



COMMERCIAL / RESIDENTIAL REDEVELOPMENT OPPORTUNITY

E 166th St

Pioneer Blvd



Ian Furar :: ian@ccprea.com :: 949.717-7711 x11
CA Lic.: 01255089

140 Newport Center Dr Ste 120 . Newport Beach, CA 92660
Corp. BRE: 01522936

16632 PIONEER BLVD., ARTESIA, CA | APPROX 36,000 SF LAND

NOW LEASING: LAND AVAILABLE

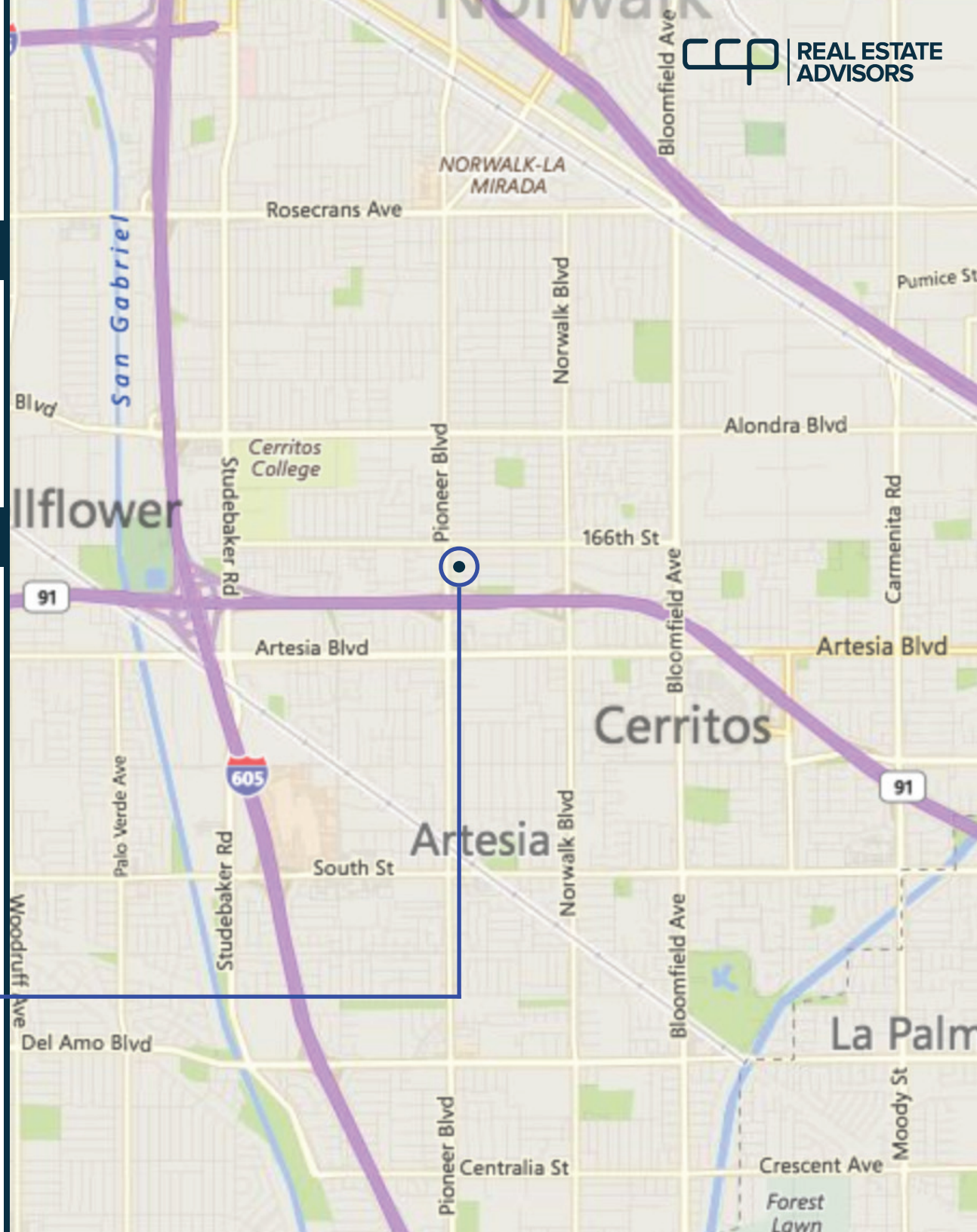
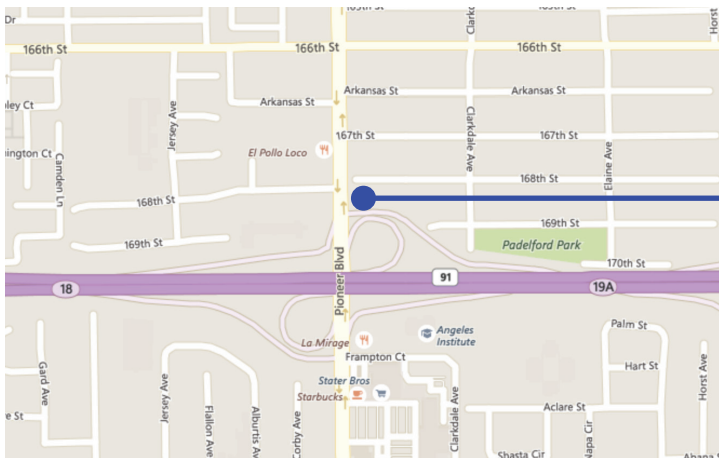
AT A GLANCE

16632 PIONEER BLVD., ARTESIA, CA 90701

PROPERTY NAME	Artesia Building Supply
TERMS	Negotiable
SIZE	Approximately 36,000 SF
APN	7011-006-006 (multiple)
ZONING	General Commercial

HIGHLIGHTS

- * Commercial land on Pioneer Blvd
- * Corner location with over 100 ft of frontage
- * Excellent access to the 91 freeway
- * Ideal redevelopment opportunity
- * Dense daytime and residential population
- * Grandfathered as a materials supply if desired
- * Strong daily traffic counts



NEARBY RETAIL, RESTAURANTS, SERVICES & INDUSTRIAL



THE HOME DEPOT
LA FITNESS
STAPLES

Cerritos College

EXCELSIOR HIGH SCHOOL

MART

INTERSTATE CALIFORNIA
605

SUBJECT

PIONEER ARTESIA CENTER

STARBUCKS COFFEE
FATER BROS. BAKERY
WELLS FARGO
DOLLAR TREE
CHASE
CVS pharmacy
DEL TACO
Flame Broilers

COMMERCIAL / INDUSTRIAL

XEROX
UPS
Sempio
WESCO
IRON MOUNTAIN
winco
ExxonMobil Pipeline
CALNETIX
OTX

ABC UNIFIED SCHOOL DISTRICT

CERRITOS TOWNE CENTER

EDWARDS THEATRES
FRIDAYS
petco
TRADER JOE'S
ROSS DRESS FOR LESS
BEST BUY
SCHOOLS FIRST
Walmart
PETSMART

TRACY HIGH SCHOOL

CERRITOS IRON-WOOD NINE GOLF COURSE

INTERSTATE
91

GAHR HIGH SCHOOL

PLAZA 183

BLAZE PIZZA
RESTAURANT BREWHOUSE
the Habit BURGER GRILL
Olive Garden
BROOH SHABU-SHABU
WOKCANO RESTAURANT & LOUNGE
24 FITNESS
Burlington
TJ-maxx
NORDSTROM rack
Guitar Center
SKECHERS

LOS CERRITOS CENTER

Apple
FOREVER 21
AMERICAN EAGLE OUTFITTERS
ZARA
The Cheesecake Factory
LADY DOG CAFE
Disney STORE
Microsoft Store
PARIS BAGUETTE Cafe
sears
Bank of America
CHAMPS SPORTS
citi

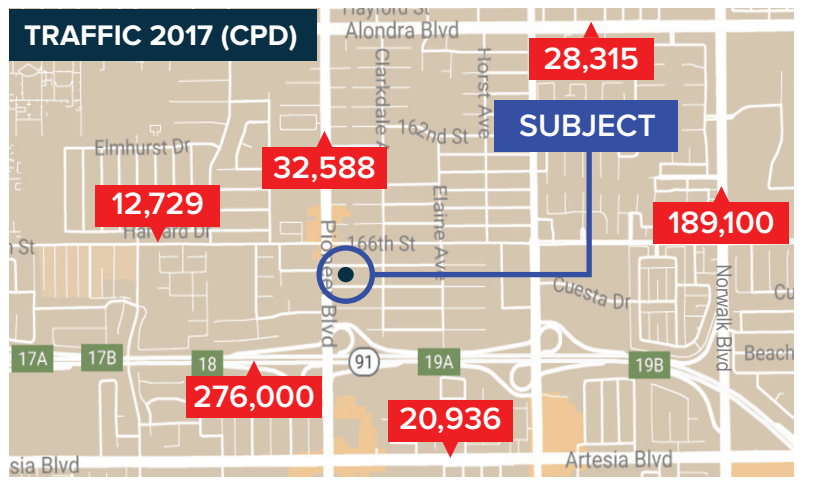
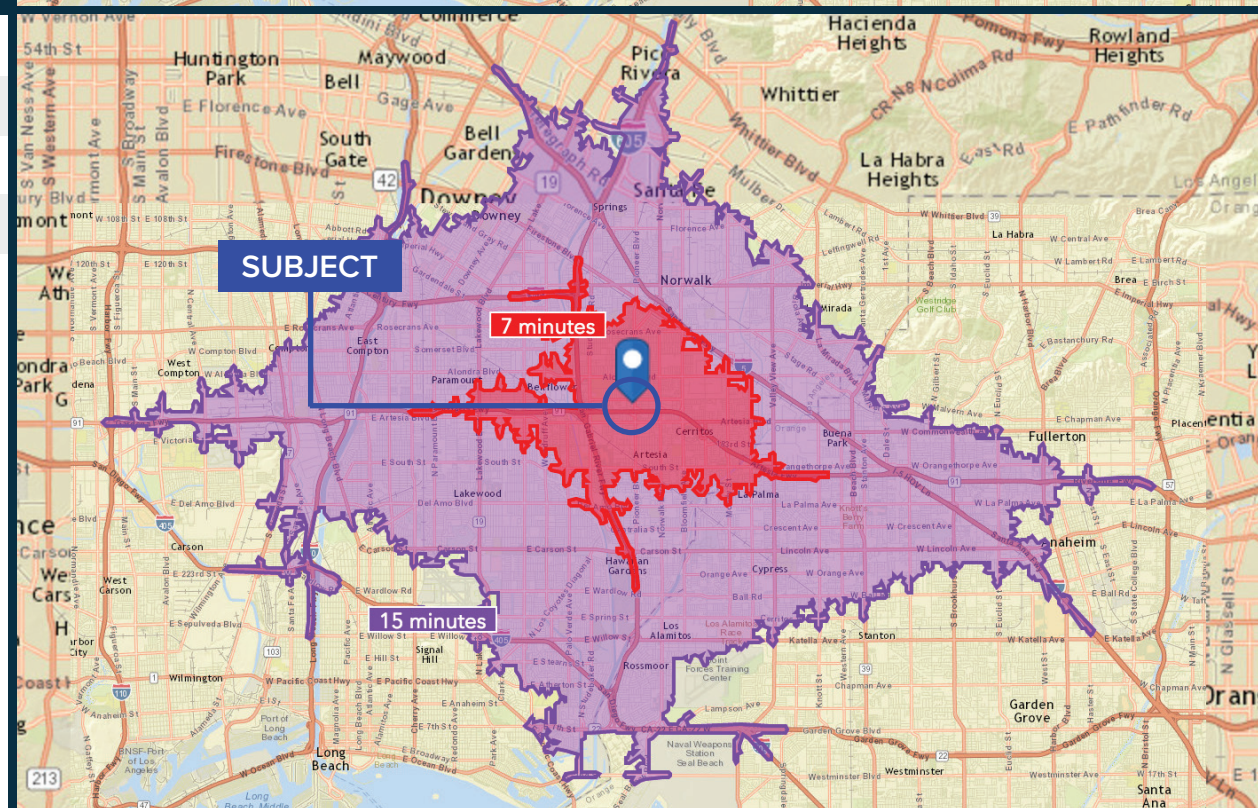
DEMOGRAPHICS



RADIUS (2017)	3 MILE	5 MILE	7 MILE
POPULATION	253,406	663,163	1,286,840
TOTAL EMPLOYEES	84,847	242,980	449,927
TOTAL HOUSEHOLDS	73,521	194,782	378,009
MEDIAN HH INCOME	\$67,514	\$67,500	\$65,210
AVERAGE HH INCOME	\$86,604	\$86,547	\$85,468
MEDIAN AGE	36.4	35.6	35.0

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017

DRIVE TIME (2017)	7 MINUTES	15 MINUTES
POPULATION	149,398	1,162,200
MEDIAN HH INCOME	\$67,532	\$62,521
AVERAGE HH INCOME	\$87,630	\$82,577
MEDIAN AGE	37.2	34.5



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