



FOR LEASE

**CERRITOS
OFFICE SPACE**

18331-18327

GRIDLEY ROAD

CERRITOS, CA



For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

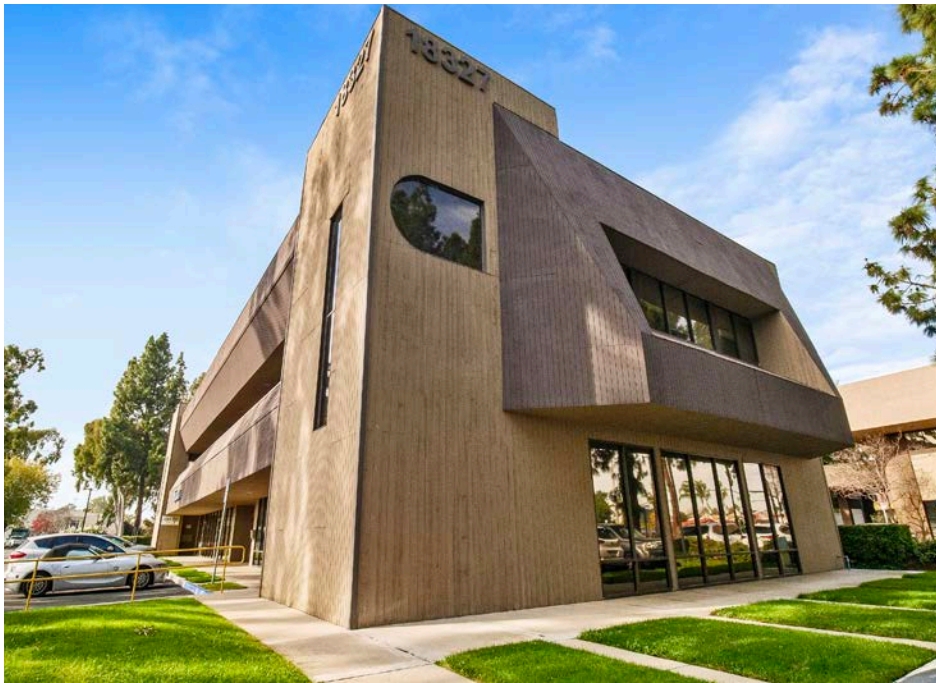
Long Beach, CA 90802

Company BRE #01330395

EXECUTIVE SUMMARY

Coldwell Banker Commercial Blair is pleased to present 18327 and 18331 Gridley Rd in Cerritos, CA For Lease. These properties consist of two- two story office buildings with 5 vacant office units available. The large onsite parking lot consists of 110 parking stalls providing ample parking for the tenants. The subject properties are located between bustling Los Angeles and vibrant Orange County.

They are directly adjacent to the Los Cerritos Center, commonly known as the Cerritos Mall. This 100-acre shopping mall includes high end stores featuring Apple, Nordstrom, Zara, MAC, and Lululemon, and dining establishments Cheesecake Factory, P.F. Chang’s, The Lazy Dog Restaurant and Bar, Harkins movie theatre, and is a go-to destination for Southern California shoppers.



HIGHLIGHTS

- Great for office or medical professionals
- Centrally located
- Directly served by the 5, 605, and 91 freeways
- Adjacent to Cerritos Mall
- 110 onsite parking stalls

18331-18327
GRIDLEY ROAD
CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



BUILDING DESCRIPTION

Available Suites:

Front Building

2nd Floor

SUITE L: 1,034 SF

SUITE J: 950 SF

Back Building

1st Floor

SUITE CD: 2,647 SF

2nd Floor

SUITE EF: 1,979 SF

SUITE H: 1,781 SF

Lease Rate:

\$1.95/SF - Mod. Gross

Zoning:

CR - See below

Available SF:

5,744 SF

Total Lot Size:

75,102 SF

Year Built:

1981

Parking Available:

110 Spaces

ZONING

CR- Regional Commercial Zone: The CR zone is intended to provide for the conduct of business serving a regional area including primarily the retail sale of shopping goods and services and a variety of commercial and professional activities. It is further intended that these activities shall provide additional municipal revenue as well as business opportunities and employment opportunities for residents of the city. Permitted uses include but are not limited to apparel stores, banks, medical clinics, food stores, furniture stores, health clubs, motels and hotels, restaurants, and more. For more information, please visit the city of Cerritos municipal code. Buyer to verify.

18331-18327
GRIDLEY ROAD
CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

CERRITOS, CALIFORNIA

Cerritos is located in the heart of the Los Angeles/Orange County metrocenter, midway between Downtown Los Angeles and the business centers of Irvine, Santa Ana and Anaheim. Because Cerritos is virtually the geographic center of the Los Angeles Basin, it has become one of Southern California's premier commercial crossroads. Cerritos is served directly by three major freeways and is close to two others.

Cerritos on Wheels (COW) buses, Long Beach Transit, Norwalk Transit, the Orange County Transit Authority and Metro offer frequent service throughout the community. Air transportation is available at Long Beach Airport, Los Angeles International Airport and Orange County's John Wayne Airport.

Families are attracted to Cerritos by the outstanding ABC Unified School District and Cerritos College.

A total of 28 parks and recreation facilities in Cerritos provide residents with playing courts, athletic fields, picnic shelters and meeting rooms. Also, residents can swim laps or take courses at the Cerritos Olympic Swim and Fitness Center. The City's Iron-Wood Nine Golf Course is a popular course with the City's golfers. The Community Gymnasiums at Cerritos and Whitney High Schools provide youth activities and indoor sports for residents of all ages.

Beautifully maintained neighborhoods, carefully planned retail areas, abundant recreational facilities and a world-class performing arts center make Cerritos an exciting, attractive place to live and work.



18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

CERRITOS MALL | LOS CERRITOS CENTER

(0.2 MILES FROM SUBJECT PROPERTY)

Los Cerritos Center ranks as one of the leading Southern California shopping centers offering something in every category. Top brands including– Nordstrom, Macy’s, DICK’S Sporting Goods, and Forever 21 anchor retailers such as Apple, M-A-C Cosmetics, Michael Kors, Sephora, UNIQLO, and ZARA. Dining options such as Nordstrom Café Bistro, Lazy Dog Restaurant & Bar, California Pizza Kitchen, and The Cheesecake Factory. Los Cerritos Center is also home to the 16-screen Harkins Theatres and Cine 1.



CERRITOS AUTO SQUARE

(0.8 MILES FROM SUBJECT PROPERTY)

The Cerritos Auto Square is an automobile retail center located in the city of Cerritos, California; it can be reached by taking 605 to South Street. Cerritos Auto Square states that it is the largest auto mall in the world with 29 import and domestic marques. Today, the Cerritos Auto Square provides the city of Cerritos with approximately \$12 million a year in sales tax, and is its single largest source of revenue. In 2006, the Auto Square sold 48,241 automobiles, totaling over \$1.1 billion in sales, or half of the total retail sales in the city. The Cerritos Auto Square has an aggressive marketing campaign throughout Southern California. The Cerritos Auto Square Association advertises collectively via radio, television, and signage, as well as individual dealership advertisements through similar media.



18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



18331-18327
GRIDLEY ROAD
CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

RENOVATED OFFICE



02

INTERIOR PHOTOS

18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

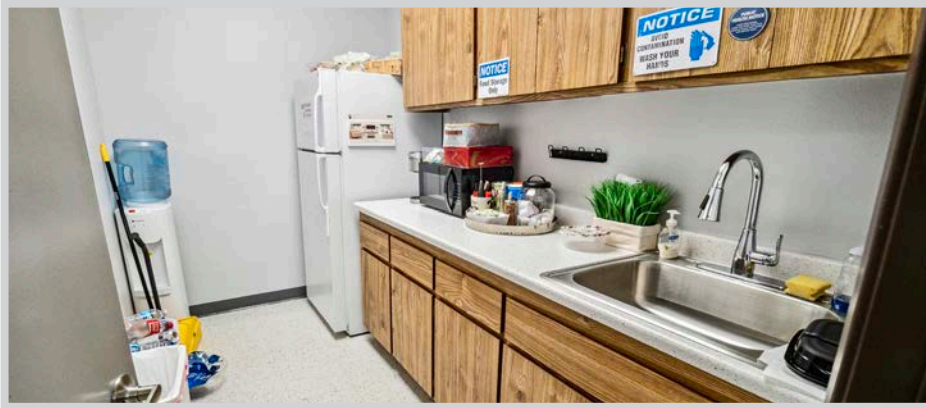
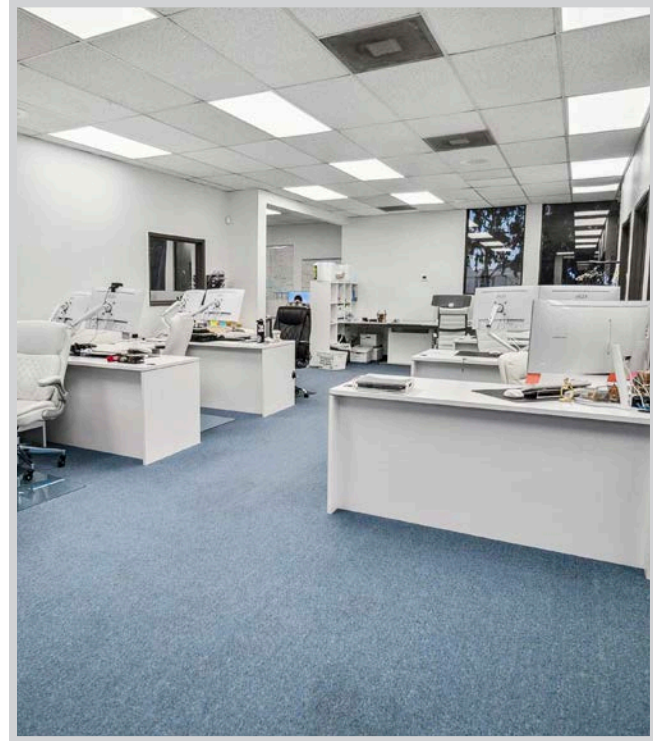
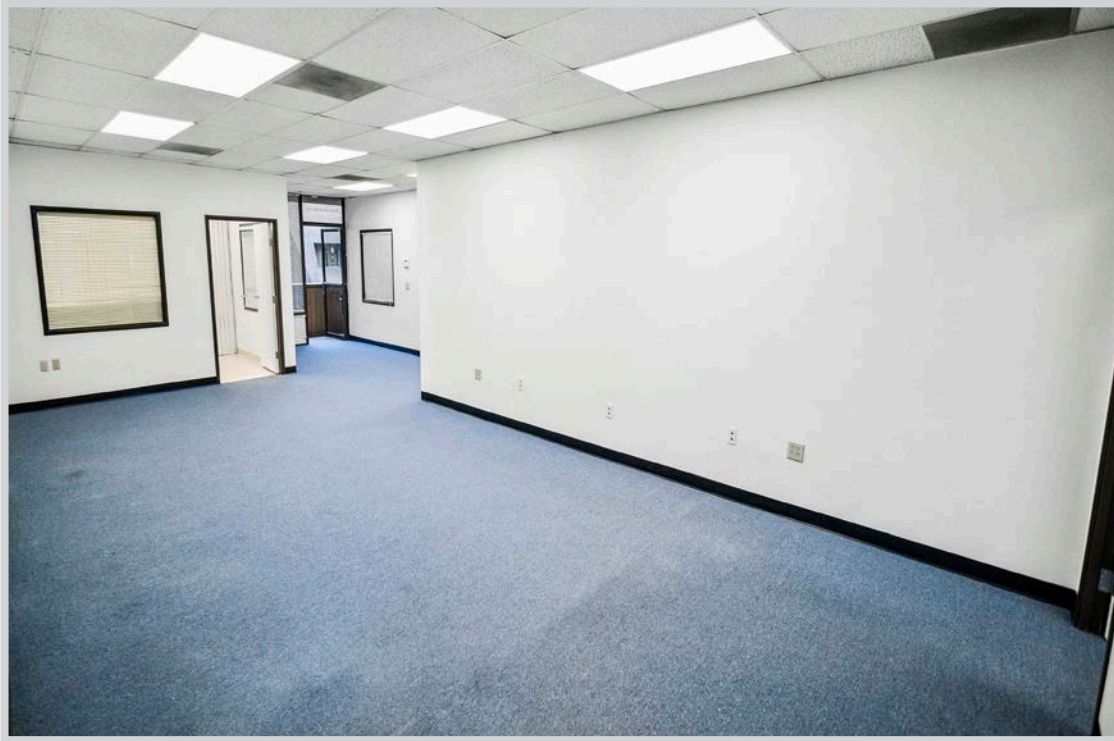
CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

TRADITIONAL OFFICE



02

INTERIOR PHOTOS

18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeever@cbclair.com

COLDWELL BANKER COMMERCIAL

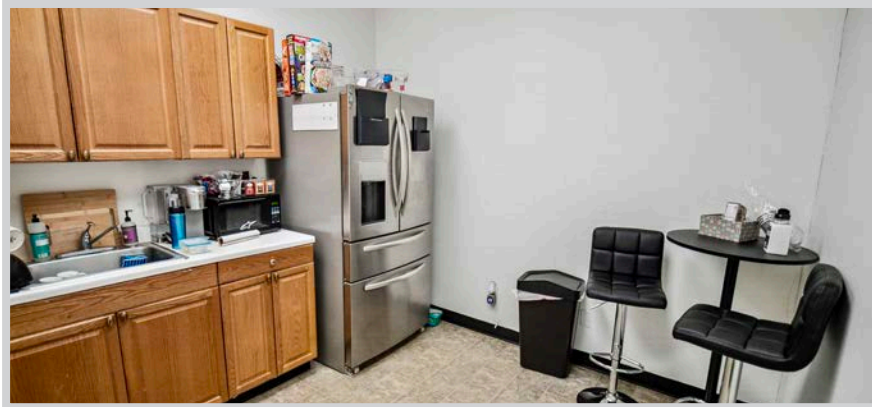
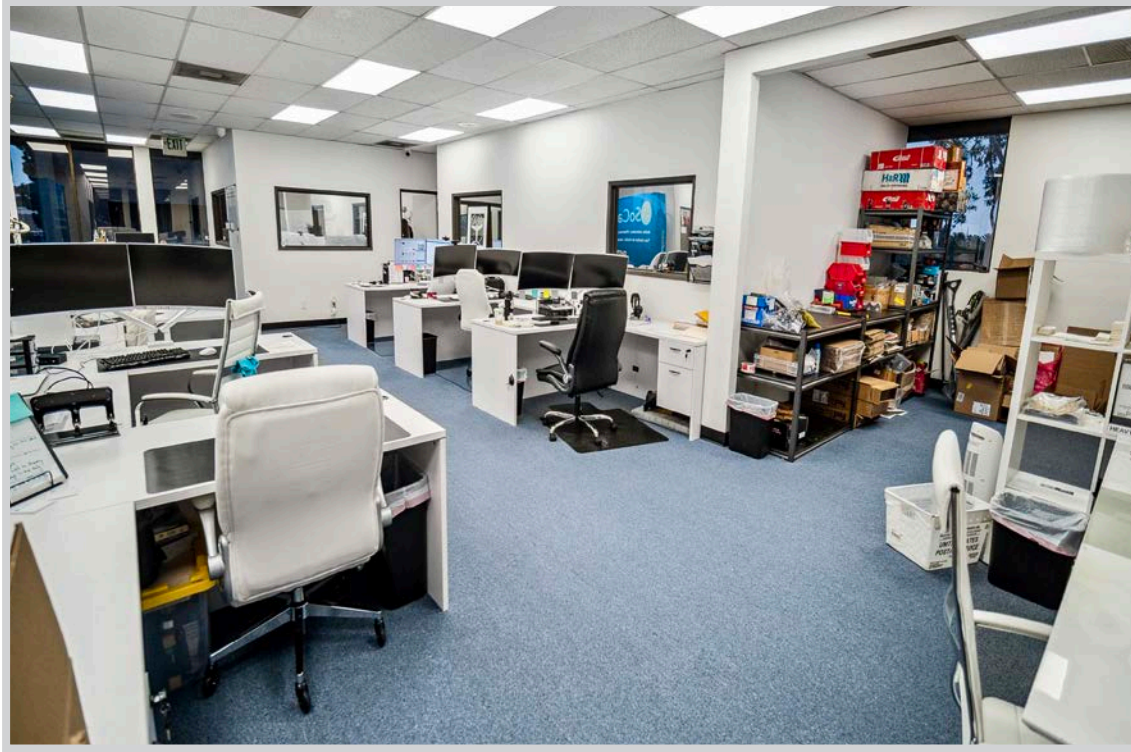
CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

TRADITIONAL OFFICE



02

ADDITIONAL PHOTOS

18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeever@cbclair.com

COLDWELL BANKER COMMERCIAL

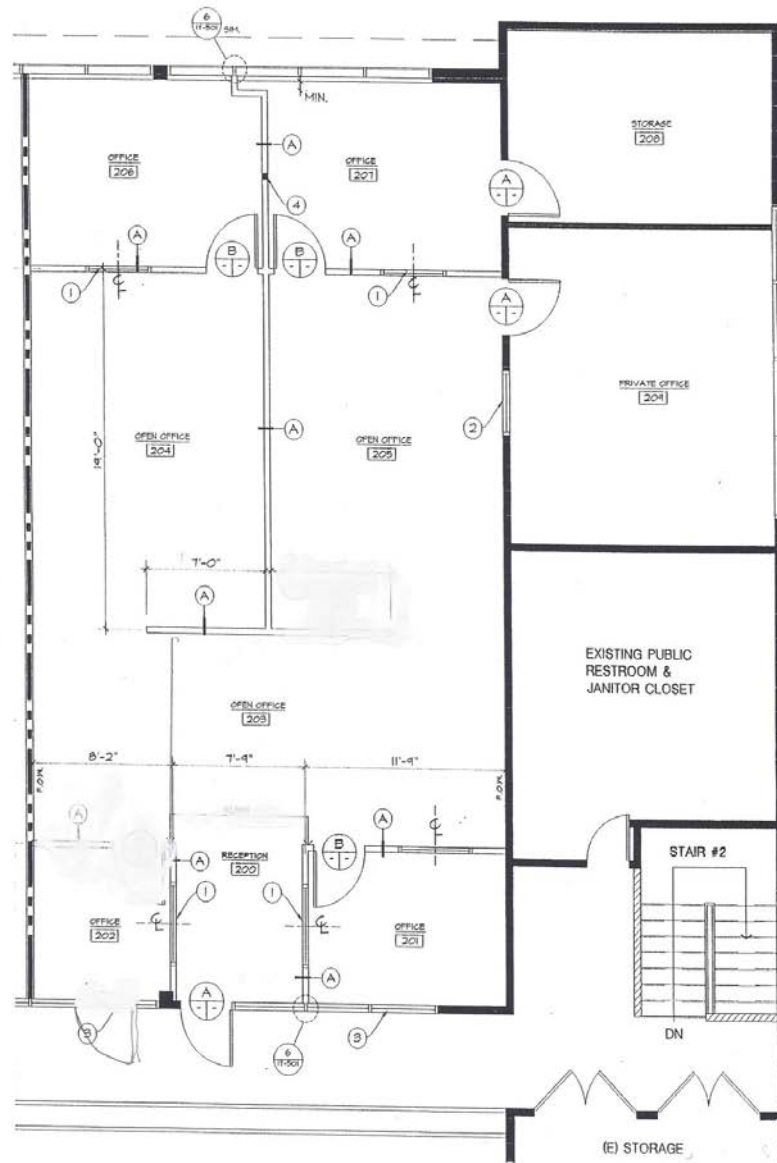
CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

FLOOR PLAN - BACK BUILDING SUITE CD



02

FLOOR PLANS

18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

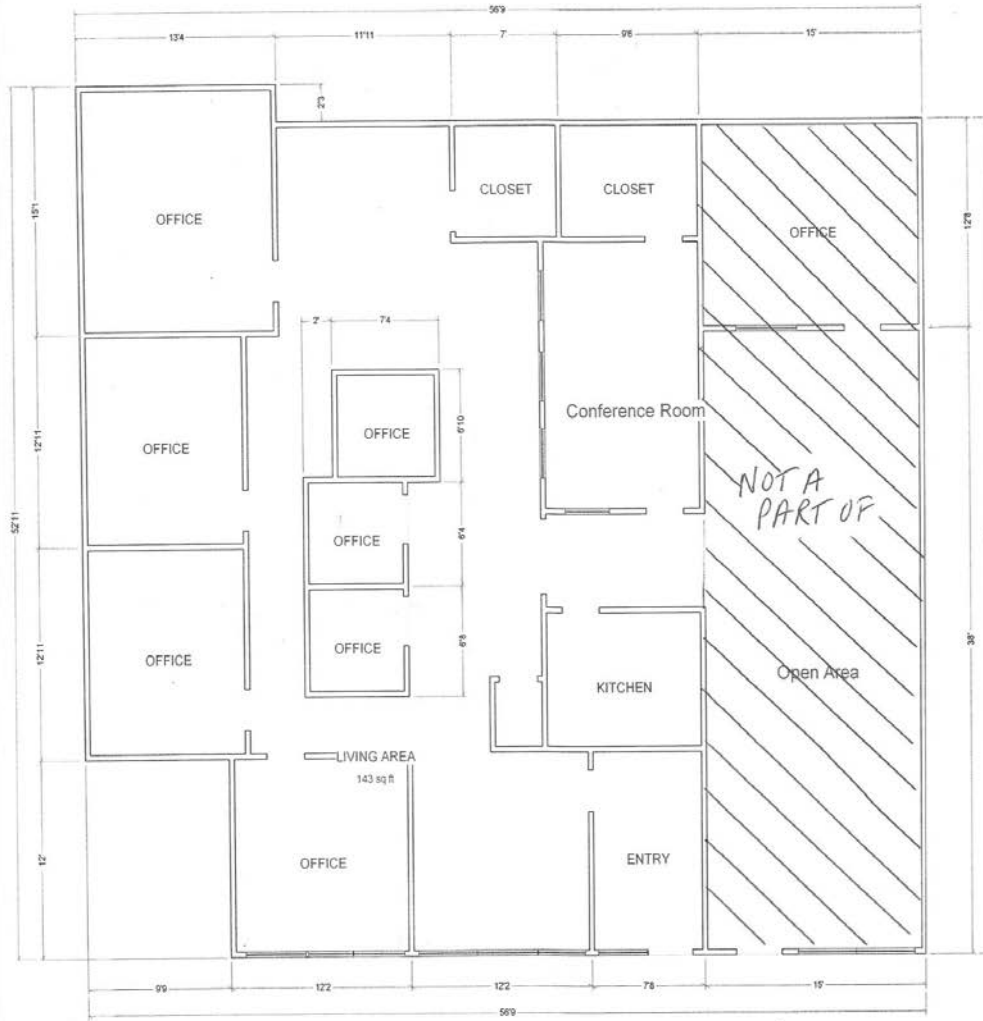
CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

FLOOR PLAN - BACK BUILDING SUITE 2EF



02

FLOOR PLANS

18331-18327
GRIDLEY ROAD
 CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

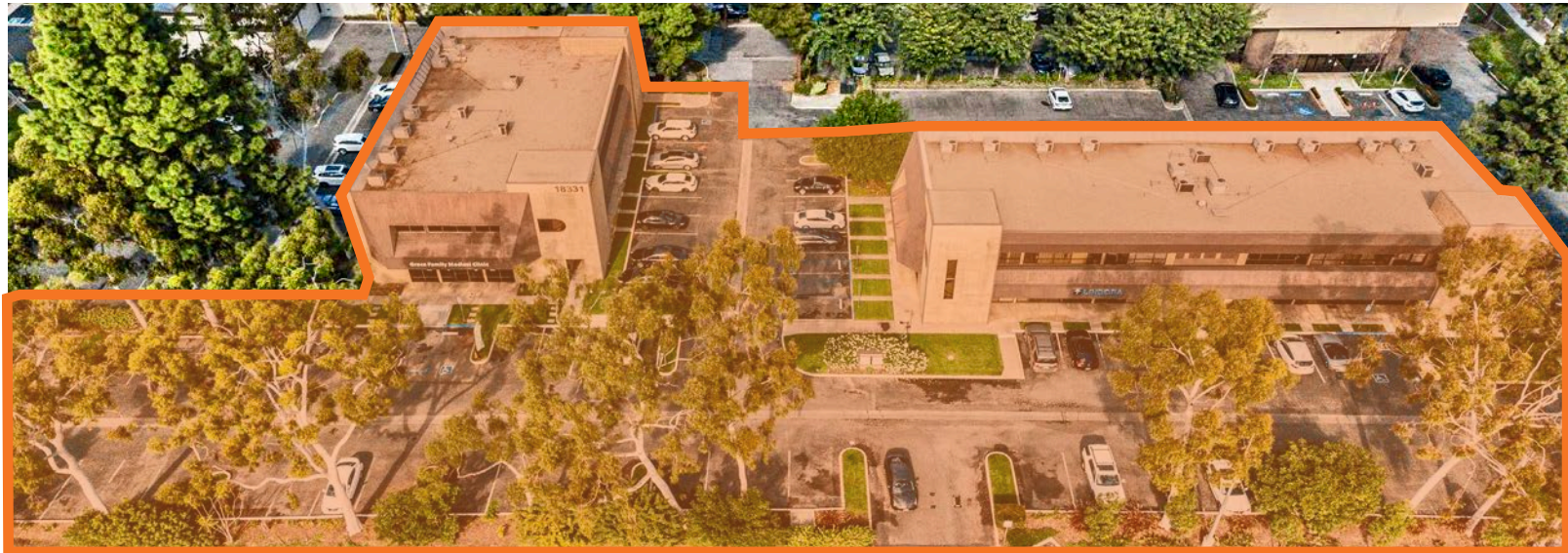
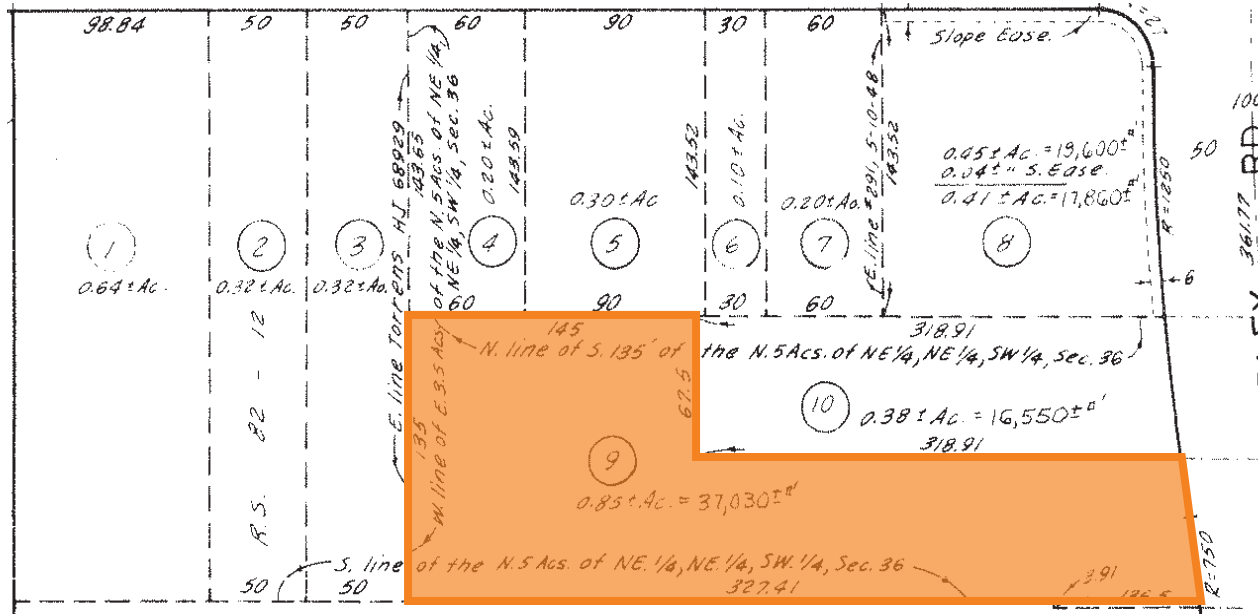
CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

PARCEL MAP



02

PARCEL MAP & DEMOGRAPHY

18331-18327
GRIDLEY ROAD
 CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

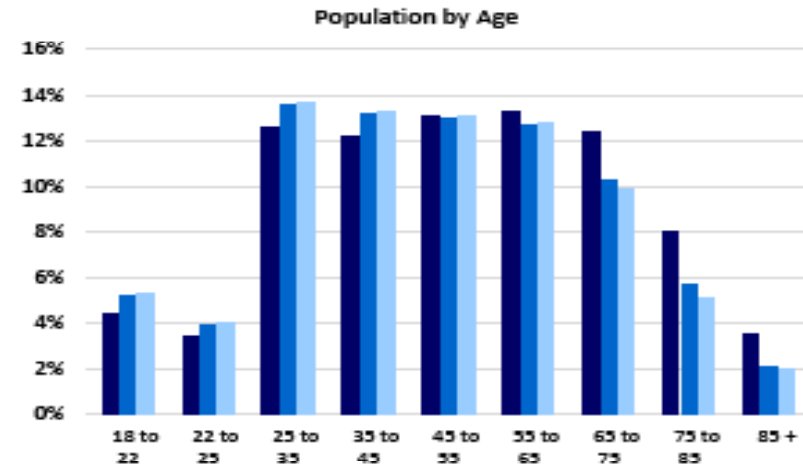
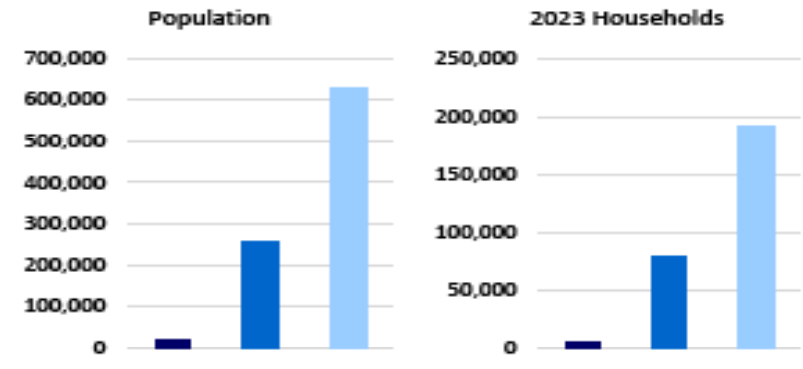
DEMOGRAPHICS

Demographics around 18331-18327 Gridley Rd, Cerritos, California, United States

Consumer Profile Report

STI: PopStats, 2023 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	18,709	--	255,612	--	628,308	--
2028 Projected Population	18,855	--	257,595	--	632,166	--
Pop Growth (%)	0.8%	--	0.8%	--	0.6%	--
2023 Households	5,818	--	78,911	--	193,623	--
2028 Projected Households	5,866	--	79,514	--	194,798	--
HH Growth (%)	0.8%	--	0.8%	--	0.6%	--
Census Year						
2000 Population	18,650	--	251,503	--	614,022	--
2010 Population	18,722	--	255,896	--	630,967	--
Pop Growth (%)	0.4%	--	1.7%	--	2.8%	--
2000 Households	5,755	--	75,792	--	187,758	--
2010 Households	5,817	--	78,936	--	194,252	--
HH Growth (%)	1.1%	--	4.1%	--	3.5%	--
Total Population by Age						
Average Age (2023)	44.6		40.9		40.2	
Children (2023)						
0 - 4 Years	846		13,352		33,284	
5 - 9 Years	845		13,544		34,362	
10-13 Years	708		12,032		30,320	
14-17 Years	779		12,922		32,612	
Adults (2023)						
18 to 22	832	4.4%	13,349	5.2%	33,533	5.3%
22 to 25	650	3.5%	10,146	4.0%	25,422	4.0%
25 to 35	2,351	12.6%	34,797	13.6%	86,143	13.7%
35 to 45	2,291	12.2%	33,616	13.2%	83,528	13.3%
45 to 55	2,440	13.0%	33,103	13.0%	82,394	13.1%
55 to 65	2,494	13.3%	32,565	12.7%	80,535	12.8%
65 to 75	2,322	12.4%	26,231	10.3%	61,865	9.8%
75 to 85	1,494	8.0%	14,620	5.7%	32,180	5.1%
85 +	657	3.5%	5,333	2.1%	12,130	1.9%



Demographics around 18331-18327 Gridley Rd, Cerritos, California, United States

Consumer Profile Report

STI: PopStats, 2023 Q2

1 Mile 3 Miles 5 Miles

Household Income (2023)

	1 Mile		3 Miles		5 Miles	
Per Capita Income	\$33,084	---	\$31,998	---	\$32,136	---
Average HH Income	\$106,386	---	\$103,650	---	\$104,282	---
Median HH Income	\$85,833	---	\$83,546	---	\$84,138	---
Less than \$25,000	554	9.5%	9,805	12.4%	22,700	11.7%
\$25,000 - \$34,999	325	5.6%	5,117	6.5%	12,229	6.3%
\$35,000 - \$49,999	685	11.8%	7,513	9.5%	19,241	9.9%
\$50,000 - \$74,999	952	16.4%	12,850	16.3%	31,344	16.2%
\$75,000 - \$99,999	863	14.8%	10,925	13.8%	27,942	14.4%
\$100,000 - \$149,999	1,225	21.1%	16,608	21.0%	39,911	20.6%
\$150,000 - \$199,999	614	10.5%	9,150	11.6%	22,727	11.7%
\$200,000+	600	10.3%	6,944	8.8%	17,529	9.1%

Household Size (2023)

	1 Mile		3 Miles		5 Miles	
1 Person	887	15.2%	12,453	15.8%	31,183	16.1%
2 Persons	1,557	26.8%	20,554	26.0%	49,605	25.6%
3 Persons	1,164	20.0%	15,111	19.2%	36,926	19.1%
4 Persons	1,101	18.9%	14,694	18.6%	36,414	18.8%
5+ Persons	1,109	19.1%	16,098	20.4%	39,496	20.4%

Home Ownership (2023)

	1 Mile		3 Miles		5 Miles	
Owners	3,574	61.4%	47,674	60.4%	116,223	60.0%
Renters	2,244	38.6%	31,236	39.6%	77,400	40.0%

Components of Change (2023)

	1 Mile		3 Miles		5 Miles	
Births	177	0.9%	2,732	1.1%	6,834	1.1%
Deaths	199	1.1%	2,093	0.8%	4,837	0.8%
Migration	32	0.2%	-401	-0.2%	-2,240	-0.4%

Unemployment Rate (2023)

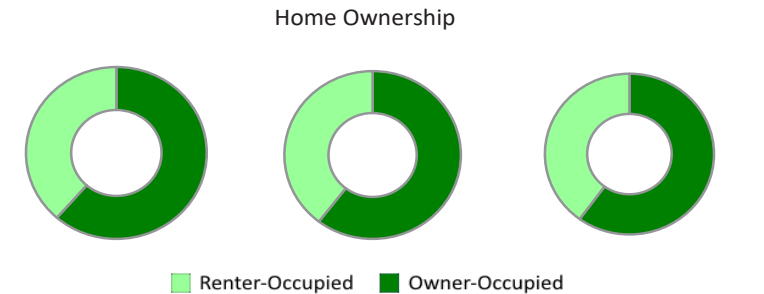
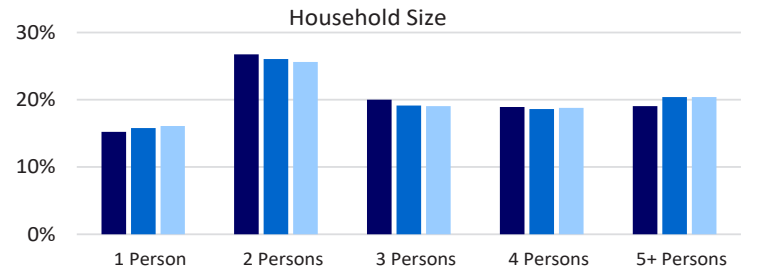
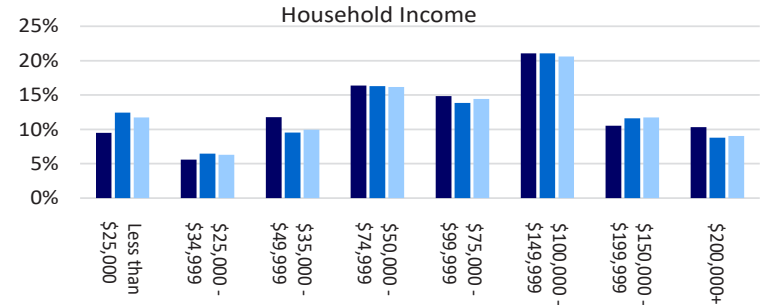
	1 Mile	3 Miles	5 Miles
Unemployment Rate	4.8%	4.7%	4.3%

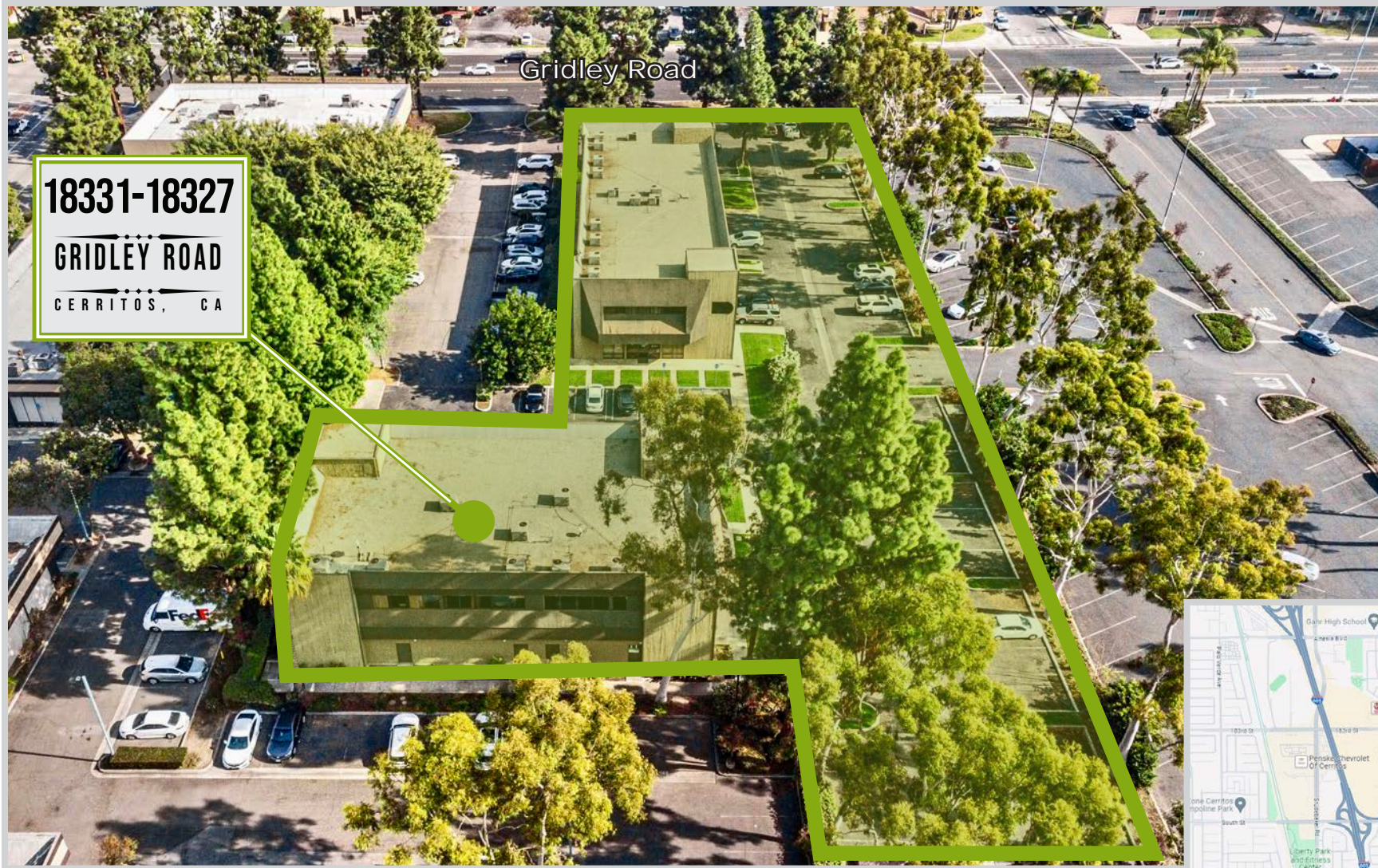
Employment, Pop 16+ (2023)

	1 Mile		3 Miles		5 Miles	
Employed	8,754	55.1%	126,761	60.3%	315,355	61.3%
Unemployed	439	2.8%	6,296	3.0%	14,247	2.8%
Not in Labor Force	6,691	42.1%	77,177	36.7%	184,459	35.9%

Businesses

	1 Mile		3 Miles		5 Miles	
Establishments	2,121	---	8,701	---	23,186	---
Employees (FTEs)	18,149	---	70,462	---	219,040	---





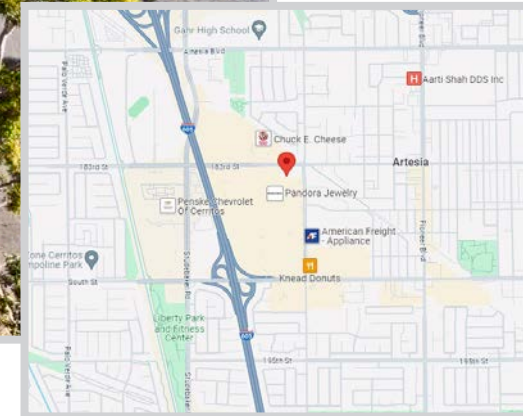
18331-18327

GRIDLEY ROAD

CERRITOS, CA

04

AERIAL & AMENITIES



18331-18327

GRIDLEY ROAD

CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeeper@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

RETAILERS / AMENITIES



18331-18327
GRIDLEY ROAD
CERRITOS, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbclair.com

VACHEL MCKEEVER

CBC Blair | Associate Vice President

T: 562.900.2938

BRE #02074710

vmckeever@cbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395