



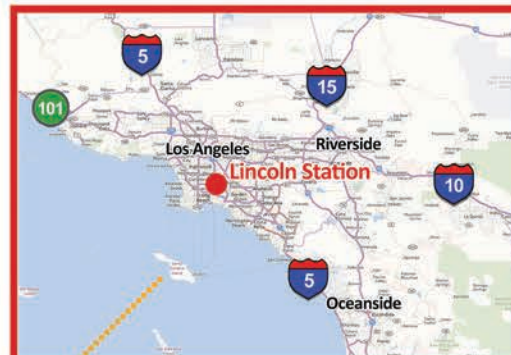
View south to Sports Authority



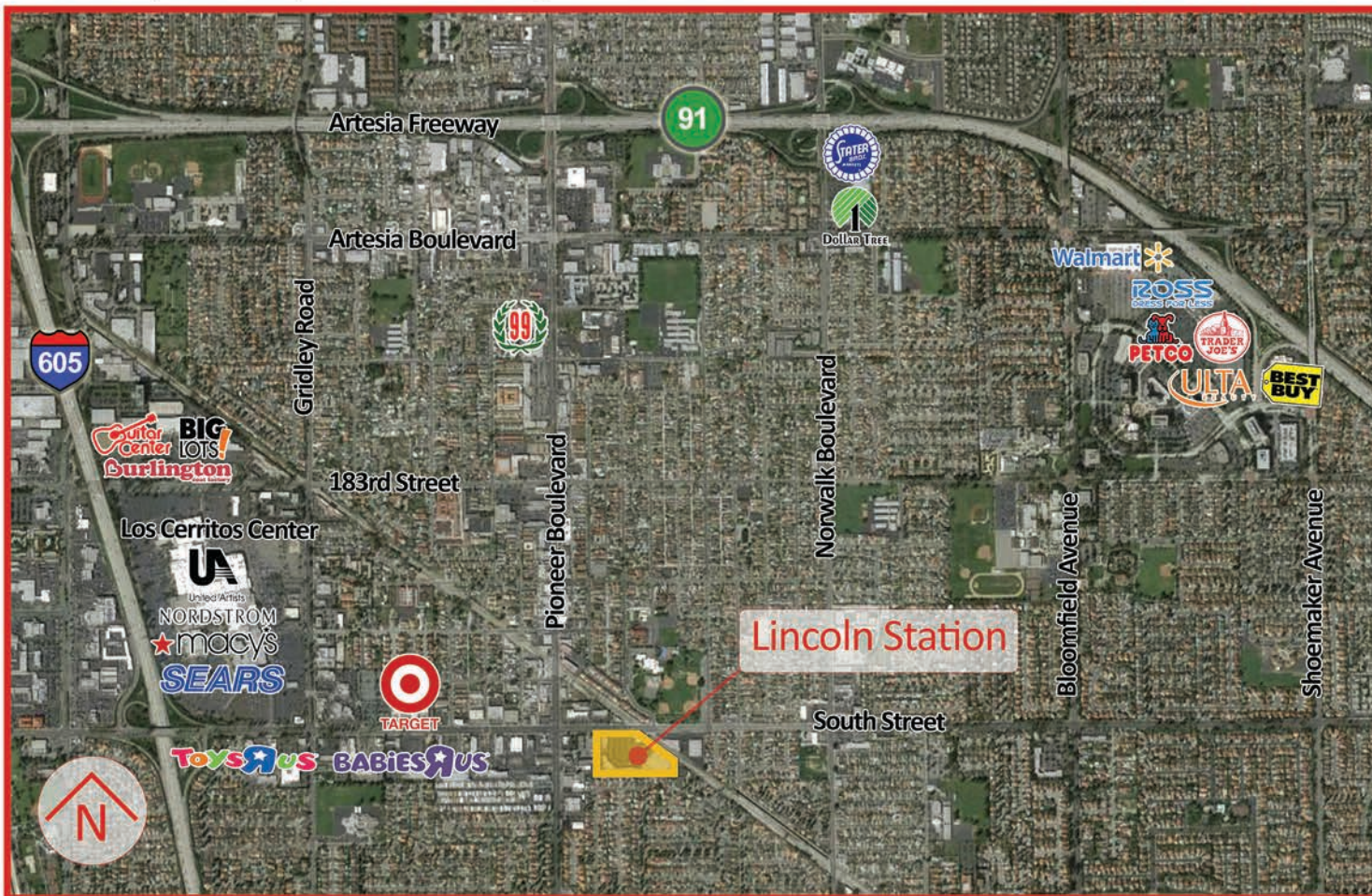
Looking west to Hanmi Bank



View northeast towards Chase



Vicinity map



Features

- An approximately 90,000 square foot community shopping center on 8 acres anchored by Sports Authority and Chase.
- Dense trade area with over 26,000 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 Boulevard 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.

Demographics		2014
Population		
1 - mile		25,957
3 - mile		241,189
5 - mile		618,120
Households		
1 - mile		7,742
3 - mile		73,452
5 - mile		188,597
Avg. Household Income		
1 - mile		\$86,145
3 - mile		\$85,189
5 - mile		\$80,356

Lincoln Station

11900 South Street, Cerritos, CA 90703

Updated January 2015

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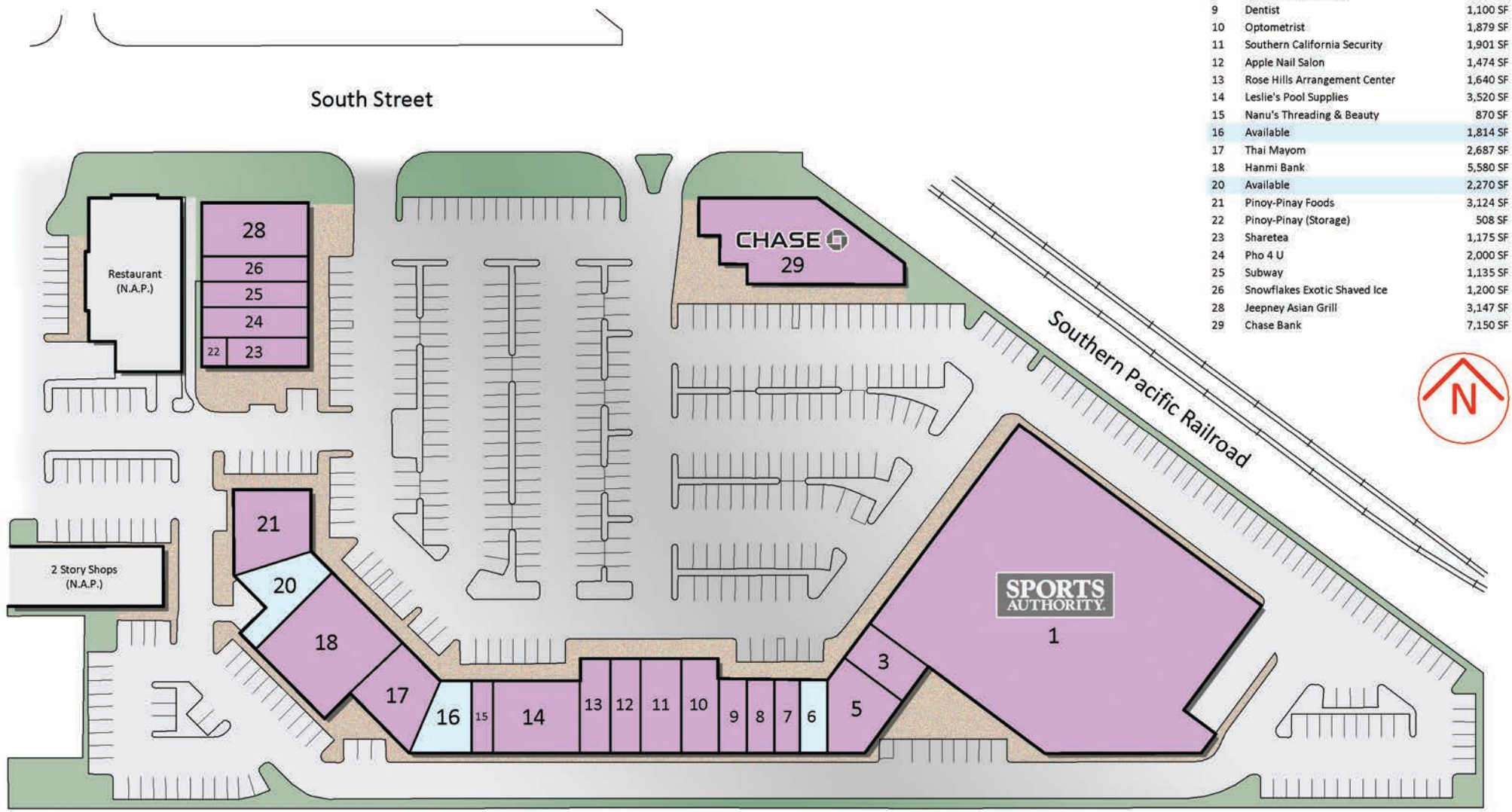
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Project Summary

Site Area	8.33 AC +/- 362,811 SF
Building Summary	
Gross Leasable Area	+/- 91,248 SF
Parking Summary	
Parking Provided	+/- 433 Stalls
Overall Parking Ratio	5.0 Stalls/1000 SF

Tenant Index

#	Tenant	SF
1	Sports Authority	39,590 SF
3	Dahn Yoga & Tai Chi	1,616 SF
5	C2 Education	2,598 SF
6	Available	1,090 SF
7	Cerritos Tennis Shop	1,090 SF
8	Edible Arrangements	1,090 SF
9	Dentist	1,100 SF
10	Optometrist	1,879 SF
11	Southern California Security	1,901 SF
12	Apple Nail Salon	1,474 SF
13	Rose Hills Arrangement Center	1,640 SF
14	Leslie's Pool Supplies	3,520 SF
15	Nanu's Threading & Beauty	870 SF
16	Available	1,814 SF
17	Thai Mayom	2,687 SF
18	Hanmi Bank	5,580 SF
20	Available	2,270 SF
21	Pinoy-Pinay Foods	3,124 SF
22	Pinoy-Pinay (Storage)	508 SF
23	Sharetea	1,175 SF
24	Pho 4 U	2,000 SF
25	Subway	1,135 SF
26	Snowflakes Exotic Shaved Ice	1,200 SF
28	Jeepney Asian Grill	3,147 SF
29	Chase Bank	7,150 SF



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