

± 40,437 SF **FOR LEASE**

# Regional Anchor Box

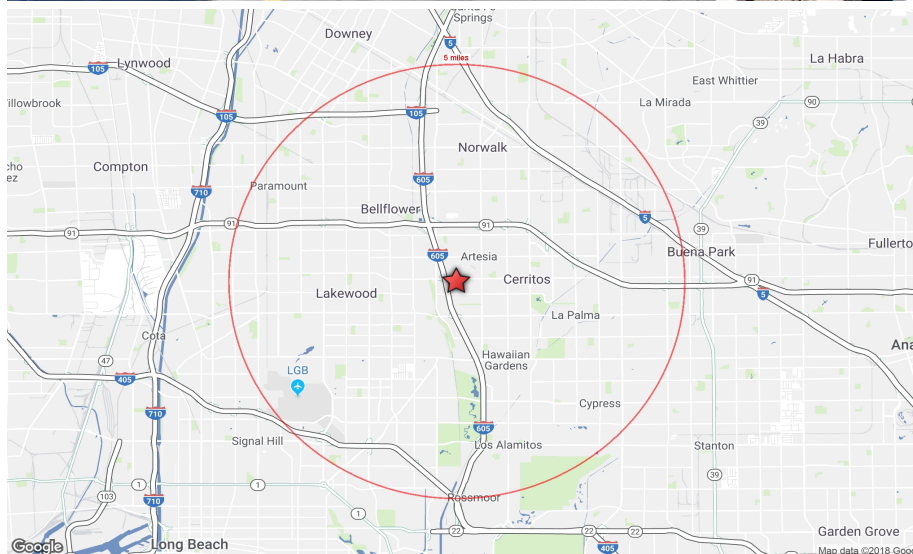
11340 South Street, Cerritos, CA 90703

**RETAIL**



## PROPERTY INFO

- + 40,437 SF Freestanding Building + 13,651 SF mezzanine
- + Former Toys R Us available For Lease
- + Located along strong regional retail corridor
- + Parking Field at 5/1000
- + Close proximity to 605 and 91 Freeways
- + Across the street from Cerritos Mall & Cerritos Promenade
  - + South Street is busiest entrance into the mall
- + Entrance to subject property off South Street as well as Gridley Road
- + Two Loading Docks
- + Rare combination of high density and high incomes within trade area
- + Box retailers' store volumes in trade area performing at or above Regional/ National averages



## Demographics

2019	1 Mile	3 Miles	5 Miles
Population	21,153	255,451	618,498
Average HH Income	\$108,768	\$100,072	\$98,184
Daytime Population	31,343	220,759	611,472

## Traffic Counts

South Street	33,328 CPD
Gridley Road	11,693 CPD

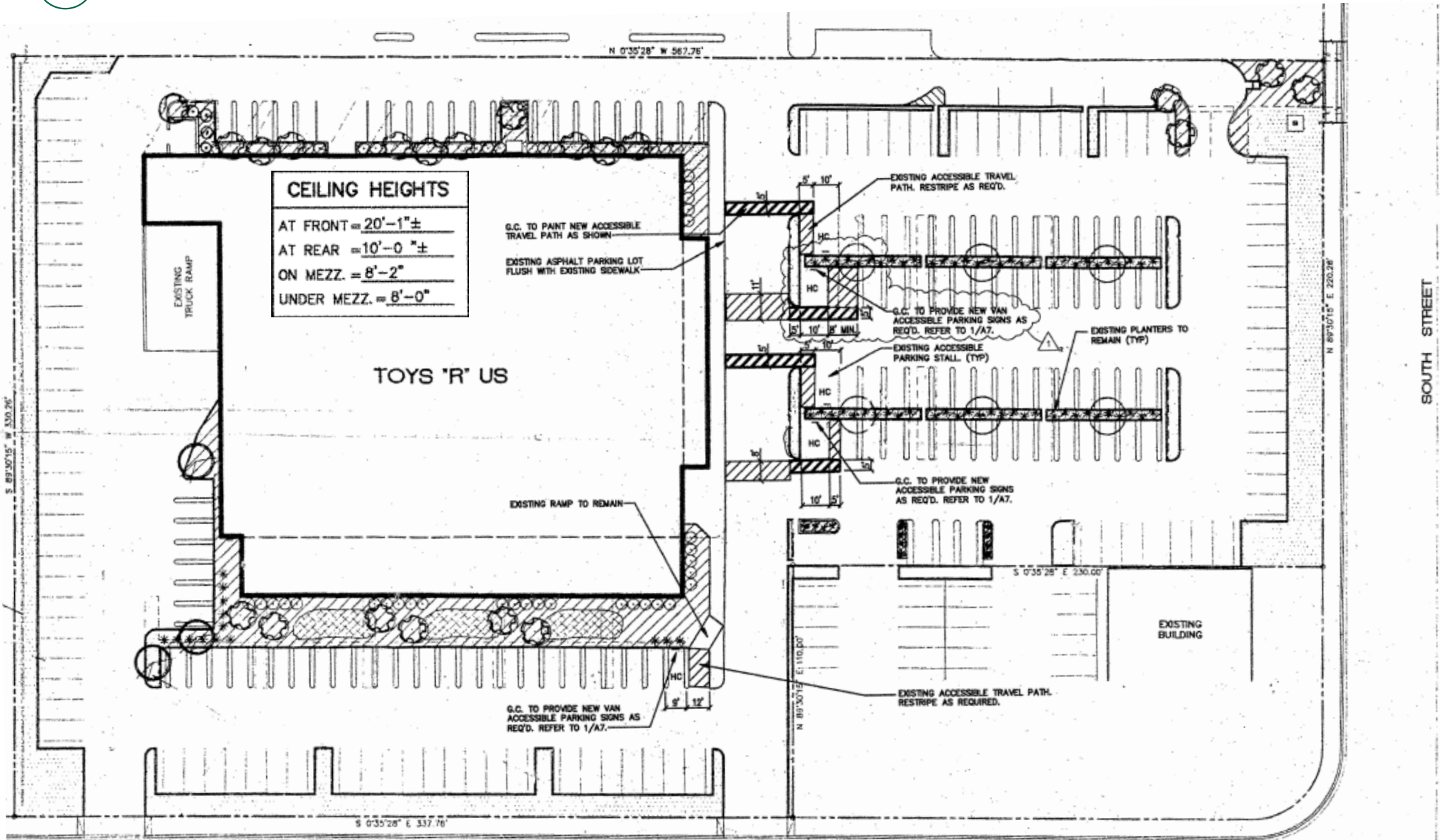
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## RETAIL





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RENDERING



**J. H. Properties**  
Maverick Investments



03-08-19



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## CONTACT US

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