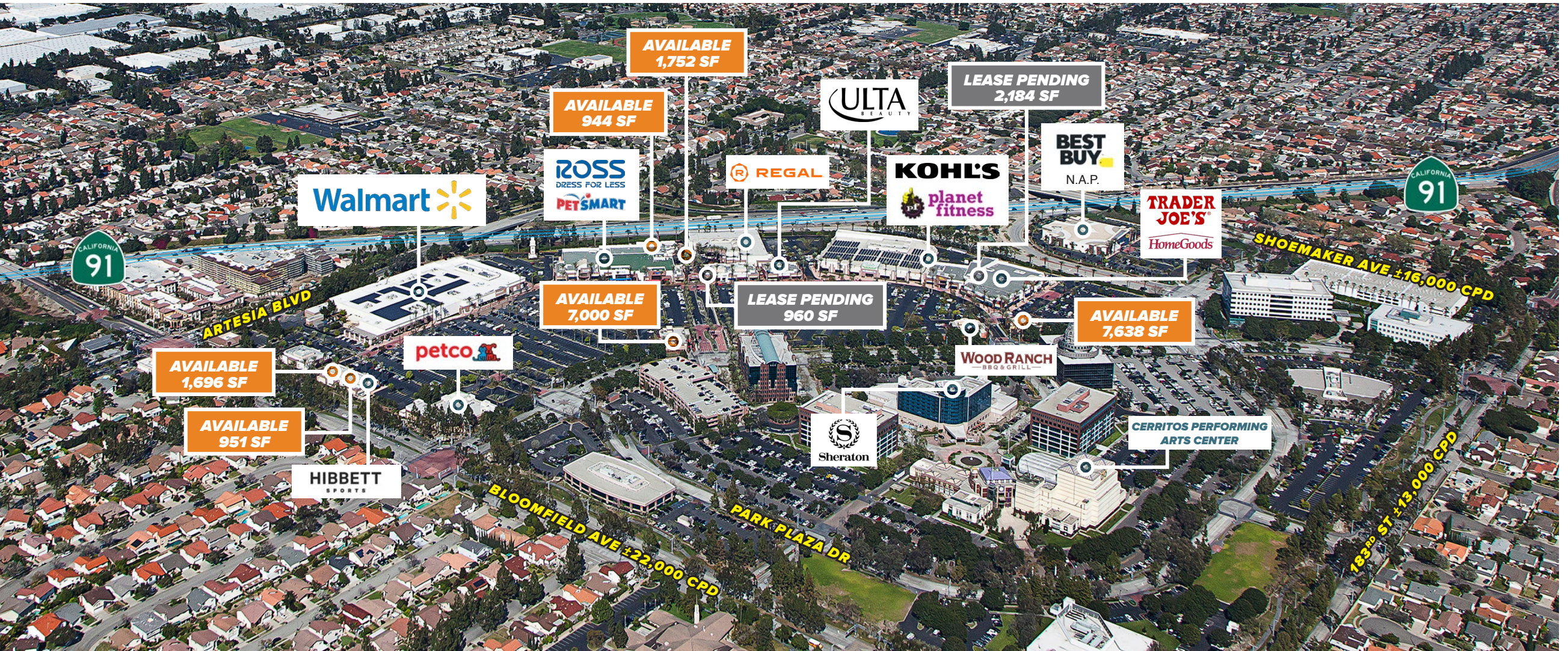




RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE

91 FWY & ARTESIA BLVD, CERRITOS, CA



For leasing, please contact:

RANDI COHEN | Lic. 02135211
p 424 499 0018 e Randi.Cohen@BetaAgency.com

MITCHELL HERNANDEZ | Lic. 01875229
p 310 430 7790 x102 e Mitchell.Hernandez@BetaAgency.com

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BetaAgency.com

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



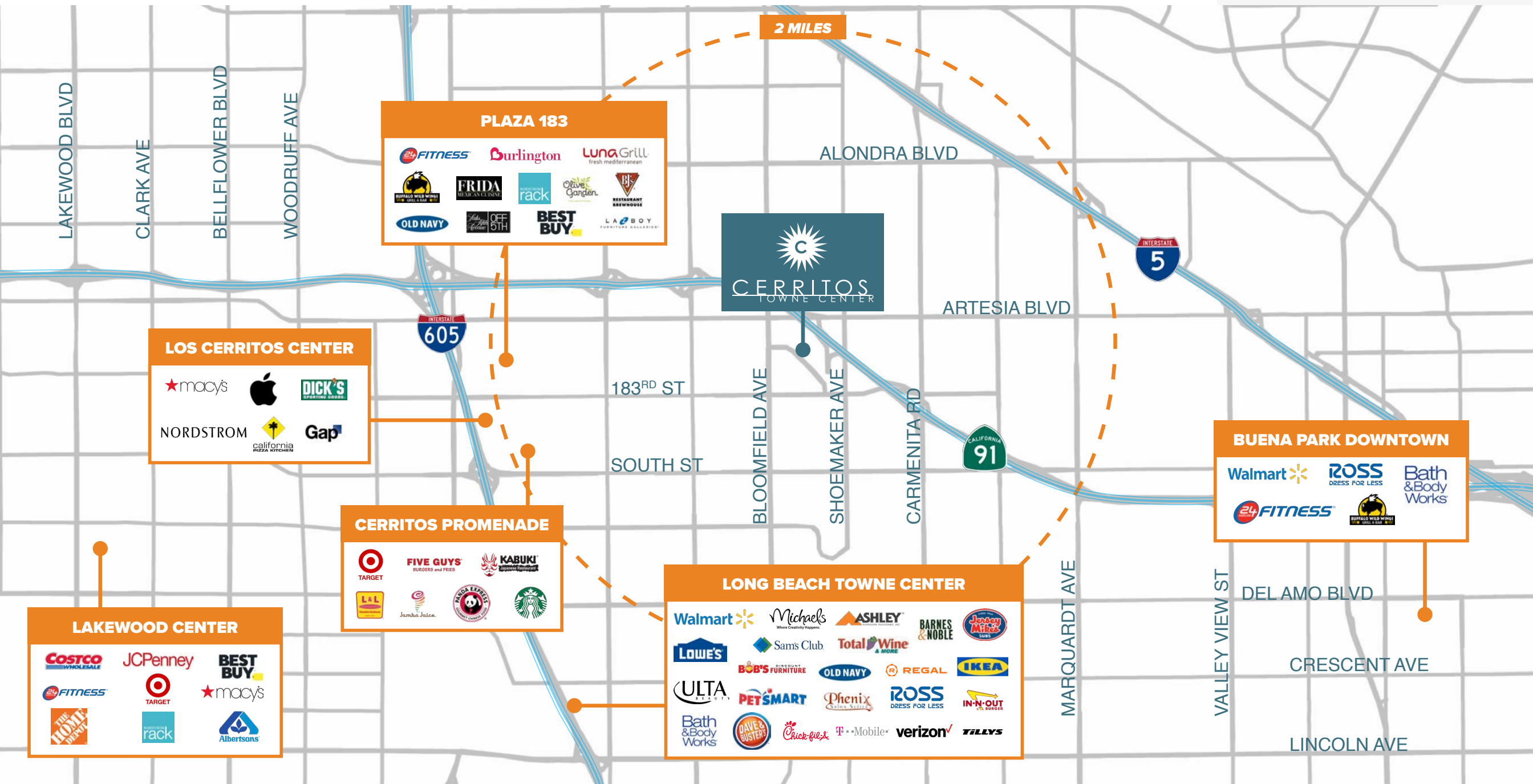


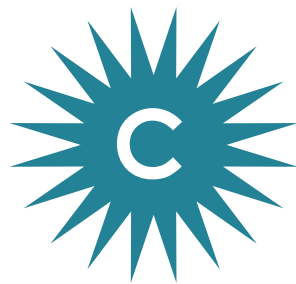
SITE PLAN



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	La Michoacana (Coming Soon)	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	LEASE PENDING	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	LEASE PENDING	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

LEASE PENDING
2,184 SF

BEST BUY
N.A.P.

TRADER JOE'S
HomeGoods

planet fitness

AVAILABLE
7,638 SF

WOOD RANCH
BBQ & GRILL


Sheraton

CERRITOS PERFORMING
ARTS CENTER

KOHL'S

 **REGAL**

AVAILABLE
944 SF


ULTA
BEAUTY

LEASE PENDING
960 SF

AVAILABLE
1,752 SF

AVAILABLE
7,000 SF


petco

ROSS
DRESS FOR LESS
PETSMART

Walmart 

AVAILABLE
1,696 SF

HIBBETT
SPORTS

AVAILABLE
951 SF