



AUTO DEALERSHIP OPPORTUNITY FOR LEASE OR SALE

18120 STUDEBAKER ROAD, CERRITOS, CA

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**AVISON
YOUNG**

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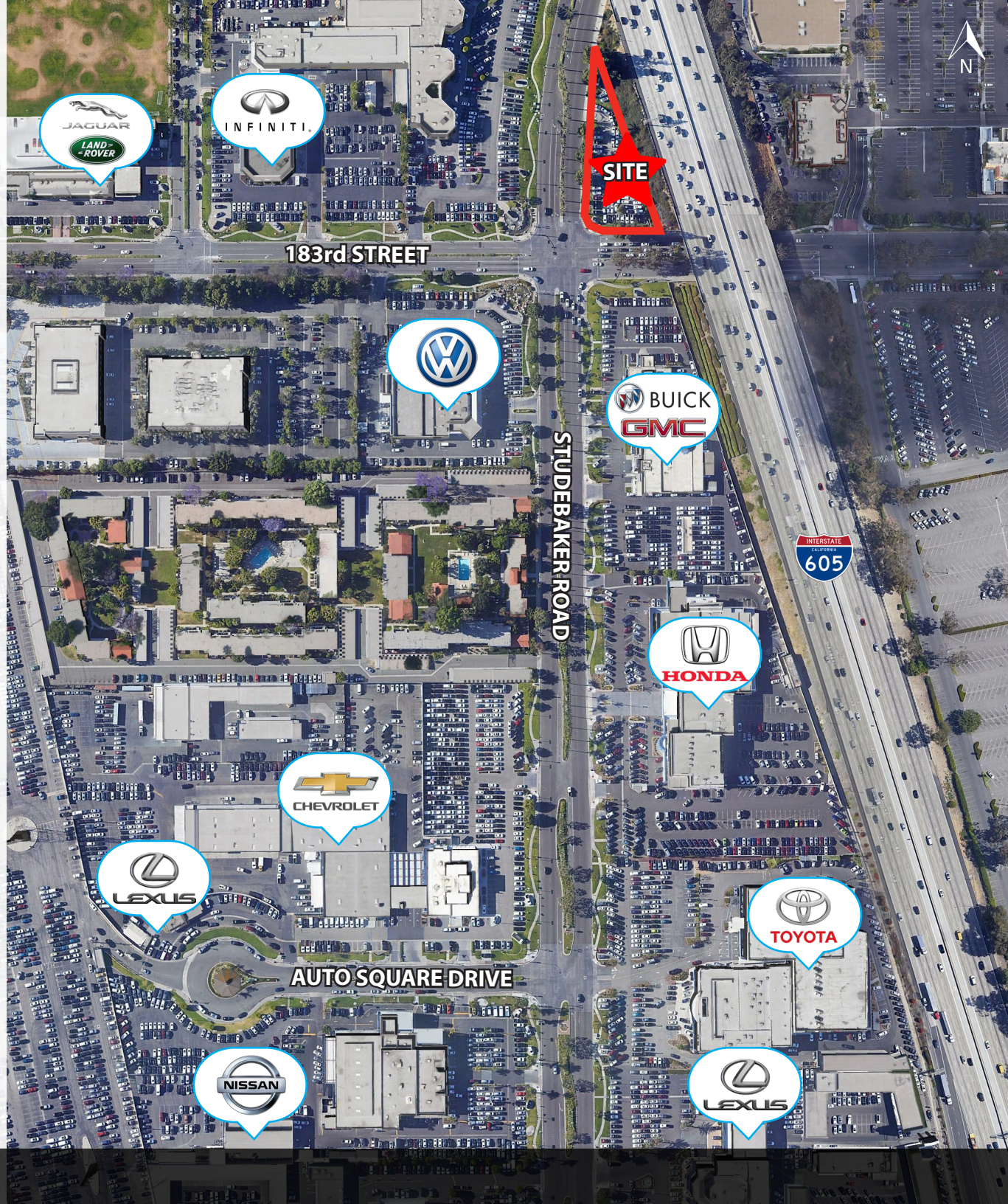
Avison Young Automotive Properties Group is pleased to present an opportunity to acquire a 1,354 square foot, single story building situated on a 0.55 acre parcel of land in the City of Cerritos, CA. The subject property sits at the signalized corner of Studebaker Road and 183rd Street in one of Southern California's highest performing auto centers – The Cerritos Auto Square. This highly visible dealer sales lot is immediately adjacent to other franchised highly recognized automotive dealerships; Kia, Infiniti, VW, Chevrolet and Toyota. This auto center is home to some of the highest volume dealerships in the nation.

The property is currently occupied by Penske's Pre-Owned Buick & GMC dealership on a month to month basis. It can be delivered vacant at close of escrow.

With over 464,000 cars per day passing by on the I-605 Fwy, this site is ideal for an auto related use under the current approved (ADP-5) Auto Mall/Restricted Commercial Zoning. This site enjoys additional retail synergies from the Los Cerritos Shopping Center that is anchored by Nordstrom & Macy's fronting the east side of the I-605 frwy.

The property serves nearly 663,406 people within a 5-mile radius with an average household income of over \$77,300.

For more information, please contact Avison Young's Automotive Properties Group to answer any questions or schedule a site tour.



**18120 STUDEBAKER ROAD
CERRITOS, CA**

PROPERTY HIGHLIGHTS

Lease: \$9,000/mo. NNN

Sale Price: Negotiable

Land AC: 0.55

APN: 7034-017-029

Building Size: 1,354 SF

Zoning: Auto Mall/
Restricted Commercial

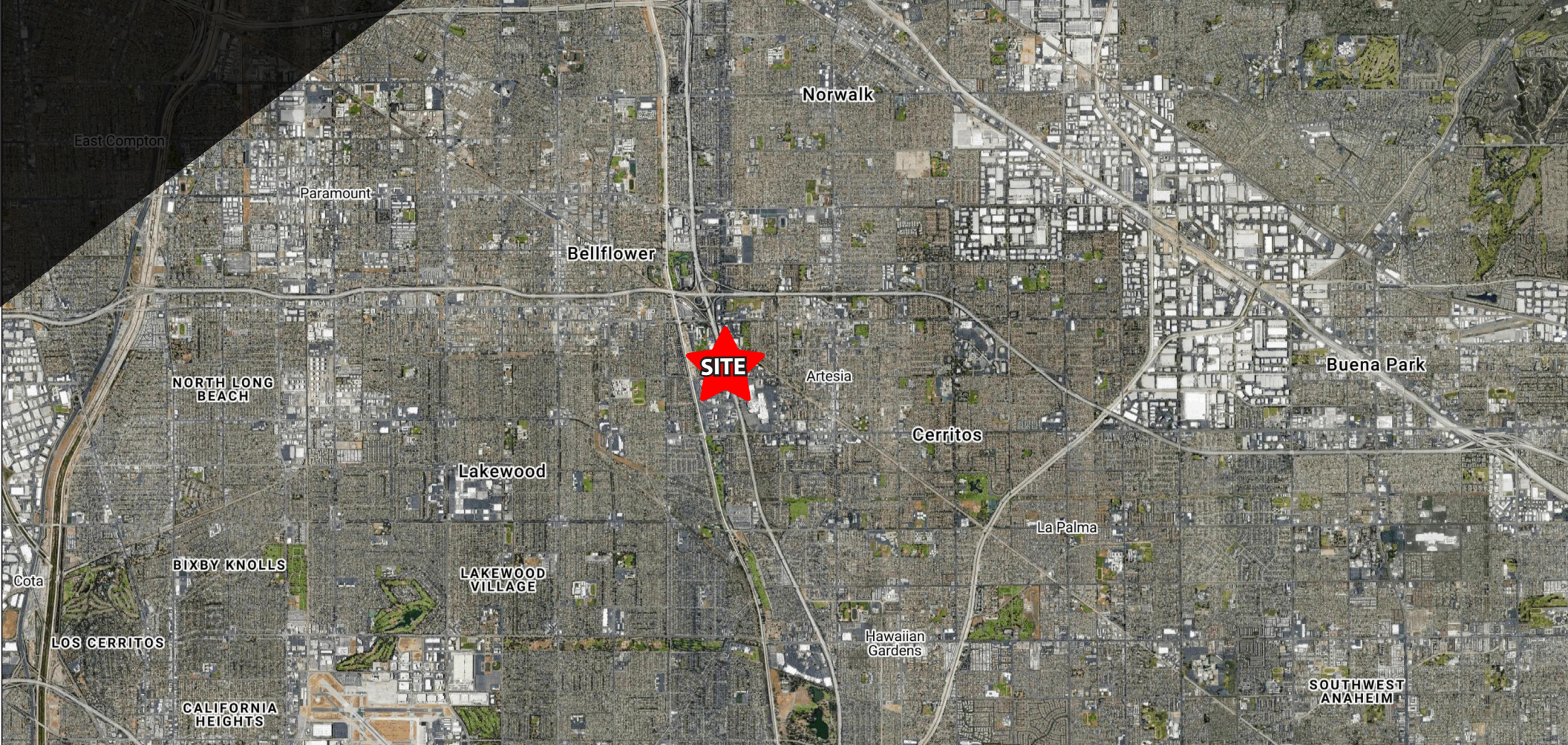
DEMOGRAPHICS

	3 Mile	5 Miles
Estimated Population:	262,988	633,406
Average Household Income:	\$77,137	\$77,393

TRAFFIC COUNT

I-605	464,000 Vehicles Per Day
Studebaker Road	28,062 Vehicles Per Day





Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

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