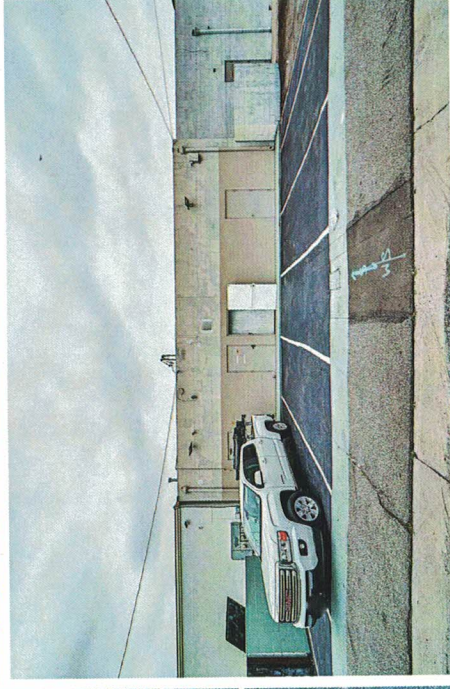
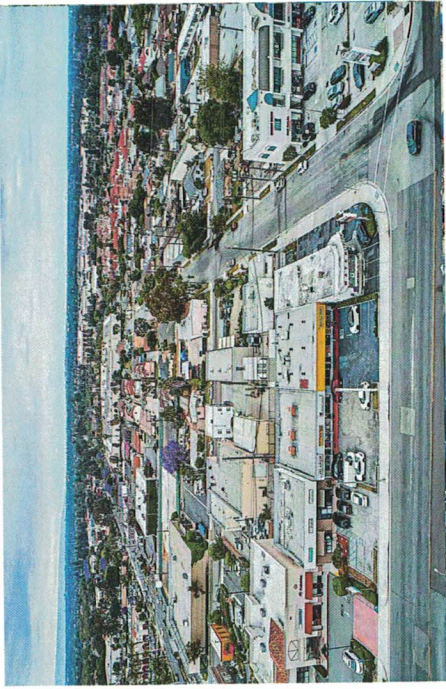


OWNER USER OR INVESTOR OPPORTUNITY : 18807-18809 PIONEER BLVD, ARTESIA, CA 90701



Total Building Size : 3,060 sqft

Total Lot Size: 7,185 sqft

SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNITS.

BUYER IS RESPONSIBLE FOR MEASURING AND VERIFYING THE SQUARE FOOTAGE FOR ACH/ALL UNITS.

ARTESIA | Offered at **\$1,650,000**

18807-18809 PIONEER BLVD

Steve Park

Realtor

Direct: 213-220-7788
Office: 888-999-2098

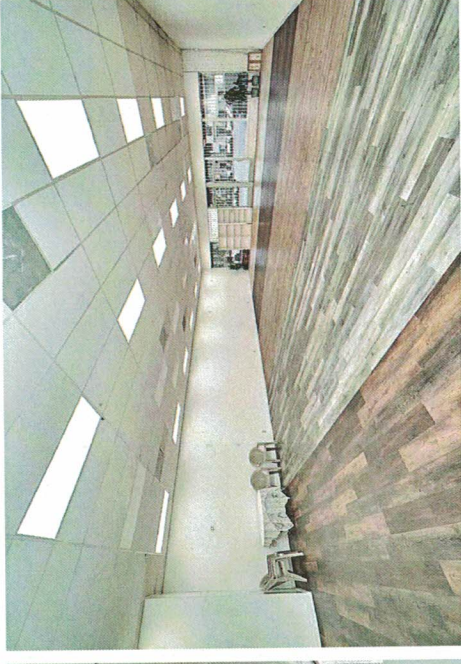
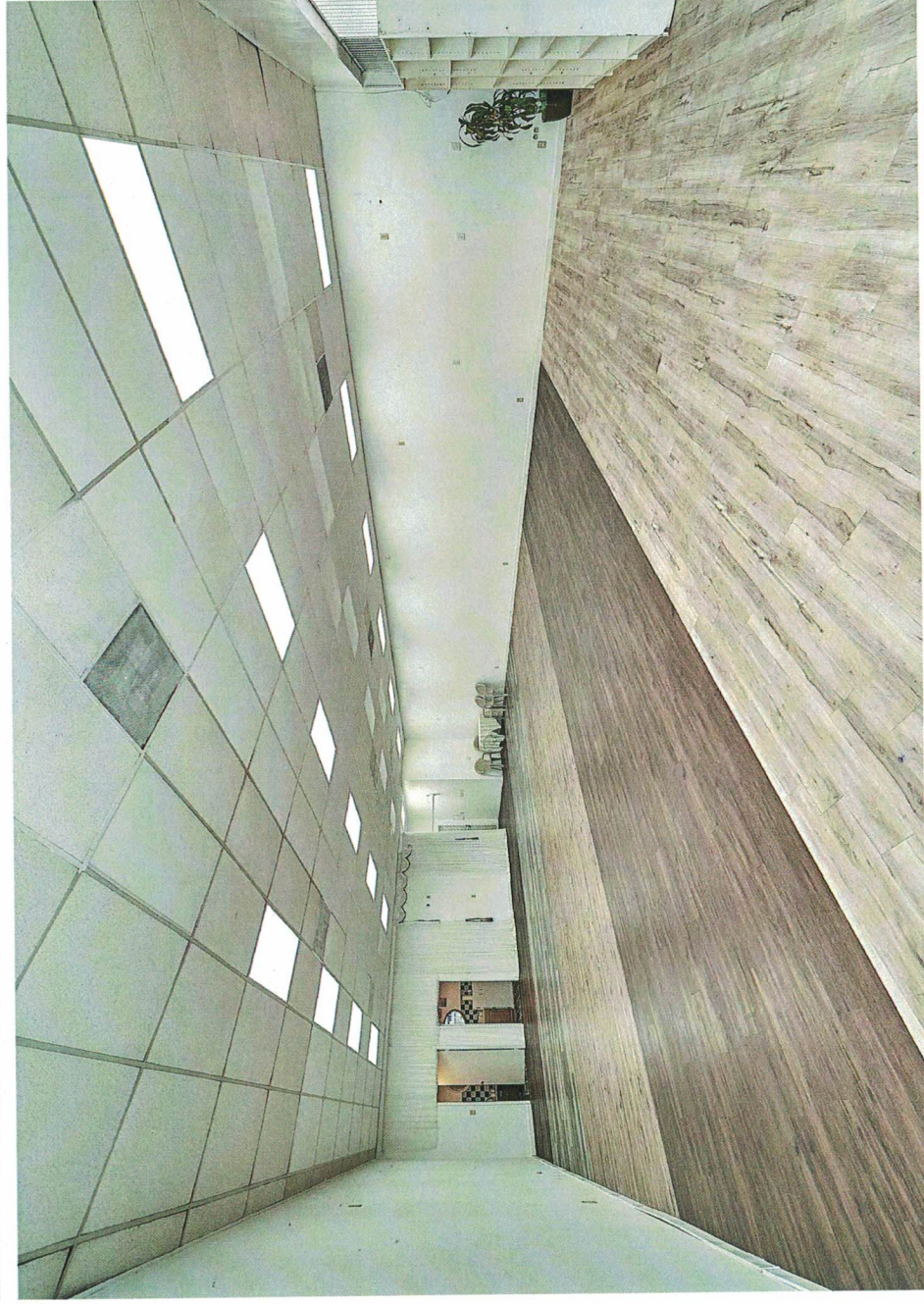
pacific311@gmail.com

DRE#01100307



7342 Orangethorpe Ave. #A214
Buena Park, CA 90621

OWNER USER OR INVESTOR OPPORTUNITY : 18807-18809 PIONEER BLVD, ARTESIA, CA.90701



- Currently two(2) units
- 18807 Pioneer Blvd: 1,000 sqft (est.) (Bike Shop)
- 18809 Pioneer Blvd: 2,000 sqft (est.)
- This property is located in a desirable area of Artesia and Cerritos
- It is zoned for Neighborhood Commercial Use, which allows for a variety of businesses
- Ideal for Retail, Office, Medical, and Professional Services
- Excellent Demographics and Traffic Count (South & Pioneer)

- Ample Walkable Amenities
- Dense, Affluent Residential Population, Booming Commerce Hub
- Backyard - 6 Car Parking, Front - Approximately 6 Car Parking Plus
- Easy Access to 91 & 605 Fwys
- Nearby is The Los Cerritos Mall
- Close to Shopping, Restaurants and Schools
- Many Potential Area and Great Option