



ANCHOR, 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, 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
22,632

2 Miles
88,390

3 Miles
200,031



AVG. HOUSEHOLD
INCOME

1 Mile
\$146,812

2 Miles
\$126,079

3 Miles
\$112,376



DAYTIME
POPULATION

1 Mile
20,999

2 Miles
80,251

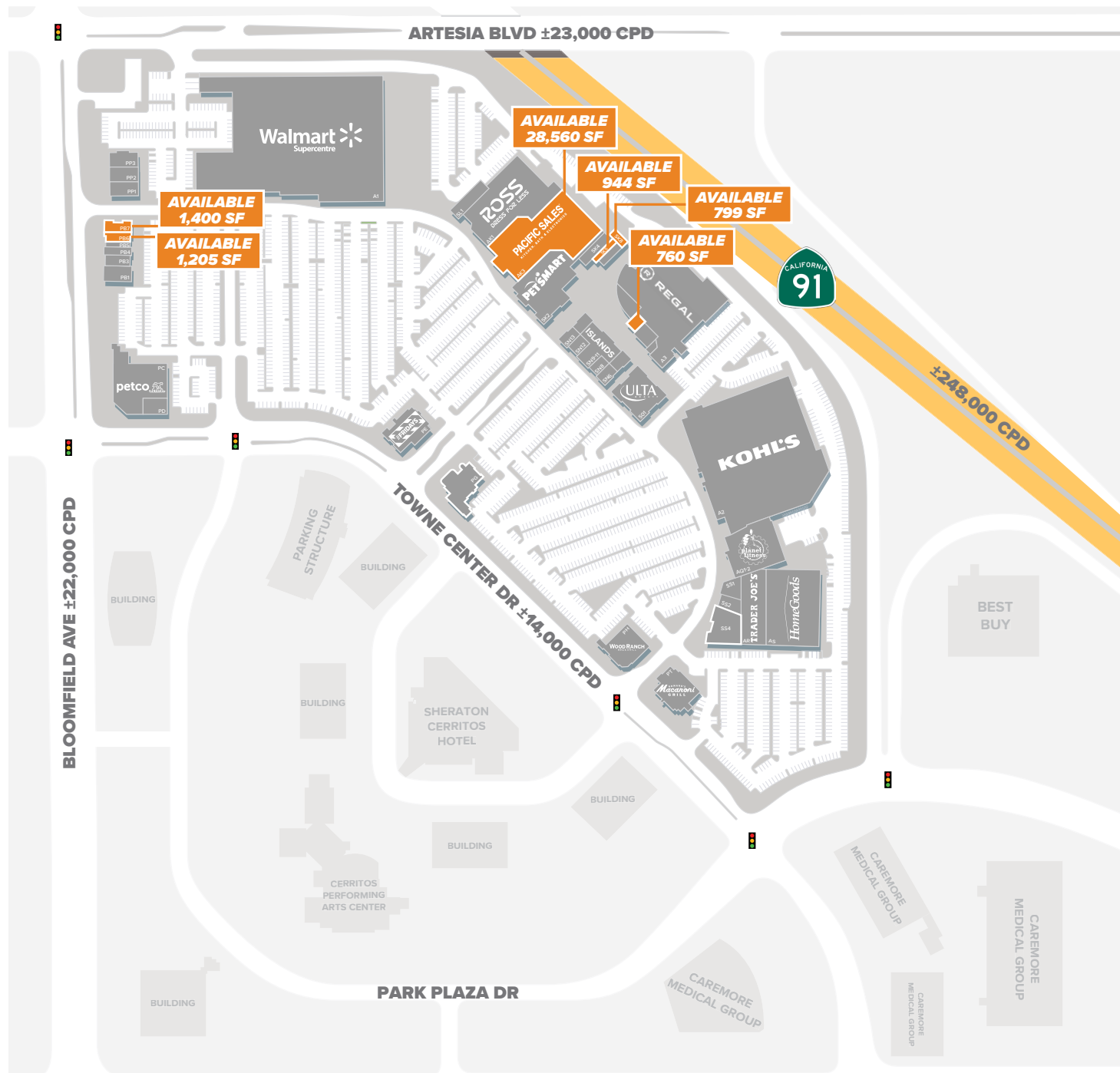
3 Miles
177,379





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



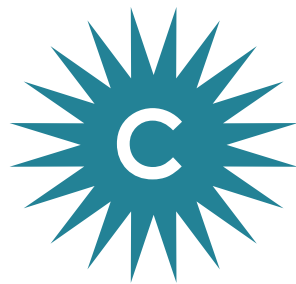


TENANT ROSTER

Suite	Tenant	SF	PT	Macaroni Grill	7,638
A1	Walmart	148,815	S01	ULTA	9,717
A2	Kohl's	88,132	SJ1	AVAILABLE	760
A3	Regal Edward's Cerritos	40,400	SJ2	Tapioca Express	935
AK1	Ross Dress for Less	25,200	SK2	Petsmart	18,933
AK3	AVAILABLE	28,560	SK4	Niko Niko Japanese Restaurant	2,210
AQ1-2	Planet Fitness	15,000	SK5	AVAILABLE	944
AR	Trader Joe's	13,200	SK6	Giolicious Chicken & Waffle	1,017
AS	Home Goods	24,421	SK8	AVAILABLE	799
PB1	Hibbett Sports	4,422	SL1	America's Best	3,520
PB3	Cerritos TC Dentistry	1,286	SM2	IHOP	3,012
PB4	Hi-Tek Nails	951	SN1	Rubio's Baja Grill	1,752
PB5	H&R Block	938	SN9-11	Island's Fine Burgers & Drinks	5,503
PB6	AVAILABLE	1,205	SN12	General Nutrition Centers	960
PB7	AVAILABLE	1,400	SN13	Starbucks Coffee	1,472
PC	Petco	17,000	SN5	Yasai Japanese Grill	1,024
PD	Verizon Wireless	3,000	SN6	Bath & Body Works	2,880
PE	TGI Fridays	7,000	SN8	T-Mobile	960
PG	Dimassi's	6,500	SQ1	Sprint PCS (Cell Site)	200
PH	Wood Ranch Grill	7,000	SS1	Enterprise Bank	1,335
PP1	AT&T	3,000	SS2	Pieology Pizzeria	2,184
PP2	State Bank of India	1,956	SS4-1	Spectrum	3,886
PP3	Schools First Federal CU	3,000	SS4-2	Restore Cryotherapy	4,012

COMPETITIVE AREA MAP





CERRITOS TOWNE CENTER

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SHOEMAKER AVE ±16,000 CPD



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

FRIDAYS

AVAILABLE
944 SF

AVAILABLE
28,560 SF

AVAILABLE
799 SF

ROSS
DRESS FOR LESS
PETSMART

petco

Walmart

AVAILABLE
1,205 SF

AVAILABLE
1,400 SF

ARTESIA BLVD