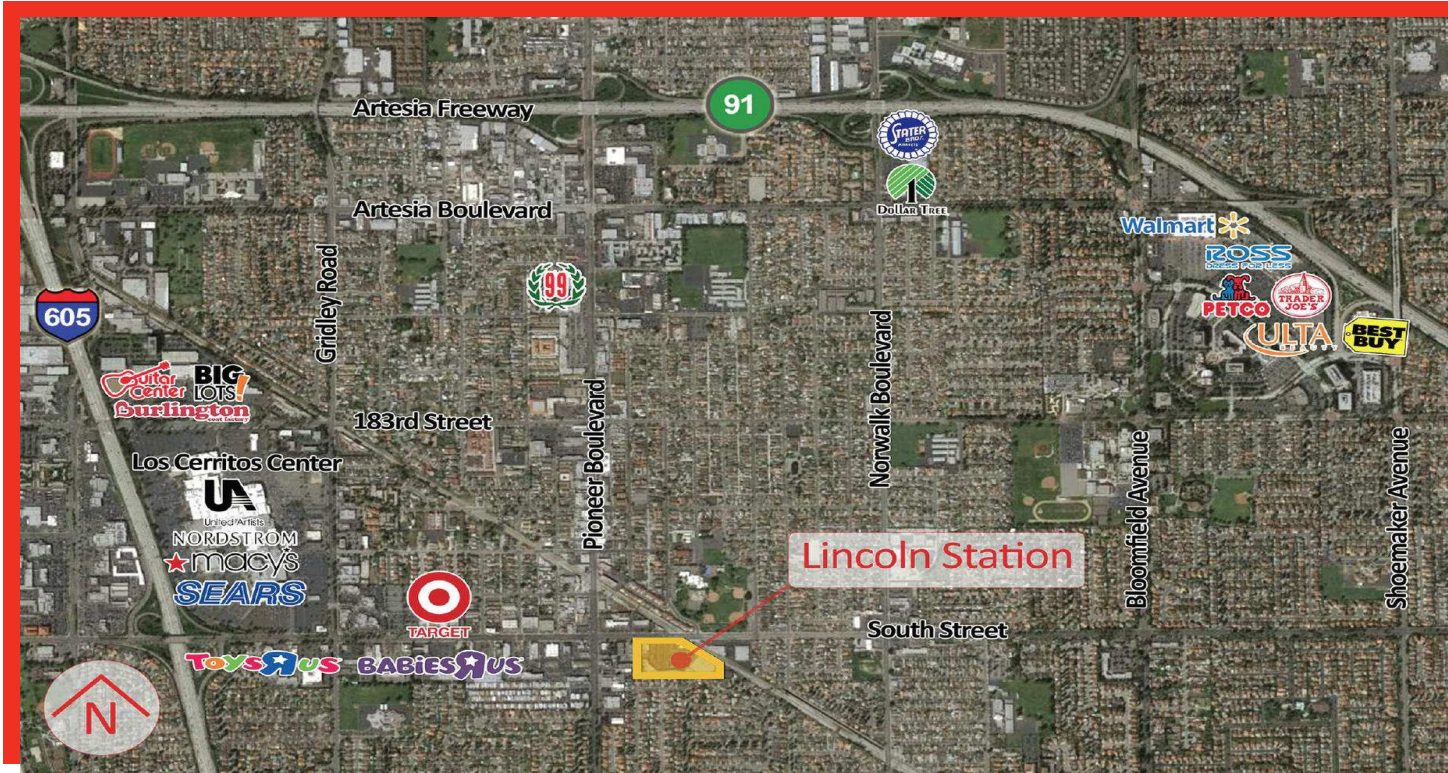


LINCOLN STATION

11900 South Street, Cerritos, CA 90703

Merlone Geier
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FEATURES

An approximate 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 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 2016

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	26,260	244,595	625,781
Household:	7,847	74,726	191,267
Average Household Income:	\$102,668	\$94,690	\$87,961

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TENANT INDEX

1	AVAILABLE	39,590 SF	13	Rose Hills Arrangement Center	1,640 SF	22	Pinoy-Pinay (Storage)	508 SF
3	Dahn Yoga & Tai Chi	1,616 SF	14	Leslie's Pool Supplies	3,520 SF	23	Sharetea	1,175 SF
5	C2 Education	2,598 SF	15	Nanu's Threading & Beauty	870 SF	24	Zensen Sushi Express	3,135 SF
6	Kalahi Bakery & Deli	1,090 SF	16	AVAILABLE	1,814 SF	26	Snowflakes Exotic Shaved Ice	1,200 SF
7	Cerritos Tennis Shop	1,090 SF	17	Thai Mayom	2,687 SF	28	Blossom Restaurant	3,147 SF
8	Edible Arrangements	1,090 SF	18	Hanmi Bank	5,580 SF	29	Chase Bank	7,150 SF
9	Dentist	1,100 SF	20	AVAILABLE	2,270 SF			
10	Optometrist	1,879 SF	21	Pinoy-Pinay Foods	3,124 SF			
11	AVAILABLE	1,901 SF						
12	Apple Nail Salon	1,474 SF						

PROJECT SUMMARY

Site Area	+/-8.33 AC +/-362,855 SF
Building Summary	
Gross Leasable Area	+/-91,248 SF

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