



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 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:
 - 17350: 1,125sf
 - 17370: 1,450sf
 - 17380: 1,450sf
- *17370-17380 – 2,900sf Combined

\$2.25 psf NNN \$0.85



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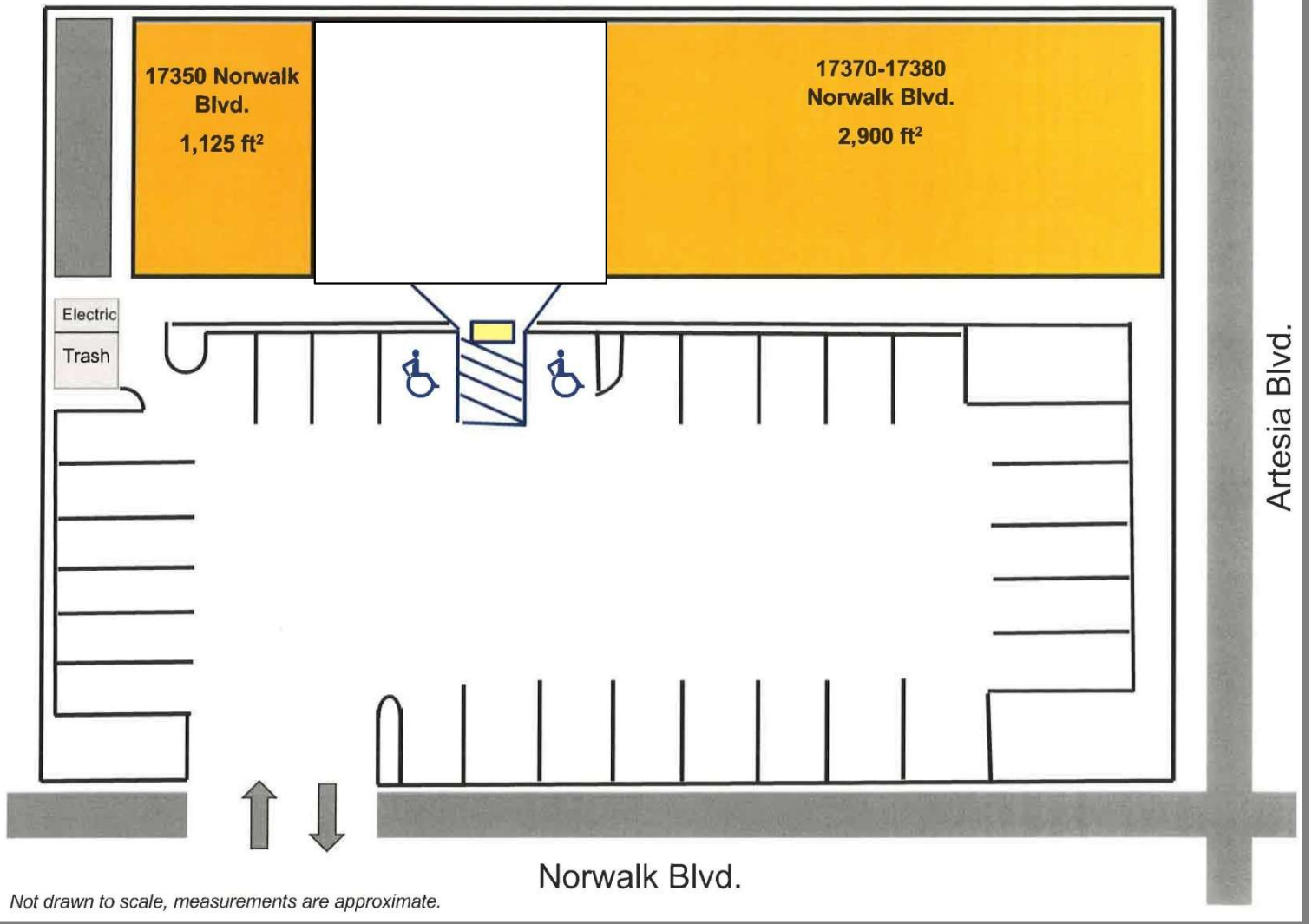
Site Plan

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Not drawn to scale, measurements are approximate.



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