# Lincoln Station

11900 South Street, Cerritos, CA 90703





## Demographics

	1-Mile	3-Mile	5-Mile
Population	25,939	243,859	619,581
Households	7,614	73,618	186,746
Avg HH Income	\$111,999	\$107,400	\$101,902

Source: Esri, 2020

## Property Highlights

91,334 Gross Leasable Area

#### 8.33 Total Acres

#### 619,581 5 Mile Population

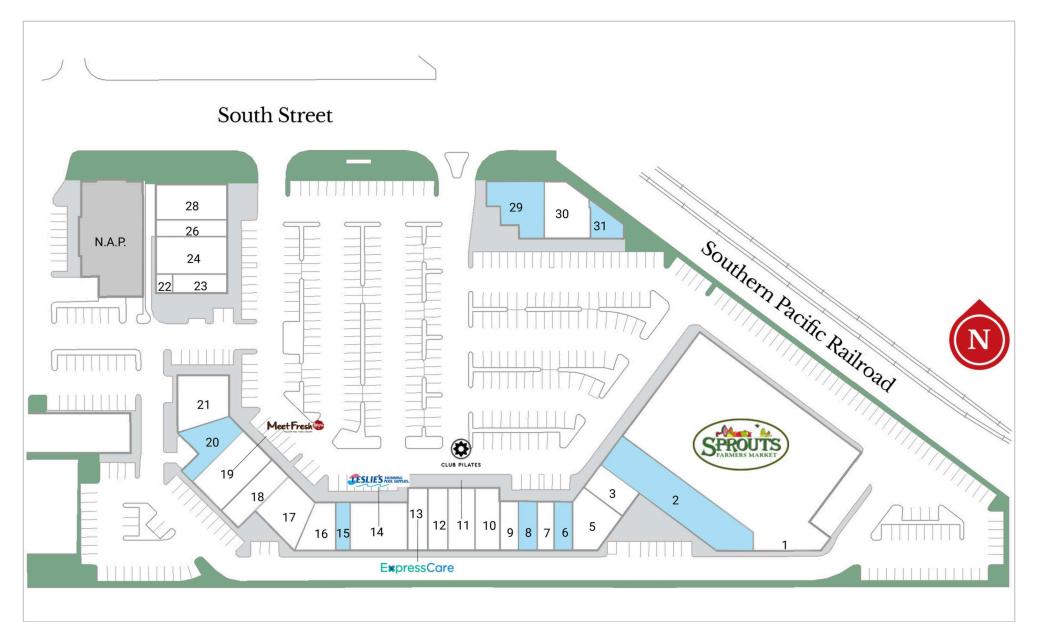
- Sprouts anchored shopping center newly redeveloped in 2017 with approximately 90,000 square feet.
- Dense trade area with over 25,000 people within a 1-mile radius of the site.
- Excellent visibility and accessibility to South Street, one of the major east/west arteries in southern Los Angeles county.
- Traffic counts on South Street at Pioneer Boulevard - 25,000 cars per day. Traffic counts on Pioneer at South Street-15,000 cars per day (Source- City of Cerritos Traffic Engineering Dept.-2008).
- Located within 1 mile of Macerich's 1.3 million square foot Los Cerritos Center. It is anchored by Nordstrom, Macy's, Sears and the Cerritos Auto Square, one of the largest auto malls in the country, totaling over \$1 billion in sales.

### MerloneGeier Partners

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### **Current Tenants**

1	Sprouts Farmers Market	32,225 SF
3	Dahn Yoga & Tai Chi	1,616 SF
5	C2 Education	2,598 SF
7	Hue Salon	1,090 SF
9	Family Dentist	1,100 SF
10	Dr. Esther Ahn, Optometri	1,879 SF
11	Club Pilates	1,901 SF
12	Apple Nail Salon	1,474 SF
13	Express Care	1,640 SF
14	Leslie's Pool Supplies	3,520 SF
16	Code Ninjas	1,814 SF

17	Thai Mayom
18	Pot On Fire
19	Meet Fresh
21	Pinoy-Pinay Foods
22	Pinoy-Pinay (Storage)
23	Sharetea
24	Zensen Sushi Express
26	Snowflakes Exotic Shaved
28	Blooming Vietnamese Cuisi
30	Wallis Bank

2,687 SF 2,425 SF 3,240 SF 3,124 SF 508 SF 1,175 SF 3,135 SF 1,200 SF 3,147 SF 3,065 SF

## Available/Coming Soon

2	Available	7,365 SF
6	Available	1,090 SF
8	Available	1,090 SF
15	Available	870 SF
20	Available	2,270 SF
29	Available	3,004 SF
31	Available	1,082 SF

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