



- 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

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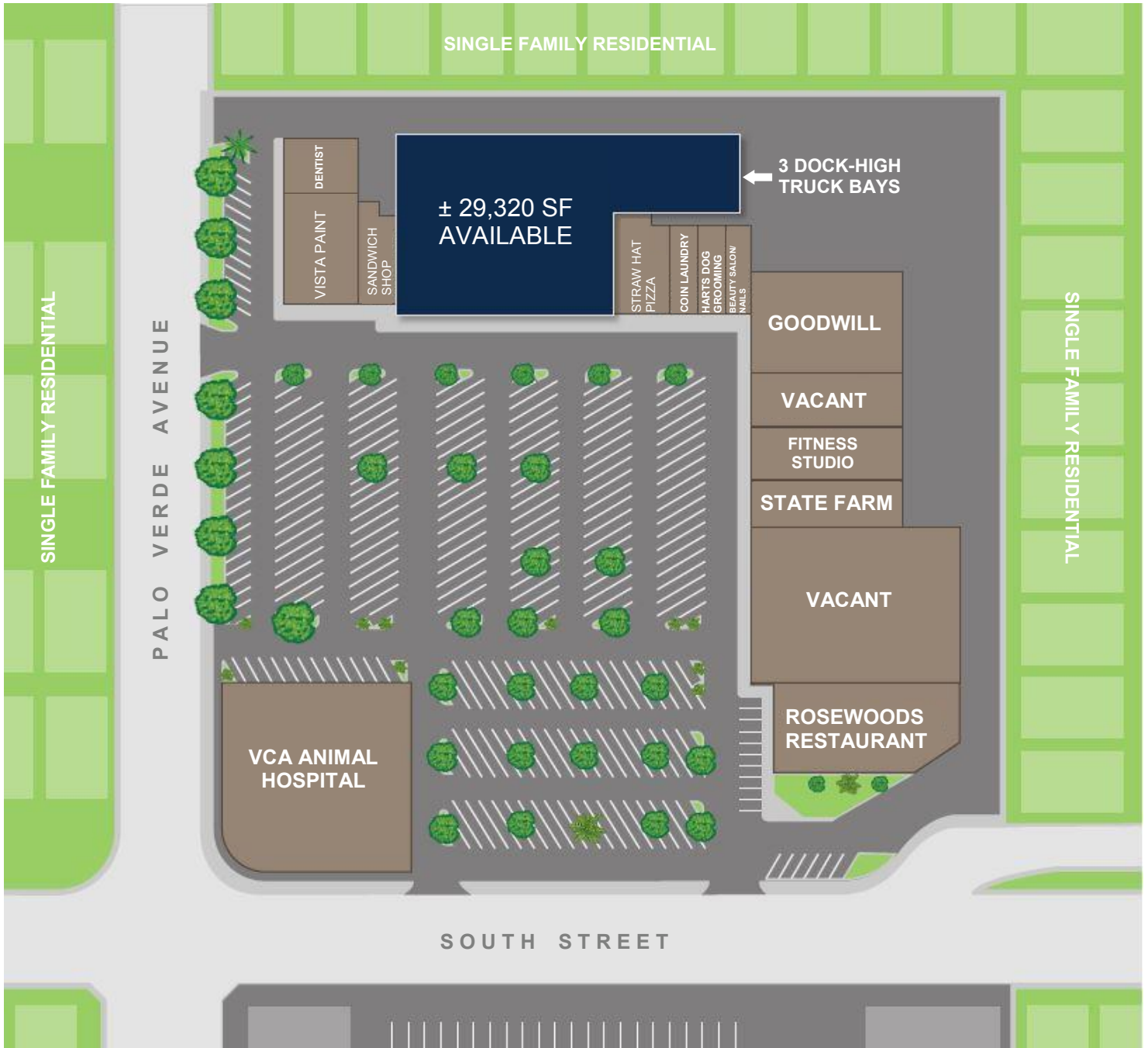
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)

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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**