



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 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 |

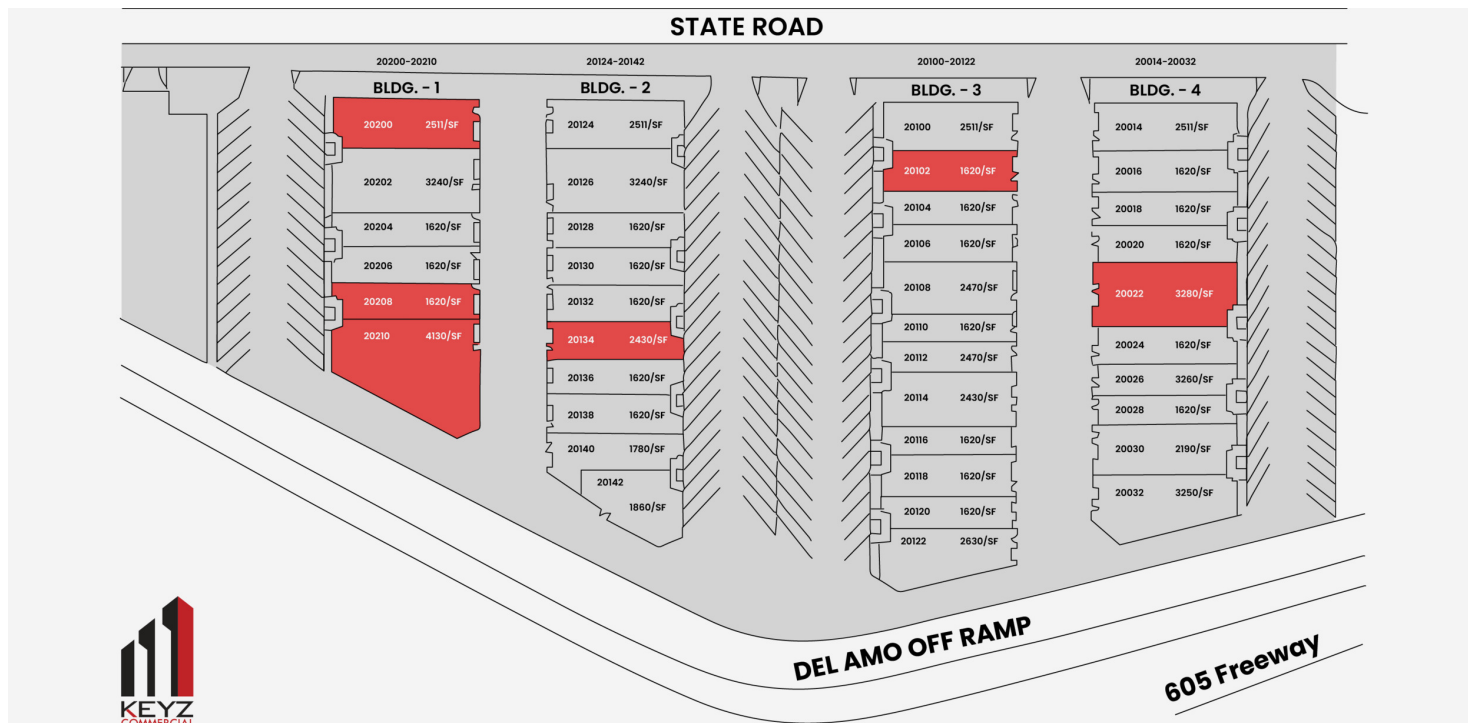
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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-----------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 1,620 - 4,130 SF | Lease Rate: | \$1.50 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 |
| ■ 20134 State Road | Available | 2,430 SF | Modified Gross | \$1.50 SF/month |
| ■ 20200 State Road | Available | 2,511 SF | Modified Gross | \$1.50 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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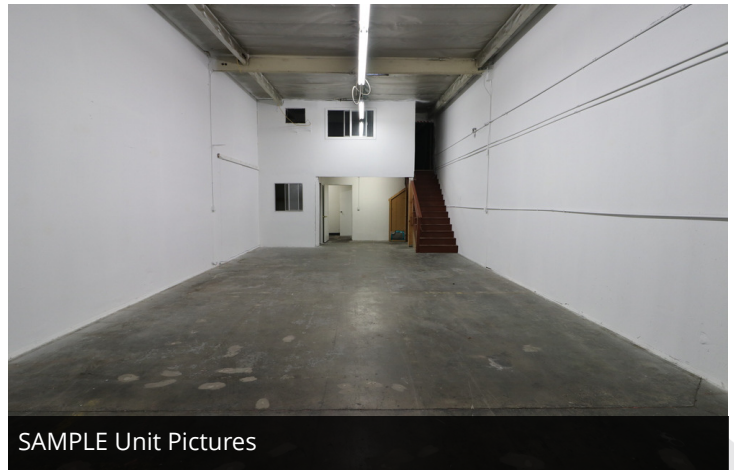
SAMPLE Unit Pictures



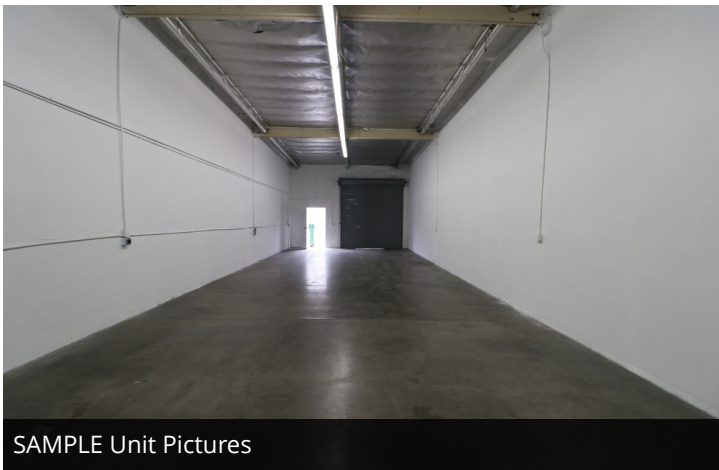
SAMPLE Building Exterior



SAMPLE Unit Pictures



SAMPLE Unit Pictures



SAMPLE Unit Pictures



SAMPLE Unit Pictures

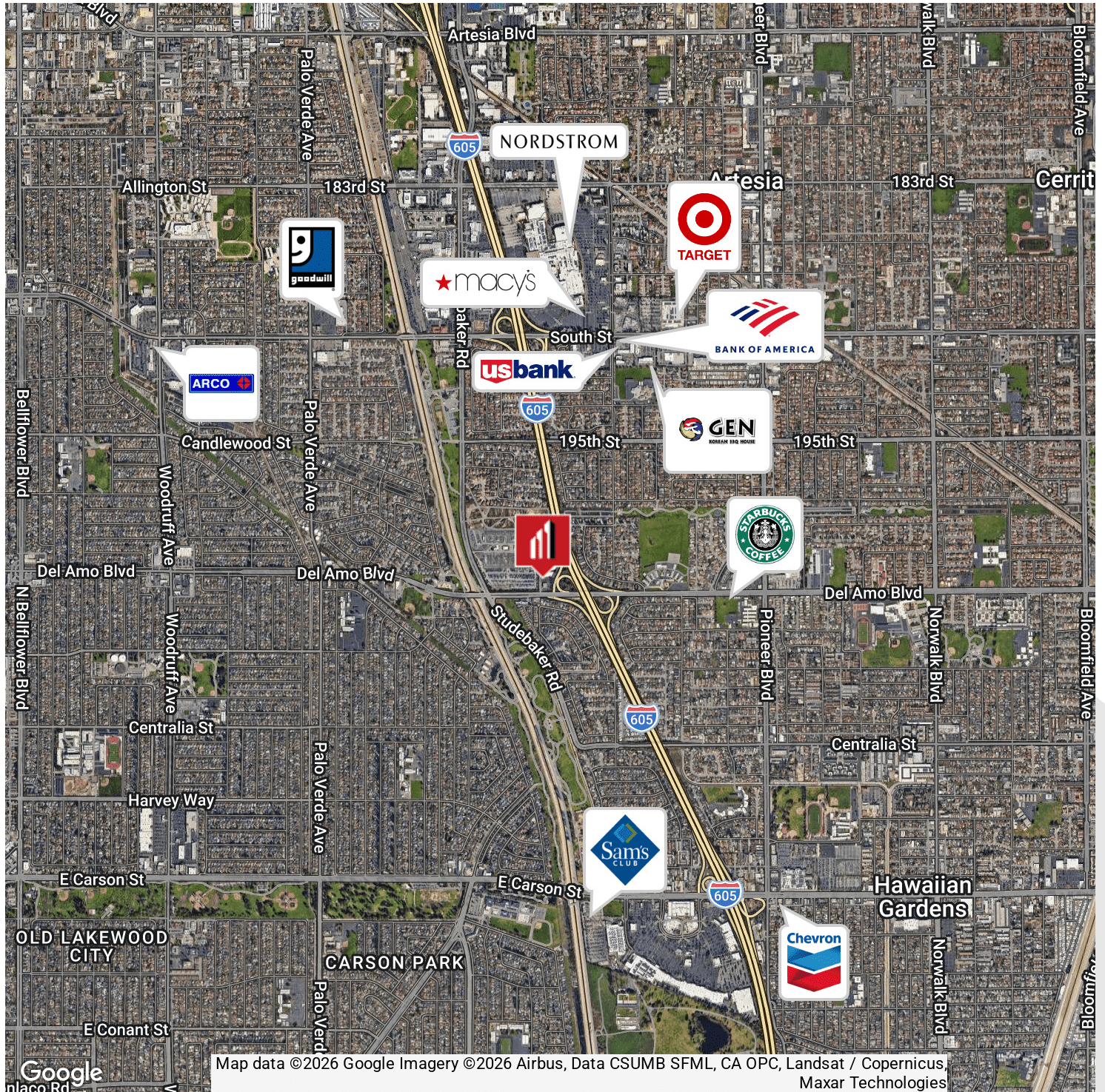
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 24,111 | 221,337 | 591,341 |
| Median age | 37.7 | 37.3 | 36.3 |
| Median age (Male) | 36.4 | 35.7 | 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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