



For Lease

High Traffic Intersection

17350-17380 Norwalk Blvd. Cerritos, CA 90703

NEC Artesia Blvd & Norwalk Blvd



	1 Mile	3 Miles	5 Miles
2020 Est. Population	29,062	222,524	637,218
Daytime Population	12,903	90,378	239,680
Household Income	\$108,572	\$100,610	\$97,904

Features:

- Ⓛ High profile location at the NEC of Artesia Boulevard and Norwalk Boulevard
- Ⓛ Just South of 91 Freeway at Norwalk exit
- Ⓛ Freestanding pad building, but building can be split into 2,3 or 4 smaller units
- Ⓛ Monument signage available on the hard corner as well as prominent building signage along both Artesia and Norwalk Boulevards
- Ⓛ Dense, infill residential surrounding the property
- Ⓛ Affluent income demographics
- Ⓛ Heavy Asian population

Available Units: } \$2.25 psf NNN \$0.85
 17350: 1,125sf
 17370: 1,450sf
 17380: 1,450sf



Greg Jones DRE # 00661121
 440 W Whittier Blvd, La Habra, CA
 562-697-3333 Ext 21 · 562-697-9999
 Greg@JonesRE.net · www.JonesRE.net



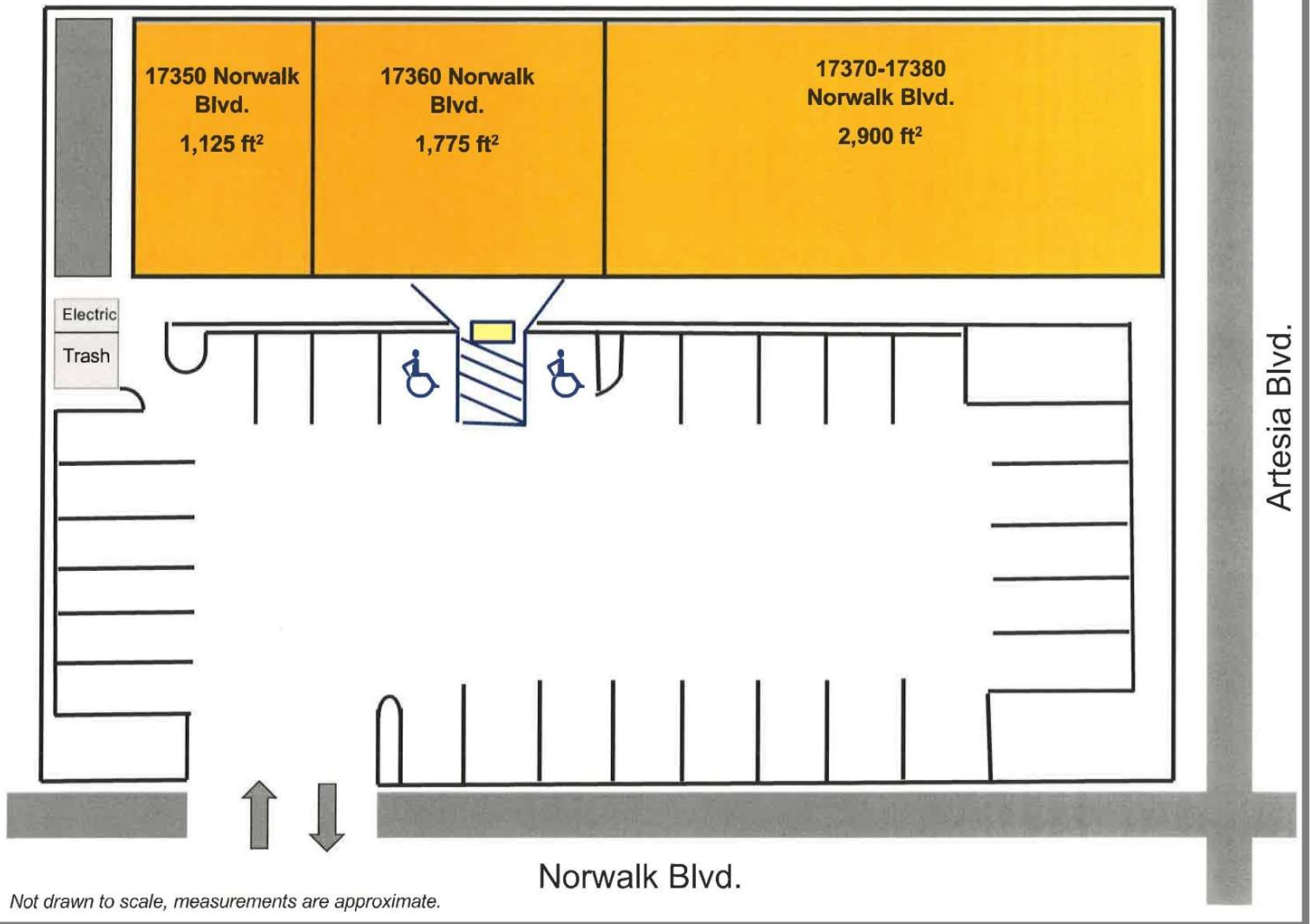
Site Plan

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