



- 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

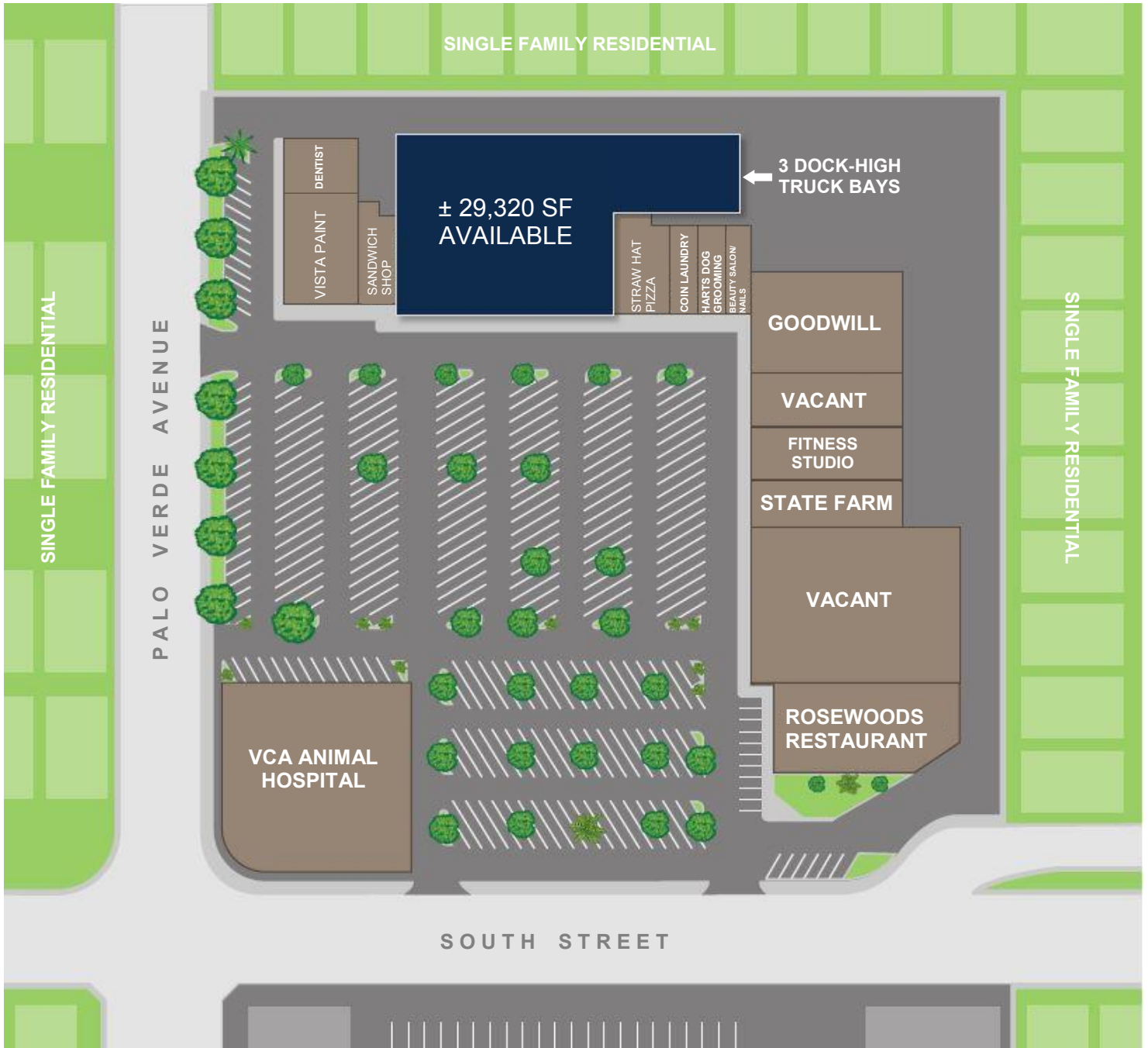
Mark Einbund

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

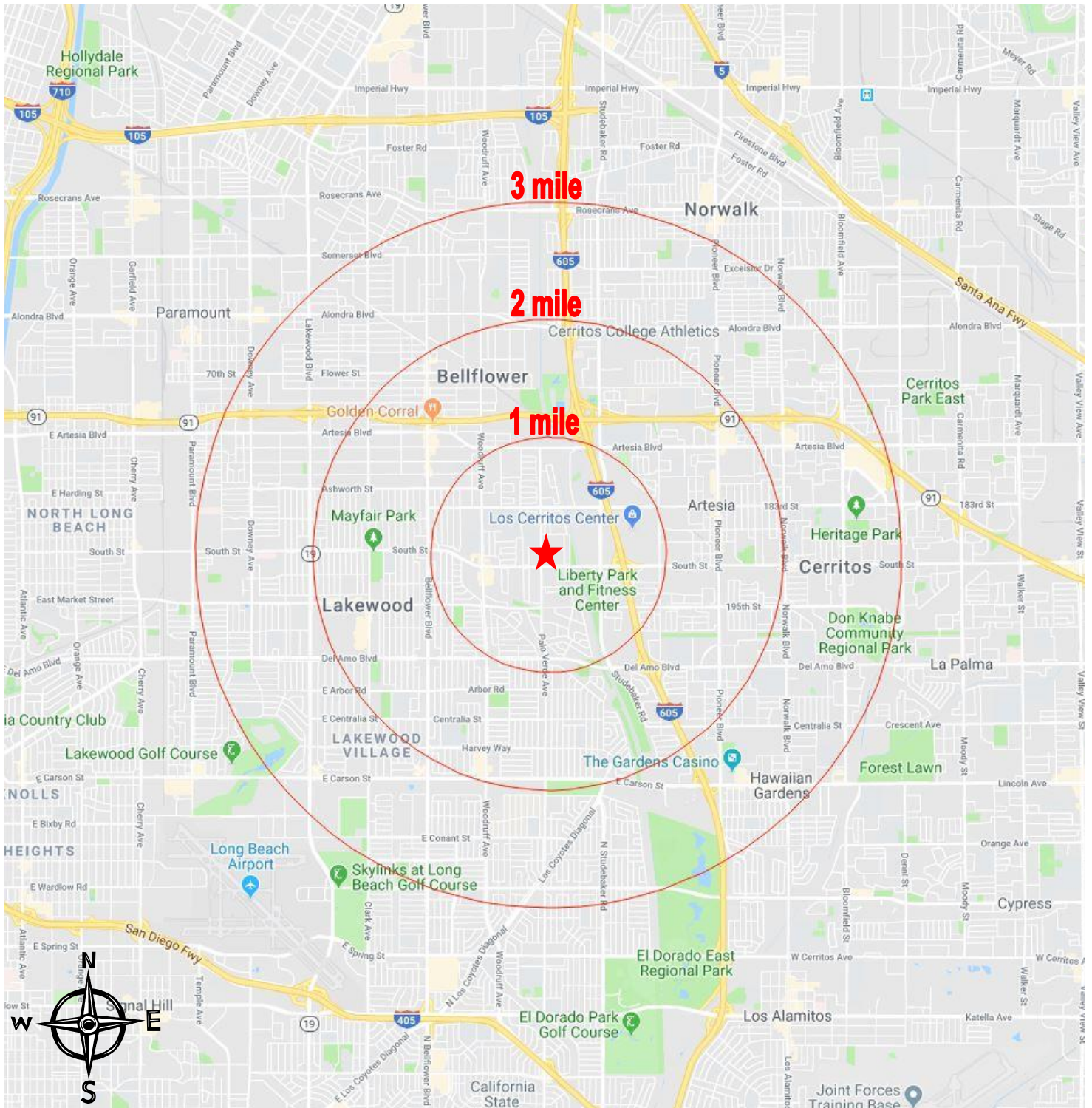
10727 SOUTH STREET CERRITOS, CA 90703



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**

Area Map

**10727 South Street
Cerritos, CA 90703**



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Demographic Report



10727 South Street
Cerritos, CA 90703

Description	1 Mile	2 Miles	3 Miles
POPULATION BY YEAR			
Population (4/1/1990)	21,254	94,784	236,478
Population (4/1/2000)	22,789	102,493	255,221
Population (4/1/2010)	21,965	104,824	258,157
Population (1/1/2017)	22,855	108,865	267,751
Population (1/1/2022)	23,890	113,797	279,943
Population Growth (2017/2010)	4.05	3.86	3.72
Population Forecast (2022/2017)	4.53	4.53	4.55
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	7,152	32,764	78,190
Households (4/1/2000)	7,564	33,768	79,720
Households (4/1/2010)	7,241	34,085	79,882
Households (1/1/2017)	7,543	35,447	82,951
Households (1/1/2022)	7,897	37,118	86,862
Households Growth (2017/2010)	4.17	4	3.84
Households Forecast (2022/2017)	4.69	4.71	4.71
Gender			
Male	11,103	52,897	130,598
Female	11,752	55,968	137,153
Age			
Median Age	41.1	38.6	36.5
Aged 0 to 5 Years	1,382	7,319	19,906
Aged 6 to 11 Years	1,610	8,156	21,580
Aged 12 to 17 Years	1,889	9,053	23,313
Aged 18 to 24 Years	1,968	10,136	26,404
Aged 25 to 34 Years	2,792	14,574	37,288
Aged 35 to 44 Years	2,921	14,510	35,893
Aged 45 to 54 Years	3,251	14,982	35,020
Aged 55 to 64 Years	3,260	14,152	32,570
Aged 65 to 74 Years	2,167	9,203	21,234
Aged 75 to 84 Years	1,120	4,470	9,804
Aged 85 Years and Older	495	2,310	4,739
POPULATION BY RACE			
White Alone	11,677	52,430	121,008
Black Alone	1,605	9,075	23,250
Asian Alone	6,101	26,625	59,415
American Indian and Alaska Native Alone	144	850	2,352
Other Race Alone	1,797	12,883	45,206
Two or More Races	1,531	7,002	16,520

Demographic Report



10727 South Street
Cerritos, CA 90703

Description	1 Mile	2 Miles	3 Miles
POPULATION BY ETHNICITY			
Hispanic	5,381	33,906	110,608
White Non-Hispanic	8,625	34,086	62,105
Marital Status (Pop 15+)			
Males Never Married	3,247	17,101	42,432
Males Married	4,806	21,726	51,629
Males Widowed	176	847	2,142
Males Divorced	876	3,030	7,400
Females Never Married	2,959	15,645	37,949
Females Married	4,808	21,886	52,337
Females Widowed	1,019	4,192	9,548
Females Divorced	1,096	4,672	11,697
Primary Language (Pop 5+)			
Speaks English	14,464	61,594	127,694
Speaks Spanish	3,063	19,822	74,570
Speaks Other Indo-European Languages	773	4,745	8,691
Speaks Asian or Pacific Island Language	3,250	15,782	38,430
Speaks Other Language	165	915	2,034
DETAILED HOUSEHOLD CHARACTERISTICS			
Household, Average Size	3.01	3.03	3.2
HOUSEHOLDS BY RACE			
White	4,406	19,466	42,356
Black	554	3,210	8,135
Asian	1,799	7,772	17,547
American Indian and Alaska Native	41	267	707
Other Race	460	3,342	10,758
Two or More Races	283	1,390	3,448
HOUSEHOLDS BY ETHNICITY			
Hispanic	1,377	8,601	26,274
White Non-Hispanic	3,574	14,654	27,961

Demographic Report



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Description	1 Mile	2 Miles	3 Miles
Male Population By Age			
Median Age	39.5	37.1	34.9
Aged 0 to 5 Years	710	3,765	10,227
Aged 6 to 11 Years	836	4,209	11,069
Aged 12 to 17 Years	957	4,667	11,926
Aged 18 to 24 Years	1,047	5,230	13,744
Aged 25 to 34 Years	1,381	7,137	18,521
Aged 35 to 44 Years	1,373	7,005	17,232
Aged 45 to 54 Years	1,547	7,223	16,863
Aged 55 to 64 Years	1,547	6,753	15,394
Aged 65 to 74 Years	1,043	4,247	9,769
Aged 75 to 84 Years	473	1,854	4,163
Aged 85 Years and Older	189	807	1,690
Female Population By Age			
Median Age	42.5	40	38
Aged 0 to 5 Years	672	3,554	9,679
Aged 6 to 11 Years	774	3,947	10,511
Aged 12 to 17 Years	932	4,386	11,387
Aged 18 to 24 Years	921	4,906	12,660
Aged 25 to 34 Years	1,411	7,437	18,767
Aged 35 to 44 Years	1,548	7,505	18,661
Aged 45 to 54 Years	1,704	7,759	18,157
Aged 55 to 64 Years	1,713	7,399	17,176
Aged 65 to 74 Years	1,124	4,956	11,465
Aged 75 to 84 Years	647	2,616	5,641
Aged 85 Years and Older	306	1,503	3,049
Household by Size			
Median Size	3.2	3.2	3.3
1 Person	1,218	6,496	14,335
2 Person	2,300	9,832	21,678
3 Person	1,464	6,974	15,822
4 Person	1,433	6,328	14,773
5 Person	648	3,255	8,281
6 Person	284	1,481	4,195
7 or More Person	196	1,081	3,867

Demographic Report



10727 South Street
Cerritos, CA 90703

Description	1 Mile	2 Miles	3 Miles
HOUSING UNITS BY TENURE			
Housing, Occupied Units	7,543	35,447	82,951
Housing, Owner Occupied	5,698	21,640	49,143
Housing, Renter Occupied	1,845	13,807	33,808
OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE			
Housing, Owner Occupied	5,698	21,640	49,143
Housing, Median Value Owner Households (\$)	445,190	440,934	415,957
Housing, Owner Households Valued Less than \$10,000	0	66	295
Housing, Owner Households Valued \$10,000-\$14,999	8	26	90
Housing, Owner Households Valued \$15,000-\$19,999	11	20	160
Housing, Owner Households Valued \$20,000-\$24,999	0	18	146
Housing, Owner Households Valued \$25,000-\$29,999	0	10	80
Housing, Owner Households Valued \$30,000-\$34,999	26	91	213
Housing, Owner Households Valued \$35,000-\$39,999	22	103	183
Housing, Owner Households Valued \$40,000-\$49,999	28	76	274
Housing, Owner Households Valued \$50,000-\$59,999	18	60	155
Housing, Owner Households Valued \$60,000-\$69,999	10	43	262
Housing, Owner Households Valued \$70,000-\$79,999	0	43	159
Housing, Owner Households Valued \$80,000-\$89,999	0	21	67
Housing, Owner Households Valued \$90,000-\$99,999	0	1	81
Housing, Owner Households Valued \$100,000-\$124,999	0	96	455
Housing, Owner Households Valued \$125,000-\$149,999	11	44	216
Housing, Owner Households Valued \$150,000-\$174,999	13	205	710
Housing, Owner Households Valued \$175,000-\$199,999	13	94	551
Housing, Owner Households Valued \$200,000-\$249,999	268	737	2,498
Housing, Owner Households Valued \$250,000-\$299,999	317	1,109	3,318
Housing, Owner Households Valued \$300,000-\$399,999	1,329	5,363	12,799
Housing, Owner Households Valued \$400,000-\$499,999	1,715	6,337	11,653
Housing, Owner Households Valued \$500,000-\$749,999	1,638	6,059	12,169
Housing, Owner Households Valued \$750,000-\$999,999	257	782	1,954
Housing, Owner Households Valued More than \$1,000,000	14	236	655

Demographic Report

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Cerritos, CA 90703

Description	1 Mile	2 Miles	3 Miles
RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE			
Housing, Renter Occupied	1,845	13,807	33,808
Housing, Median Rent (\$)	1,357	1,214	1,225
Housing, Rent less than \$250	0	96	436
Housing, Rent \$250-\$499	12	223	824
Housing, Rent \$500-\$749	14	1,068	2,048
Housing, Rent \$750-\$999	202	2,332	5,570
Housing, Rent \$1,000-\$1,249	456	3,574	8,416
Housing, Rent \$1,250-\$1,499	478	2,796	7,203
Housing, Rent \$1,500-\$1,999	303	2,163	5,637
Housing, Rent \$2,000+	314	1,297	2,788
Housing, No Cash Rent	66	258	886
DETAILED INCOME CHARACTERISTICS			
Total Personal Income (\$)	943,576,717	3,956,865,453	8,591,797,469
Total Household Income (\$)	935,014,275	3,872,930,474	8,468,748,646
Median Household Income (\$)	106,176	88,674	81,330
Average Household Income (\$)	123,958	109,260	102,093
Per Capita Household Income (\$)	41,285	36,347	32,089
Household High Income Average (\$)	302,520	311,017	313,193
Households By Income			
Less than \$15,000	234	1,822	5,437
\$15,000 to \$24,999	228	1,772	4,929
\$25,000 to \$34,999	295	2,162	5,545
\$35,000 to \$49,999	621	3,787	8,812
\$50,000 to \$74,999	1,143	5,549	13,818
\$75,000 to \$99,999	1,000	4,811	11,589
\$100,000 to \$124,999	1,014	4,280	9,559
\$125,000 to \$149,999	949	3,443	7,458
\$150,000 to \$199,999	987	3,856	7,698
\$200,000 and Over	1,072	3,965	8,106
Occupation (Pop 16+)			
Management, Business, and Financial Operations	1,542	7,495	16,398
Professional and Related	2,654	10,677	23,760
Service	1,697	8,307	21,658
Sales and Office	3,129	14,387	31,994
Farming, Fishing, and Forestry	0	55	275
Construction, Extraction, and Maintenance	545	3,258	8,737
Production, Transportation, and Material Moving	977	5,331	15,205

Demographic Report

10727 South Street
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Description	1 Mile	2 Miles	3 Miles
Industry (Pop 16+)			
Total Civilian Employment	10,544	49,510	118,027
Employment, Agriculture, Forestry, Fishing and Hunting	22	71	343
Employment, Mining, Quarrying and Oil and Gas Extraction	59	103	226
Employment, Construction	331	2,320	6,343
Employment, Manufacturing	1,146	5,139	13,776
Employment, Wholesale Trade	368	1,984	4,558
Employment, Retail Trade(Pop 16+)	1,461	6,355	13,990
Employment, Transportation and Warehousing	626	3,376	7,661
Employment, Utilities	150	505	1,188
Employment, Information	220	1,265	2,850
Employment, Finance and Insurance	193	1,579	3,959
Employment, Real Estate and Rental and Leasing	174	657	1,804
Employment, Professional, Scientific, and Technical Services	697	2,695	5,966
Employment, Management of Companies and Enterprises	0	8	56
Employment, Administrative and Support and Waste Mgt. Services	500	2,201	5,959
Employment, Educational Services	926	4,002	9,759
Employment, Health Care and Social Assistance	1,918	8,020	17,517
Employment, Arts, Entertainment, and Recreation	443	1,508	3,537
Employment, Accommodation and Food Services, etc.	369	3,143	8,665
Employment, Other Services	487	2,620	5,792
Employment, Public Administration	454	1,959	4,078
Education Attainment (Pop 25+)			
Less Than High School	1,400	9,615	31,009
High School	3,433	17,146	40,203
Some College	4,177	19,681	44,604
Associate's Degree	1,766	7,182	14,765
Bachelor's Degree	3,804	14,784	32,725
Master's Degree	1,052	4,169	9,755
Professional Degree	273	1,091	2,124
Doctorate Degree	101	533	1,363

Demographic Report

10727 South Street
Cerritos, CA 90703

Description	1 Mile	2 Miles	3 Miles
DETAILED FAMILY CHARACTERISTICS			
Families By Size	3.68	3.77	3.9
Median Size	0	0	0
1 Person	2,024	8,364	18,372
2 Person	1,419	6,727	15,229
3 Person	1,412	6,229	14,537
4 Person	642	3,211	8,179
5 Person	278	1,445	4,133
6 Person	194	1,061	3,820
7 or More Person			
Family Income Characteristics			
Total Family Income(\$)	820,053,170	3,241,388,148	7,123,148,256
Median Income (\$)	119,512	99,870	90,463
Average Income (\$)	137,385	119,887	110,832
Per Capita Income (\$)	39,835	33,693	29,628
High Income Average (\$)	302,991	307,638	311,774