

ANCHOR, 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

©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

PROJECT HIGHLIGHTS

- **Freeway Visible Regional open air Shopping Center with a stellar Anchor Lineup:** Walmart, Kohl’s, Edwards Theatres, Trader Joe’s, Ross Dress for Less, Planet Fitness, Petco, PetSmart, ULTA and HomeGoods.
- **Several prominent Restaurants** including Wood Ranch Grill, Macaroni Grill, IHOP, Dimassi’s, TGI Fridays, Islands, Rubio’s and Pieology.
- **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

22,251

2 Miles

86,782

3 Miles

196,644



AVG. HOUSEHOLD INCOME

1 Mile

\$193,185

2 Miles

\$161,079

3 Miles

\$142,611



DAYTIME POPULATION

1 Mile

19,179

2 Miles

75,020

3 Miles

165,019





Cerritos Towne Center features abundant outdoor common area with lounge areas as well as seating for socially distanced dining and safety.

SITE PLAN

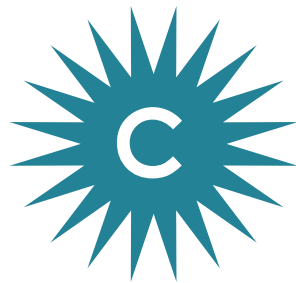


Suite	Tenant	SF
A1	Walmart	148,815
A2	Kohl's	88,132
A3	Regal Edward's Cerritos	40,400
AK1	Ross Dress for Less	25,200
AK3	IN LEASE	28,560
AQ1-2	Planet Fitness	15,000
AR	Trader Joe's	13,200
AS	Home Goods	24,421
PB1	Hibbett Sports	4,422
PB3	Cerritos TC Dentistry	1,286
PB4	Hi-Tek Nails	951
PB6 & PB7	IN LEASE	1,775
PB6 + PB5	AVAILABLE	1,700
PC	Petco	17,000
PD	Verizon Wireless	3,000
PE	TGI Fridays	7,000
PG	Dimasi'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	Macaroni Grill	7,638
SO1	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	Giolicious Chicken & Waffle	1,017
SK8	AVAILABLE	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



©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.



CERRITOS TOWNE CENTER

FOR LEASE

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



BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245

©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold to be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

SHOEMAKER AVE ±16,000 CPD



±248,000 CPD

ARTESIA BLVD

BEST BUY
N.A.P.

TRADER JOE'S
HomeGoods

planet fitness

KOHL'S

WOOD RANCH
BBQ & GRILL

Sheraton

CERRITOS PERFORMING
ARTS CENTER

REGAL

AVAILABLE
760 SF

ULTA
BEAUTY

AVAILABLE
1,752 SF

FRIDAYS

AVAILABLE
944 SF

IN LEASE
28,560 SF

ROSS
DRESS FOR LESS
PETSMART

petco

AVAILABLE
799 SF

Walmart

AVAILABLE
1,700 SF

IN LEASE
1,775 SF