



RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE

91 FWY & ARTESIA BLVD, CERRITOS, CA



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

PROJECT HIGHLIGHTS

- **Freeway Visible Regional open air Shopping Center with a stellar Anchor Lineup:** Walmart, Kohl's, Regal Cinemas, Trader Joe's, Ross Dress for Less, Planet Fitness, Petco, PetSmart, ULTA and HomeGoods.
- **Several prominent Restaurants** including Wood Ranch Grill, IHOP, Dimassi's, Islands, Niko Niko Japanese and Perro Taco, etc.
- **54 acre site which is part of a 125 acre master planned development** including the Cerritos Performing Arts Center, a 200-room Sheraton Hotel, and over 1.2 million square feet of high quality office space.
- **The project services the affluent community of Cerritos,** with dense office and residential populations providing Food, Fitness, Premium Shopping and Entertainment.



DEMOGRAPHICS



POPULATION

1 Mile
21,444

2 Miles
84,636

3 Miles
192,326



AVG. HOUSEHOLD INCOME

1 Mile
\$183,540

2 Miles
\$158,441

3 Miles
\$140,903



DAYTIME POPULATION

1 Mile
18,515

2 Miles
73,221

3 Miles
162,007





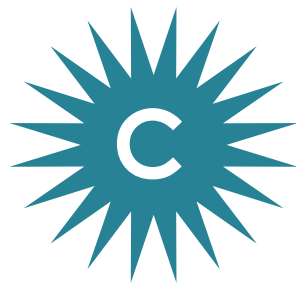
SITE PLAN



| Suite | Tenant | SF |
|-----------|--------------------------------|---------|
| A1 | Walmart | 148,815 |
| A2 | Kohl's | 88,132 |
| A3 | Regal Edward's Cerritos | 40,400 |
| AK1 | Ross Dress for Less | 25,200 |
| AK3 | Marukai/Tokyo Central | 28,560 |
| AQ1-2 | Planet Fitness | 15,000 |
| AR | Trader Joe's | 13,200 |
| AS | Home Goods | 24,421 |
| PB1 | Hibbett Sports | 4,422 |
| PB3 | Cerritos TC Dentistry | 1,286 |
| PB4 | AVAILABLE | 951 |
| PB6 & PB7 | Ono Hawaiian BBQ (Coming Soon) | 1,775 |
| PB6 + PB5 | AVAILABLE | 1,696 |
| PC | Petco | 17,000 |
| PD | Verizon Wireless | 3,000 |
| PE | AVAILABLE | 7,000 |
| PG | Dimassi's | 6,500 |
| PH | Wood Ranch Grill | 7,000 |
| PP1 | AT&T | 3,000 |
| PP2 | State Bank of India | 1,956 |
| PP3 | Schools First Federal CU | 3,000 |
| PT | AVAILABLE | 7,638 |
| S01 | ULTA | 9,717 |
| SJ1 | AVAILABLE | 760 |
| SJ2 | Tapioca Express | 935 |
| SK2 | Petsmart | 18,933 |
| SK4 | Niko Niko Japanese Restaurant | 2,210 |
| SK5 | AVAILABLE | 944 |
| SK6 | Perro Taco | 1,017 |
| SK8 | Storage | 799 |
| SL1 | America's Best | 3,520 |
| SM2 | IHOP | 3,012 |
| SN1 | AVAILABLE | 1,752 |
| SN9-11 | Island's Fine Burgers & Drinks | 5,503 |
| SN12 | General Nutrition Centers | 960 |
| SN13 | Starbucks Coffee | 1,472 |
| SN5 | Yasai Japanese Grill | 1,024 |
| SN6 | Bath & Body Works | 2,880 |
| SN8 | T-Mobile | 960 |
| SQ1 | Sprint PCS (Cell Site) | 200 |
| SS1 | Enterprise Bank | 1,335 |
| SS2 | Pieology Pizzeria | 2,184 |
| SS4-1 | Spectrum | 3,886 |
| SS4-2 | Restore Cryotherapy | 4,012 |

COMPETITIVE AREA MAP





CERRITOS TOWNE CENTER

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SHOEMAKER AVE ±16,000 CPD



±248,000 CPD

ARTESIA BLVD

BEST BUY
N.A.P.

TRADER JOE'S
HomeGoods

AVAILABLE
7,638 SF

planet
fitness

KOHL'S

WOOD RANCH
BBQ & GRILL


Sheraton

CERRITOS PERFORMING
ARTS CENTER

 **REGAL**

AVAILABLE
760 SF


ULTA
BEAUTY

AVAILABLE
1,752 SF

AVAILABLE
7,000 SF


petco

AVAILABLE
944 SF

ROSS
DRESS FOR LESS
PETSMART

Walmart 

HIBBETT
SPORTS

AVAILABLE
1,700 SF

AVAILABLE
951 SF