

**Available
For Lease**

Cerritos Triangle

NWC 183rd Street / Gridley
Cerritos, CA

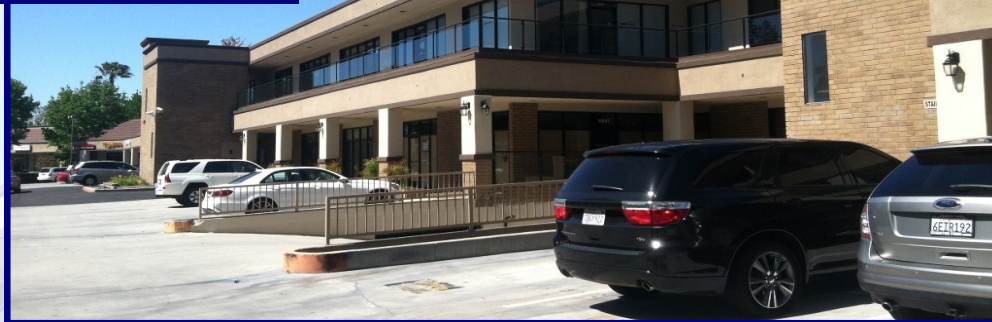


FOR LEASE:

**3,485 Sq Ft +/-
(May consider dividing)**

2,680 Sq Ft +/-

**680 Sq Ft +/-
Upstairs Office Space**



DEMOGRAPHICS:	1 Mile	2 Mile	3 Mile
Population:	29,503	96,609	217,647
Avg. HH Income:	\$101,360	\$99,058	\$94,812

ESRI (2024 est)

- Remodel complete
- Competitive Lease Rates
- Adjacent to Cerritos Mall
- Near Major Chain Stores
- Additional Underground parking
- Retail with second floor office



Brokerage Company, Inc.

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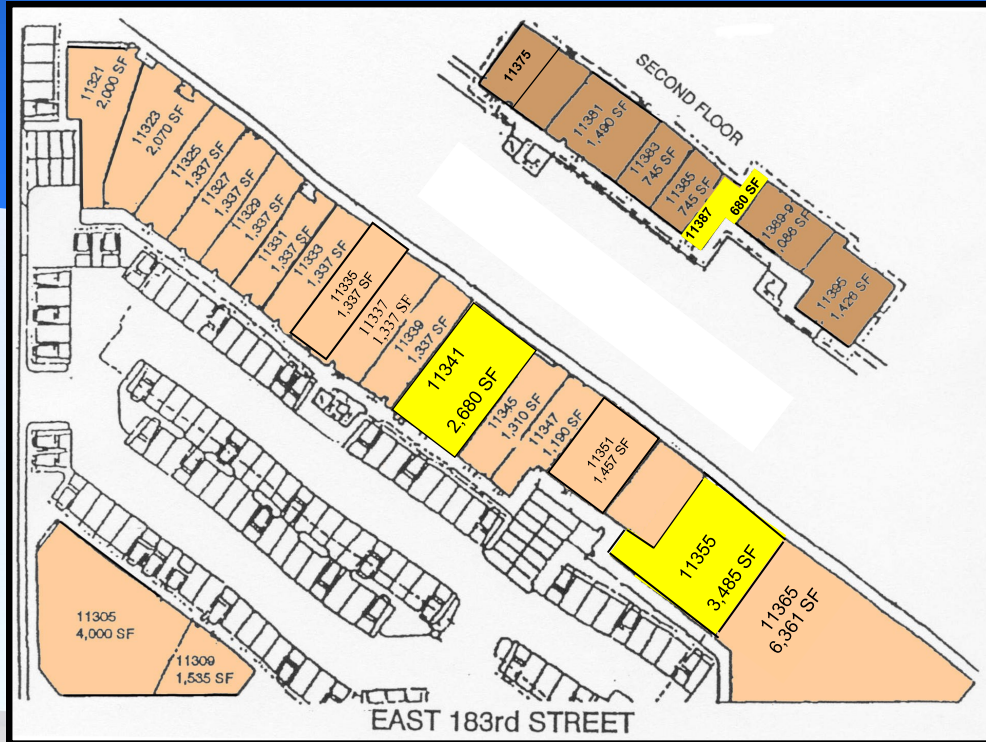
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Site Plan



1st Floor

Suite	Tenant	SQ.FT. +/-
11321	Mexican Restaurant	2,000
11323	Thai BBQ	2,070
11325	Beauty Salon	1,337
11327	Native Visions	1,337
11329	Vegi Wokery	1,337
11331	Packaged To Go	1,337
11333	Hair Salon	1,337
11335	Jewelry/Engraving	1,337
11337	Amore Culinary	1,337
11339	Miracle Ear	1,337
11341	Available	2,680
11345	Shoe Repair	1,310
11347	Dental Office	1,190
11351	Optometrist	1,457
11355	Available	3,485

Escrow 724

2nd Floor

Suite	Tenant	SQ.FT +/-
11375	Valdemar Hair Studio	750
11377	Family Counseling Center	750
11381	Fu Ta Investors	1,490
11383	Medical Spa	745
11385	Golden Diamond Hospice	745
11387	Available	680
11389-91	Medical Office	1,086
11395	Privilege Home Services	1,426

Freestanding Building

11305	Kusina Filipina Restaurant	4,000
11309	Dairy Queen	1,535

All Square Feet (SF) quoted are +/-
and subject to field verification by prospective
tenant prior to lease execution.



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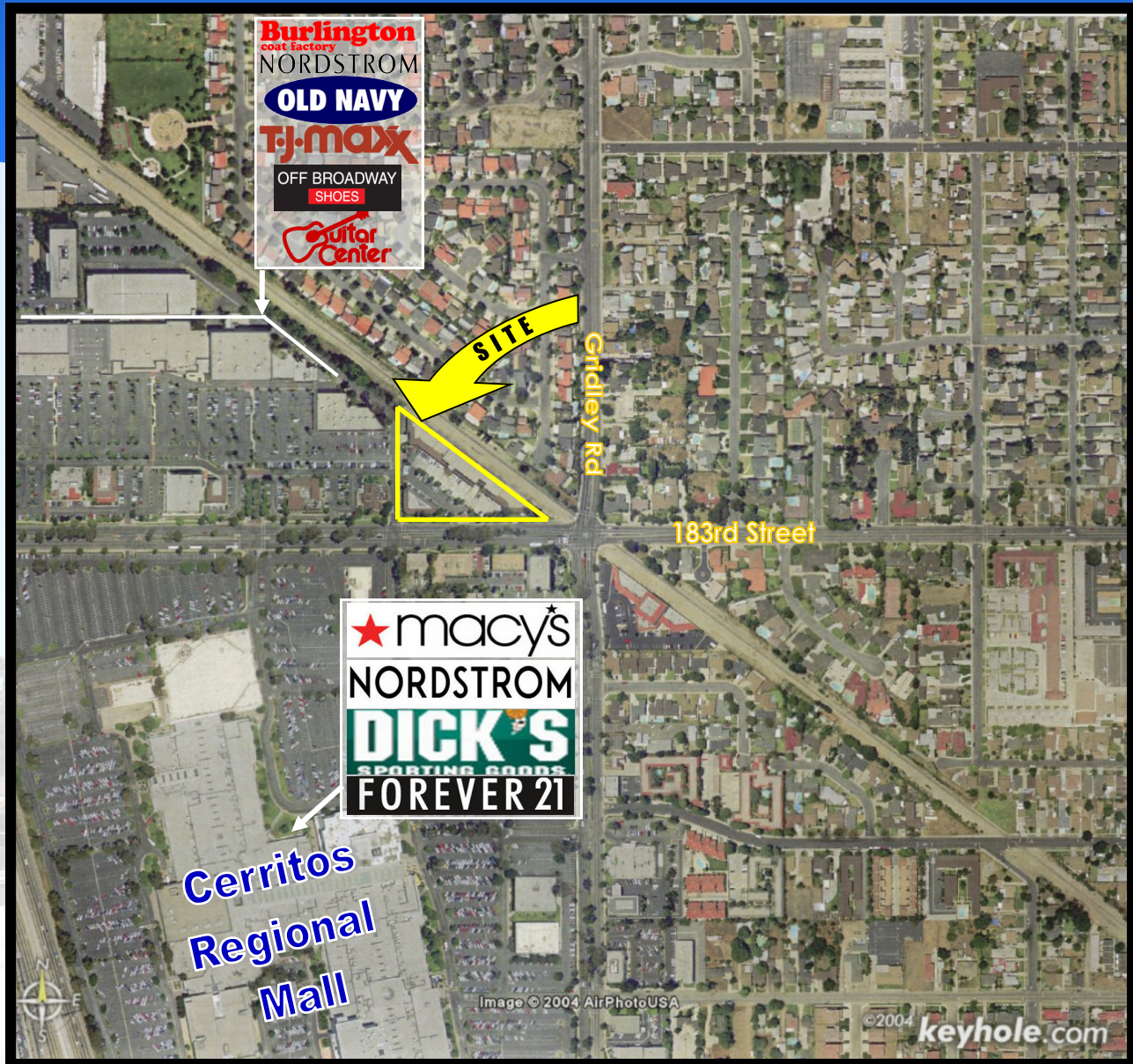
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Aerial



This aerial reflects some, but certainly not all, stores that may be in the area. Same is provided without warranty, is subject to errors and omissions, and is further provided subject any prospective tenant making its own advance field verification prior to lease execution as to which businesses exist within the zone, or may be entertaining this marketplace.



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