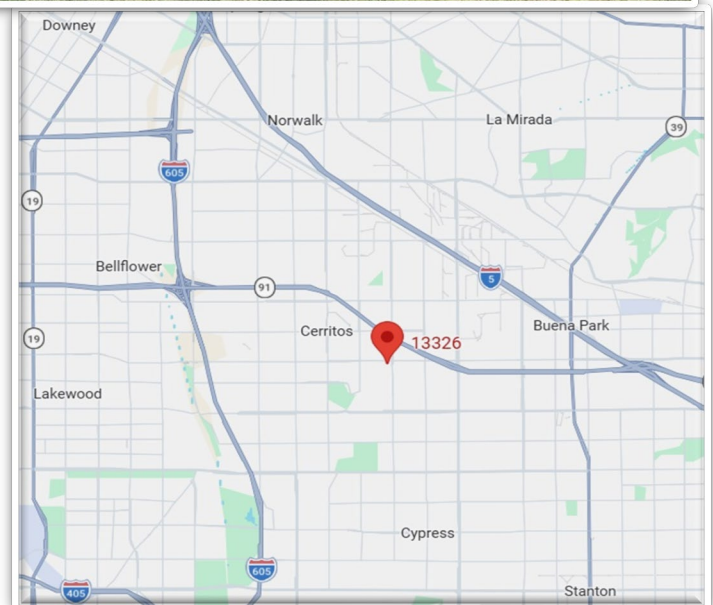
# Dental/Medical Space For Lease

## 13326 – 13338 South St, Cerritos, CA



### Highlights:

- **+1,288, 2,003 or 3,291 SF available – Flexible Dental Sizes**
- **Plumbing in place for 4 to 11 operatories**
- **+474 to 1,499 SF available for standard office space**
- **Corner units with window lined offices**
- **High visibility along South St**
- **Convenient ground floor access and free parking**
- **Direct access to unit from parking area**
- **Units have private interior restrooms**
- **Convenient regional freeway access (91, 605 and 5 Fwy)**
- **Directly across from Cerritos Plaza – Ralph's anchored shopping center**
- **+25,000 Average CPD along South St**
- **Average Household Income Exceeding \$162,000 (1 mile)**
- **2-mile consumer spending is approximately \$2.5 billion**



For additional Information, please contact:

**Patrick Sharples**

Lic No. 01245463 | Corp ID 01937239

Direct 714.293.2792

[psharples@kwcommercial.com](mailto:psharples@kwcommercial.com)



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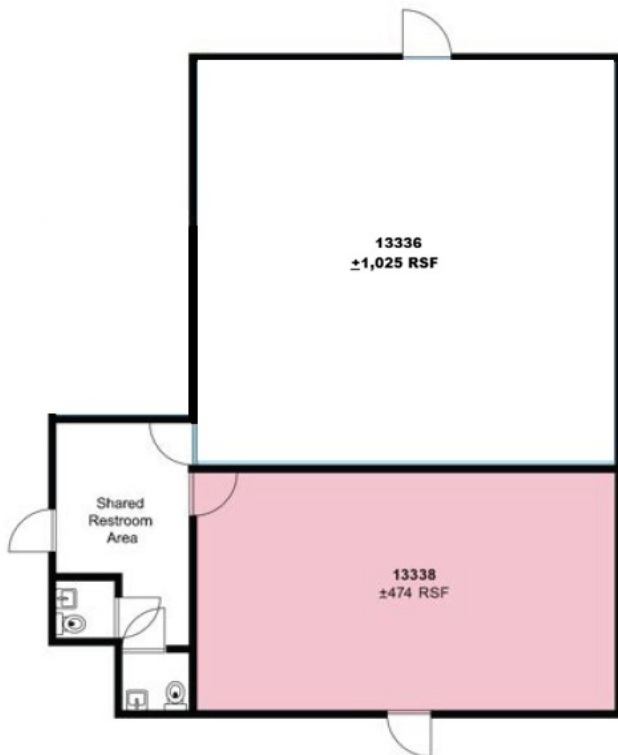
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# Dental/Medical Space For Lease

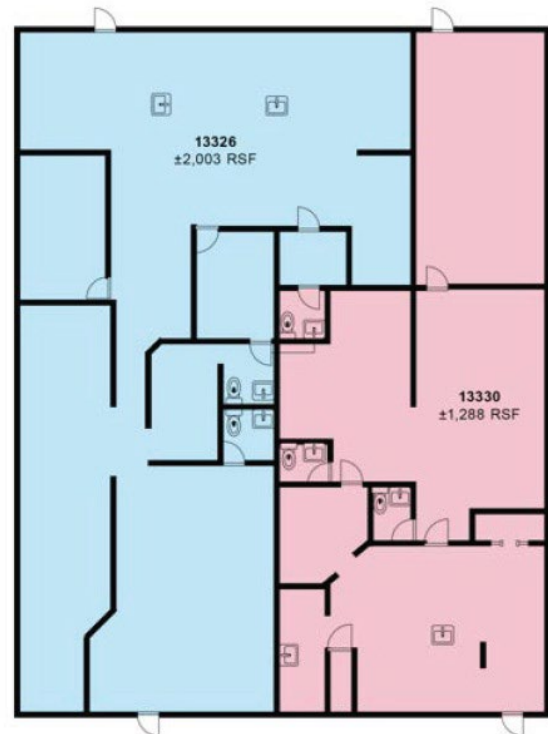
**13326 – 13338 South St, Cerritos, CA**

| Unit # | Size                  | Price         | Type    | Layout                                                                          |
|--------|-----------------------|---------------|---------|---------------------------------------------------------------------------------|
| 13338  | ±474 - ±1,499 SF      | \$1.90/SF NNN | Office  | 1-2 open offices                                                                |
| 13336  | ±1,025 - ±1,499 SF    | \$1.90/SF NNN | Office  | 1-2 open offices                                                                |
| 13330  | ±1,288 SF - ±3,291 SF | \$2.20/SF NNN | Medical | Lobby, reception, min 4 operatories, Dr. office, 1 restroom, 1 lab room         |
| 13326  | ±2,003 SF - ±3,291 SF | \$2.20/SF NNN | Medical | Lobby, reception, min 7 laboratories (up to 11), 3 bathrooms, file room and lab |
| NNN    | .60/SF                |               |         |                                                                                 |

This plan and its measurements are approximate and not up to scale.  
It is the responsibility of the buyer/lessor to verify the property's measurements independently.



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# Dental/Medical Space For Lease

## Exterior Photos



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# Dental/Medical Space For Lease

## Interior Photos

Unit 13336 and 13338 – Can be leased individually or together



Unit 13330 – Can be combined with unit 13326



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# Dental/Medical Space For Lease

## Interior Photos

Unit 13326 – Can be combined with unit 13330



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