

## PROPERTY SUMMARY

Professional office suites available in building featuring communal kitchen and restrooms. Fully Remodeled interior 2023 laminate floor, interior paint, crown molding. Perfect for Forwarder, Insurance agency, law firm, etc. Unit 1: 32'x28' Ceiling Height 8.2' 890 sf Unit 2: 25'x25' Ceiling Height 10.3', 616 sf

## PROPERTY HIGHLIGHTS

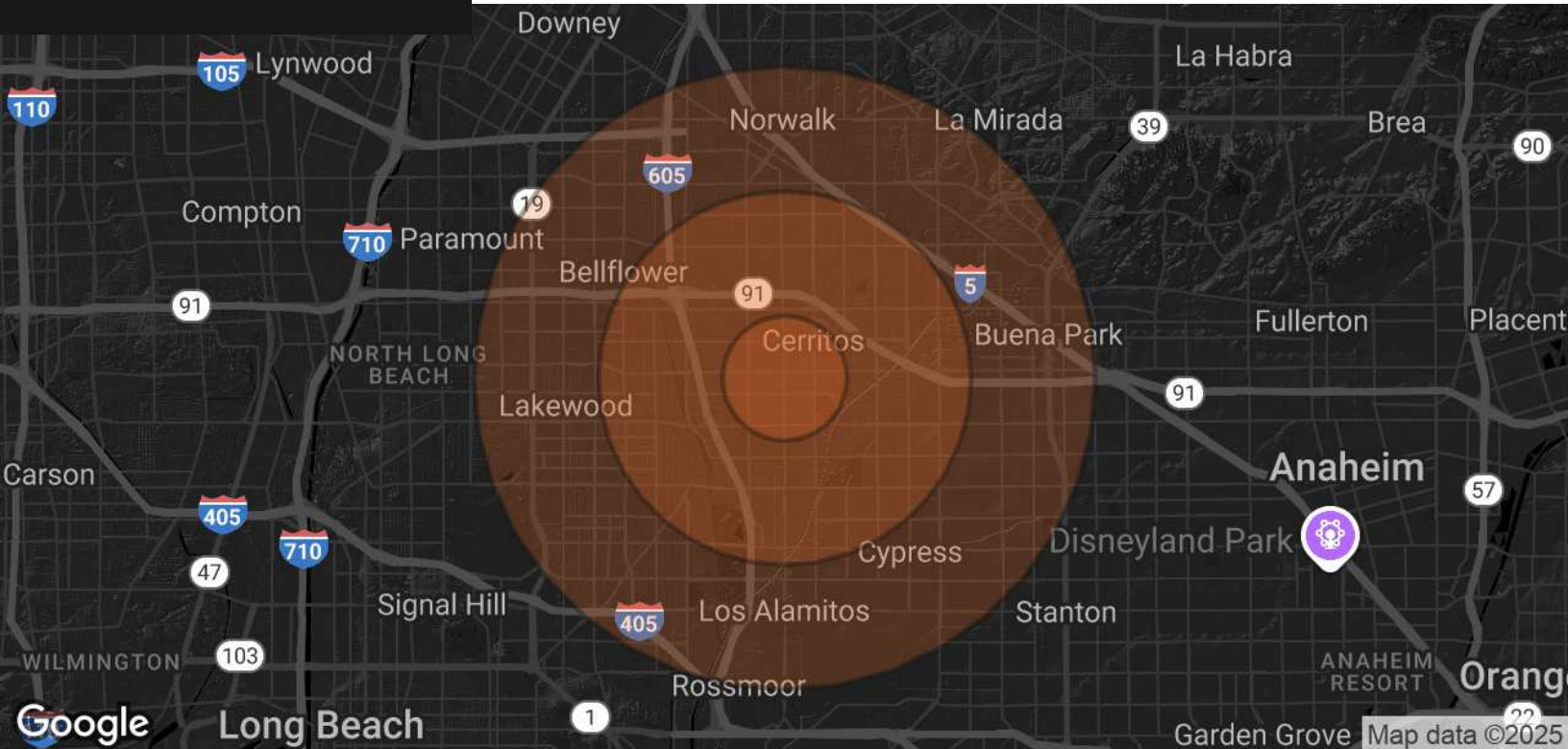
- Prime location with high visibility located next to Cerritos Town Center, Artesia City Hall & Norwalk, La Palma and Buena Park. Hwy 91, 605 within 2-3 min driving distance.
- Professional property management and maintenance
- Close proximity to transportation hubs
- High-speed internet and advanced technology infrastructure
- Ample on-site parking for tenants and visitors

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<b>Lease Rate</b>	Negotiable
<b>Space Size</b>	616-890 SF
<b>Building Size</b>	4,358 SF
<b>Year Built</b>	1947



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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	24,376	220,592	605,543
<b>AVERAGE AGE</b>	45	42	41
<b>AVERAGE AGE (MALE)</b>	44	41	40
<b>AVERAGE AGE (FEMALE)</b>	46	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	7,621	68,602	189,028
<b># OF PERSONS PER HH</b>	3.2	3.2	3.2
<b>AVERAGE HH INCOME</b>	\$143,368	\$135,518	\$126,980
<b>AVERAGE HOUSE VALUE</b>	\$1,008,576	\$871,084	\$813,904

Demographics data derived from AlphaMap



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