



State Road Flex

20014-20210 State Road, Cerritos, CA 90703

JASON KEYZ

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CalDRE #01906778

State Road Flex | 20014-20210 State Road, Cerritos, CA 90703**PROPERTY DESCRIPTION**

All suites have been recently upgraded. Lease rate extremely competitive for the area. Great for companies or businesses in need of a small space. This office flex space has an office space and warehouse space - perfect for small businesses that need the extra space. The building is located on State Road and Del Amo Blvd, adjacent to the Southbound 605 Freeway. There is a new 10,230 square foot retail center across the street called The Plaza at Gordon Ranch. The Property is located 1.5 miles north of the Long Beach Towne Center home of Wal-Mart, Staples, Lowes, numerous restaurants, specialty stores and retail services. Located approx. 2 miles south of the property is the Los Cerritos Center Shopping Mall with an Apple store, Macy's, Nordstrom, specialty stores and over 25 restaurants and eateries.

PROPERTY HIGHLIGHTS

- Air Conditioned Front Office
- Ample parking for employees and visitors
- Fresh paint, carpet/flooring, and new bathroom fixtures installed
- Gas is available at the property. May require activation and/or meter utility provider.
- The power amp varies from 200 to 400 Amps depending on the unit.
- Extremely easy access to the 605 highway

OFFERING SUMMARY

Lease Rate:	\$1.50 - 1.70 SF/month (MG)
Number of Units:	36
Available SF:	1,620 - 4,130 SF
Building Size:	20,951 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,242	69,473	183,670
Total Population	24,111	221,337	591,341
Average HH Income	\$93,580	\$87,626	\$84,378

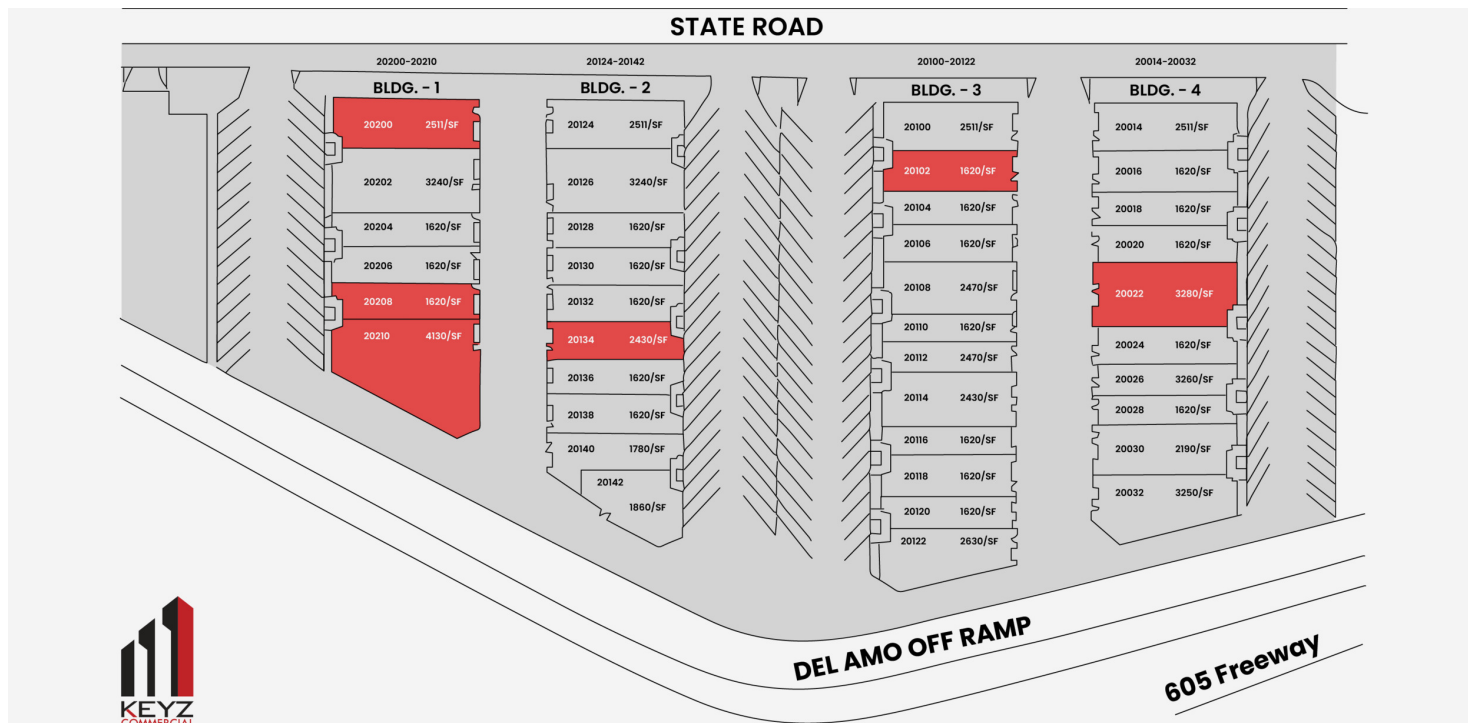
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,620 - 4,130 SF	Lease Rate:	\$1.50 - \$1.70 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 20022 State Road	Available	3,280 SF	Modified Gross	\$1.50 SF/month
■ 20102 State Road	Available	1,620 SF	Modified Gross	\$1.50 SF/month
■ 20118 State Road	Available	1,620 SF	Modified Gross	\$1.50 SF/month
■ 20200 State Road	Available	2,511 SF	Modified Gross	\$1.70 SF/month
■ 20208 State Road	Available	1,620 SF	Modified Gross	\$1.50 SF/month
■ 20210 State Road	Available	4,130 SF	Modified Gross	\$1.50 SF/month

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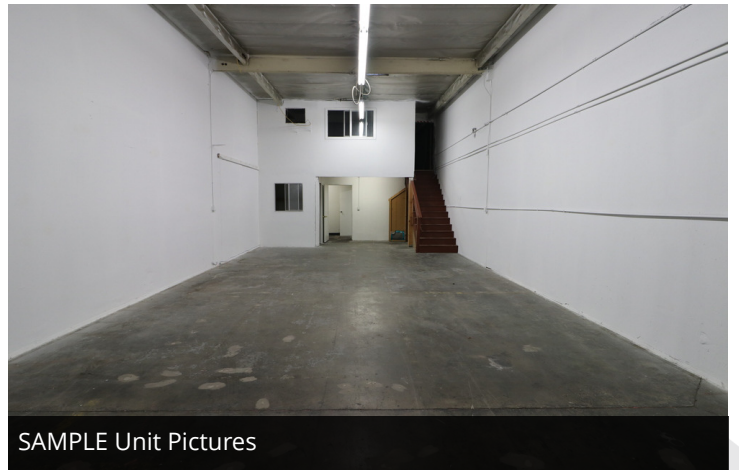
SAMPLE Unit Pictures



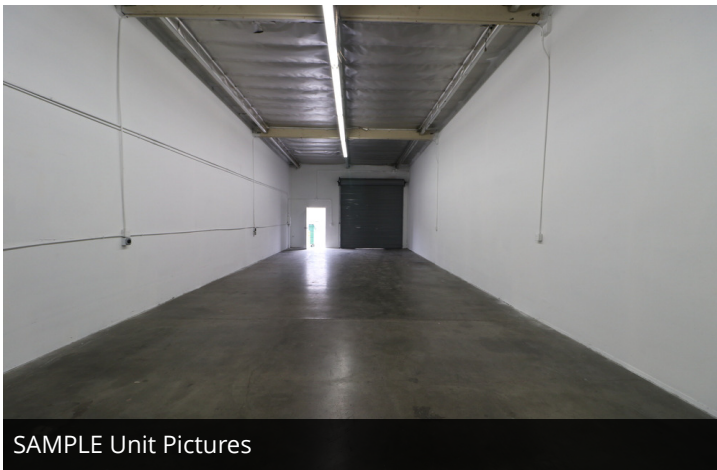
SAMPLE Building Exterior



SAMPLE Unit Pictures



SAMPLE Unit Pictures



SAMPLE Unit Pictures



SAMPLE Unit Pictures

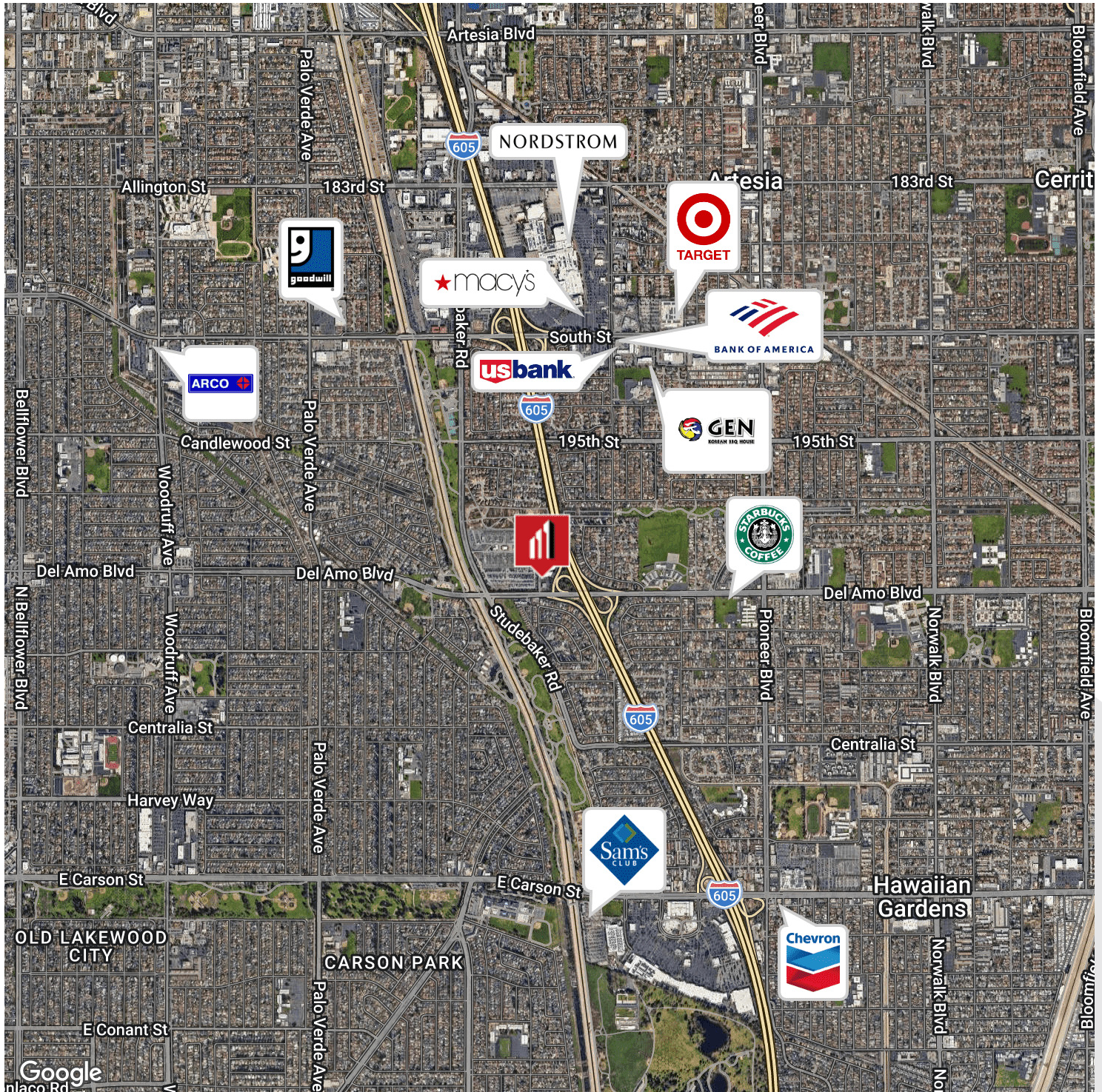
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	24,111	221,337	591,341
Median age	37.7	37.3	36.3
Median age (Male)	36.4	35.7	34.7
Median age (Female)	39.1	38.4	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,242	69,473	183,670
# of persons per HH	3.3	3.2	3.2
Average HH income	\$93,580	\$87,626	\$84,378
Average house value	\$584,010	\$545,662	\$538,987

* Demographic data derived from 2020 ACS - US Census

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