

Address: 10727 South Street, Cerritos, CA 90703

Available Space: Approximately 29,320 square feet.

Parking: Convenient customer parking, in common.

Rental Rate: \$1.35 NNN per square foot per month. Tenant to be responsible

for its pro-rata share of real property taxes, general liability and fire insurance, common area repairs and maintenance, currently 25¢

per square foot per month.

Comments: ► Formerly TJ Maxx;

► Approximately 55,000 cars pass through this location daily;

- ► Less than one mile from the San Gabriel River (605) Freeway, with access from South Street;
- ▶ Neighbors include Orchard Supply Hardware, Target, Cerritos Auto Square, Goodwill Industries, Vista Paint, Ralph's Market, Dick's Sporting Goods, CVS, and many other nationally and regionally recognized retailers and restaurants.



For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177 Marc@WestsideRetail.com

Mark Einbund

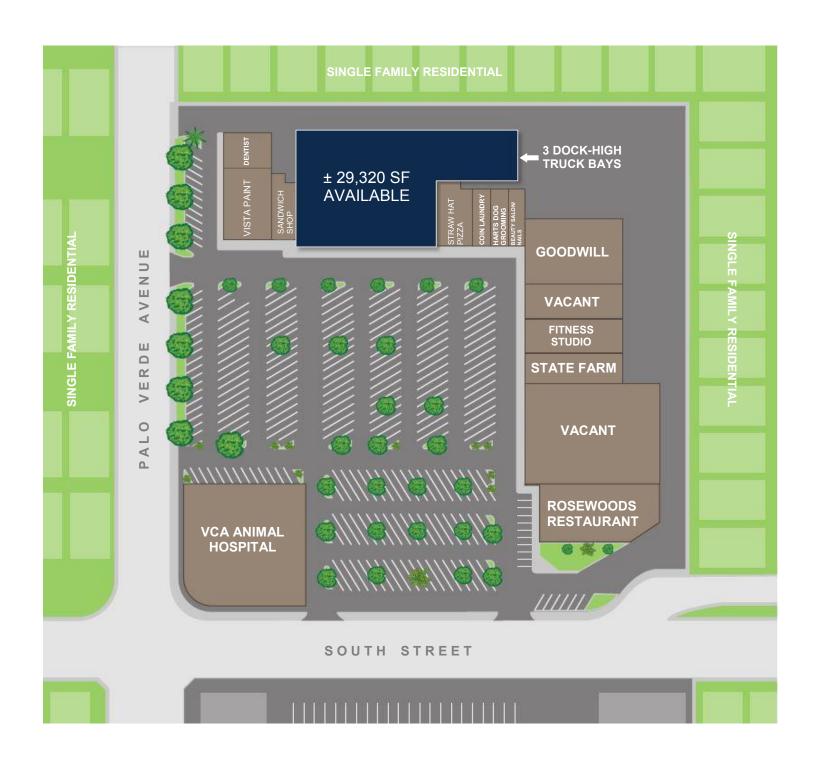
License #00826287 Mark@WestsideRetail.com

11847 Gorham Avenue Suite 120 Los Angeles, CA 90049 Phone 310.826.8000 Fax 310.826.8333

Additional information on this property can be found online at www.WestsideRetail.com

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are for example only and may not represent the current or future performance of the property. Factors such as property condition, permitted uses, and potential increases in expenses should be evaluated by your advisors. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. **Westside Retail, Inc. 2018**

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The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2018