

FOR LEASE

# CERRITOS PLAZA

13233 SOUTH ST, CERRITOS, CA 90703

**CORELAND**  
COMPANIES



## PROPERTY HIGHLIGHTS

- Multiple High Visibility End Caps available - Cerritos Ralphs/CVS anchored center
- Located in a dense, mature trade area just south of the 91 Freeway on South Street
- Over 1 Million SF of Office / Industrial and 100,000 Employees in 3 mile Radius

SPACES	LEASE RATE	SPACE SIZE
Unit 13245	Negotiable	1,200 SF
Unit 13237	Negotiable	1,400 SF
Unit 13291	Negotiable	1,440 SF
Unit 13345	Negotiable	2,250 SF
Unit 13233	Negotiable	40,000 SF



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**TIM MULLER**

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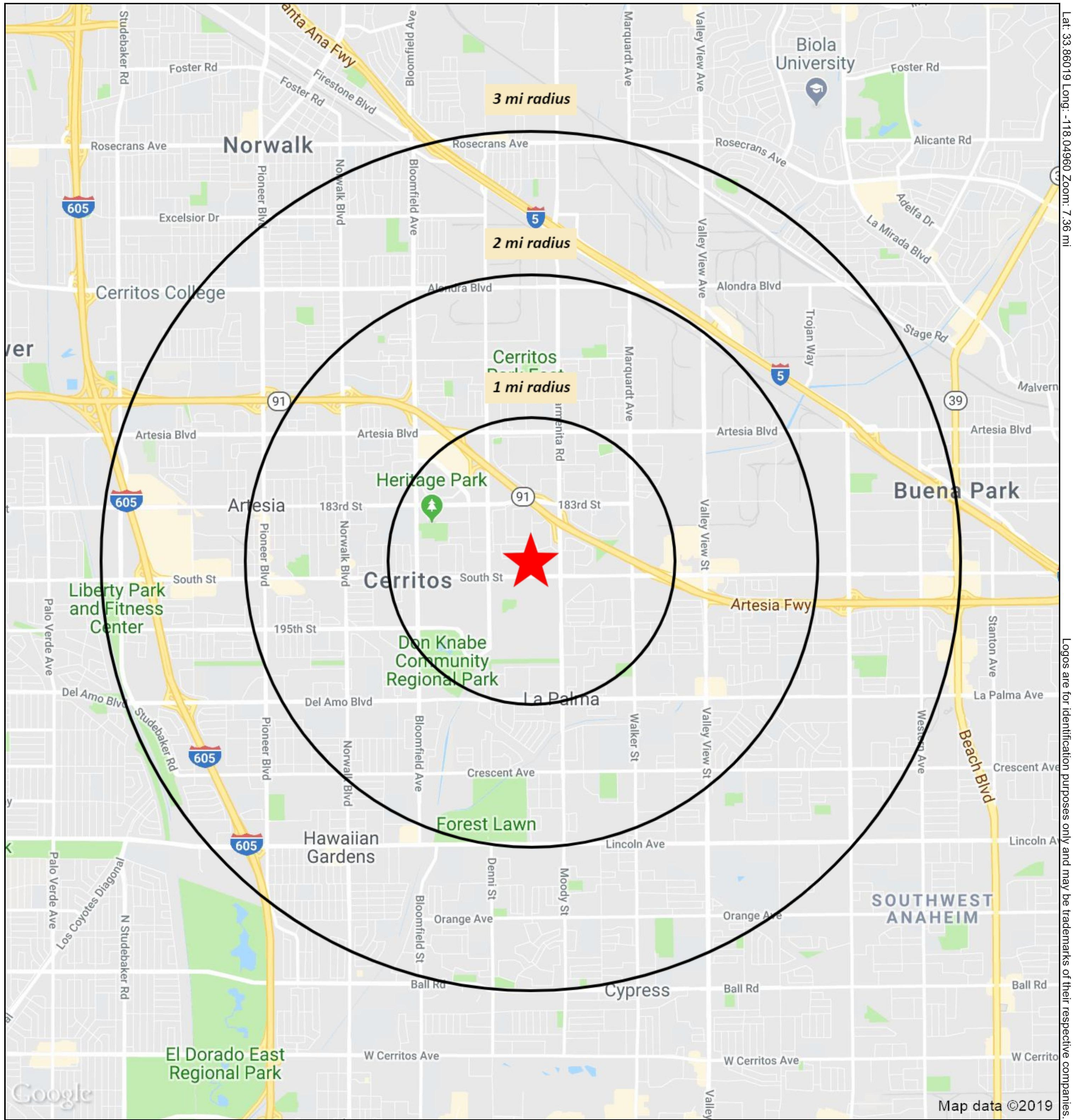
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Unit 13233	Available	40,000 SF	NNN
Unit 13237	Available	1,400 SF	NNN
Unit 13239	LA Nails	1,200 SF	NNN
Unit 13241	CL Academy	1,200 SF	NNN
Unit 13245	Available	1,200 SF	NNN
Unit 13247	Hand & Stone	2,470 SF	NNN
Unit 13251	OneMain Financial	1,500 SF	NNN
Unit 13253	Reading Town	1,700 SF	NNN
Unit 13291	Available	1,440 SF	NNN
Unit 13293	The Poki Co.	1,440 SF	NNN
Unit 13295	It's a Grind	1,337 SF	NNN
Unit 13297	Domino's Pizza	1,106 SF	NNN
Unit 13299	Tenet Healthcare	3,500 SF	NNN
Unit 13303	CVS	28,000 SF	NNN
Unit 13307	Sharkey's Cuts for Kids	1,182 SF	NNN
Unit 13311	Subway	1,200 SF	NNN
Unit 13315	Mathnasium	1,500 SF	NNN
Unit 13333	Amor y Tacos	4,172 SF	NNN
Unit 13337	UPS	1,000 SF	NNN
Unit 13339	South Street Salon	1,000 SF	NNN
Unit 13341	JEI Tutoring	1,000 SF	NNN
Unit 13345	Available	2,250 SF	NNN
Unit 13347	Manila Sunset Restaurant	1,200 SF	NNN
Unit 13349	Optometrist	1,150 SF	NNN
Unit 13351	Restaurant	1,200 SF	NNN
Unit 13355	Wells Fargo	5,150 SF	NNN
Unit 13357	DaVita Medical Group	4,690 SF	NNN



**13233-13357 South St**  
**Cerritos, CA 90703**

**CORELAND**  
 COMPANIES

# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8602/-118.0496

RS1

13233-13357 South St, Cerritos, CA 90703		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	25,076	215,993	628,888
	2024 Projected Population	25,142	216,521	631,266
	2010 Census Population	24,456	211,403	618,323
	2000 Census Population	24,605	212,687	608,797
	Projected Annual Growth 2019 to 2024	-	-	-
	Historical Annual Growth 2000 to 2019	0.1%	-	0.2%
2019 Median Age	44.4	39.1	37.6	
<b>HOUSEHOLDS</b>	2019 Estimated Households	8,252	65,250	193,780
	2024 Projected Households	8,522	67,406	200,290
	2010 Census Households	7,833	62,156	185,495
	2000 Census Households	7,584	61,982	184,295
	Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019	0.5%	0.3%	0.3%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	23.7%	36.7%	46.6%
	2019 Estimated Black or African American	5.9%	5.5%	5.4%
	2019 Estimated Asian or Pacific Islander	63.0%	38.5%	25.5%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.8%
	2019 Estimated Other Races	7.1%	18.5%	21.7%
	2019 Estimated Hispanic	11.7%	34.3%	41.4%
<b>INCOME</b>	2019 Estimated Average Household Income	\$128,281	\$103,247	\$98,039
	2019 Estimated Median Household Income	\$107,728	\$86,568	\$82,630
	2019 Estimated Per Capita Income	\$42,243	\$31,265	\$30,318
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	3.5%	8.4%	8.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.8%	6.8%	7.3%
	2019 Estimated High School Graduate	15.8%	21.3%	23.0%
	2019 Estimated Some College	19.1%	20.0%	22.3%
	2019 Estimated Associates Degree Only	9.4%	8.1%	8.4%
	2019 Estimated Bachelors Degree Only	29.7%	24.1%	20.9%
2019 Estimated Graduate Degree	18.8%	11.3%	9.4%	
<b>BUSINESS</b>	2019 Estimated Total Businesses	904	9,136	22,929
	2019 Estimated Total Employees	7,817	96,805	222,409
	2019 Estimated Employee Population per Business	8.6	10.6	9.7
	2019 Estimated Residential Population per Business	27.7	23.6	27.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.