

# Pioneer Artesia Center

**Location**  
 NEC Artesia & Pioneer  
 Artesia, CA

**Total Size**  
 123,974 Square Feet

**Anchor Tenants**  
 Stater Bros., CVS  
 Dollar Tree

**Chain Tenants**  
 Starbucks, Chase Bank  
 Del Taco  
 Hong Kong Express, Subway

**Traffic Count**  
 56,500 Combined  
 Intersection ADT

**Available**  
 2,040 sf & 7,000 sf

## LUKO MANAGEMENT

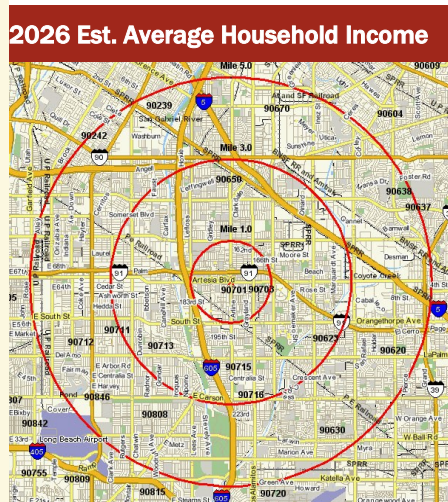
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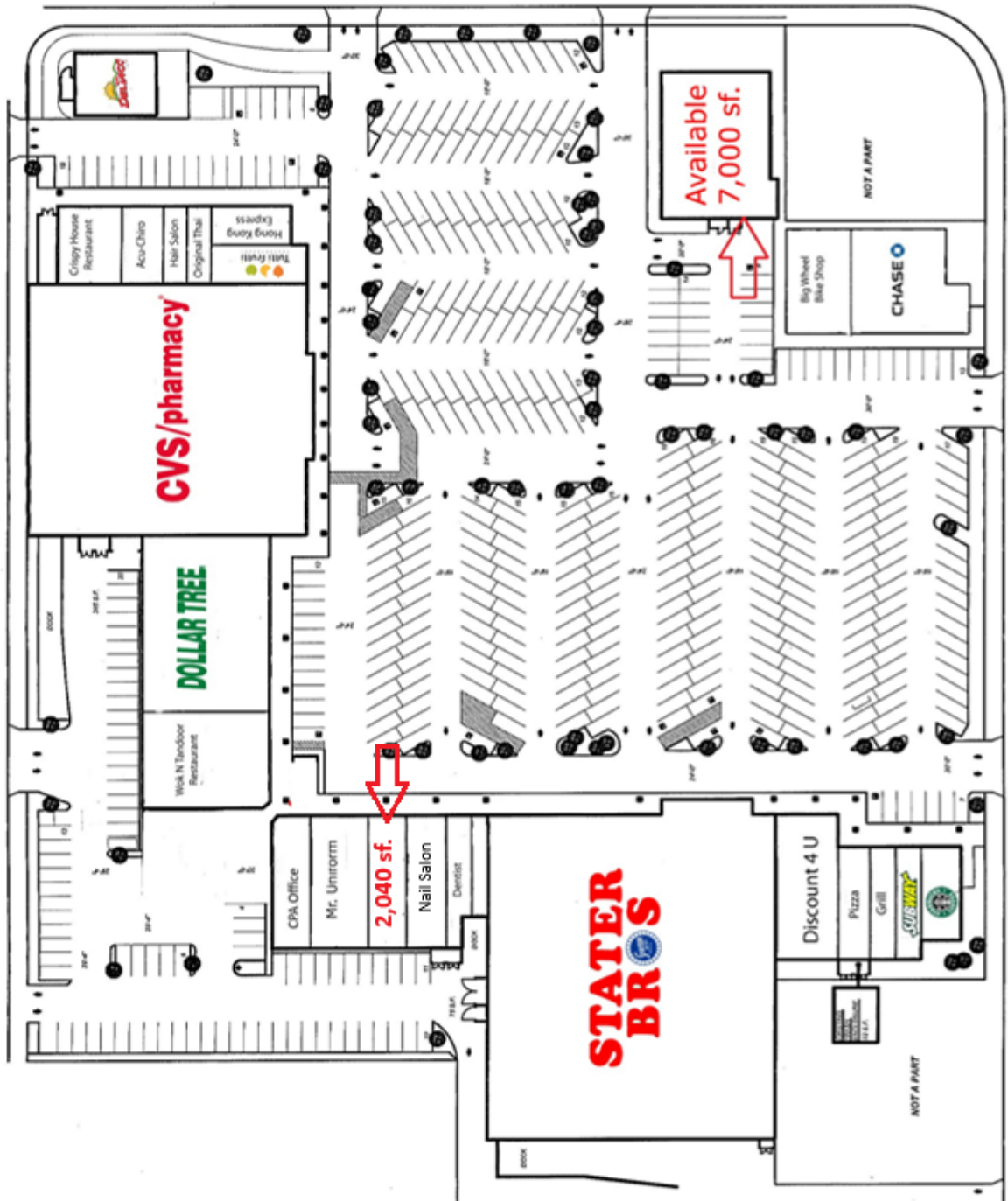


Prominently located on the NEC of Pioneer & Artesia, just south of the 91/Pioneer interchange. This center conveniently serves the fully developed trade-area of Artesia & Cerritos. Nearby is the successful Los Cerritos Mall with Sears, Macy's & Nordstrom's.

Description	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2031 Projection	26,928	235,142	599,510
2026 Estimate	27,592	240,466	611,717
2020 Census	28,819	250,409	634,444
<b>2026 Est. Average Household Income</b>	<b>\$155,675</b>	<b>\$147,922</b>	<b>\$147,436</b>



CLARKDALE AVENUE



2,040 sf.

Available 7,000 sf.



ARTESIA BOULEVARD

PIONEER BOULEVARD

STATER BROS

CVS/pharmacy

DOLLAR TREE

Discount 4 U

Pizza

Grill

NOT A PARTY

Big Wheel Bike Shop

CHASE

NOT A PARTY

CPA Office

Mr. Uniform

Nail Salon

Dentist