

CERRITOS COLLEGE SQUARE SHOPPING CENTER

SEQ 605 Frwy & Alondra Blvd, Cerritos, CA

Shopping Center Remodel is now underway

- 2,500 SF former Restaurant available
- Cerritos College (across the street) has 23,955 students
- Signalized entry into Shopping Center
- Center is undergoing remodel

Join



DEMOGRAPHICS

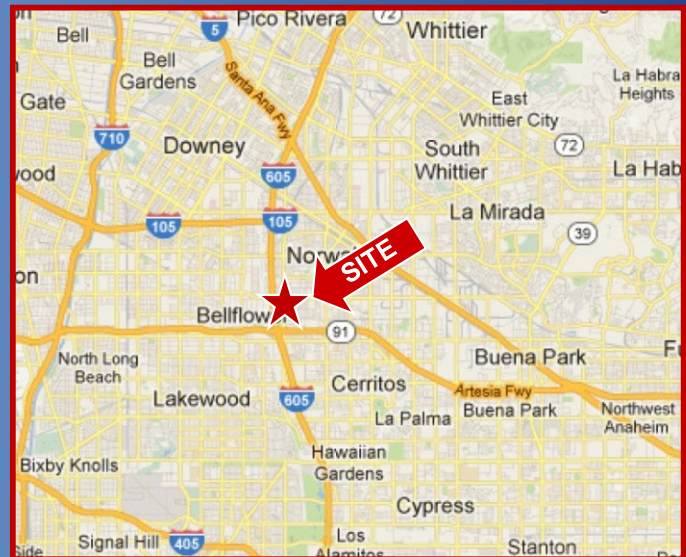
	<u>1-Mile</u>	<u>2-Mile</u>	<u>3-Mile</u>
Estimated Population	29,070	133,614	274,689
Avg Household Income	\$75,972	\$73,006	\$77,783
Daytime Population	6,100	34,838	90,189

Source: Sites USA, 2016

TRAFFIC COUNTS

605 Frwy at Alondra Blvd	295,000 AADT
Alondra Blvd, east of 605 Frwy	44,423 cars per day ¹
Studebaker Rd, south of Alondra	31,998 cars per day ²

Source: ¹City of Norwalk, 2005; ²City of Cerritos, 2008



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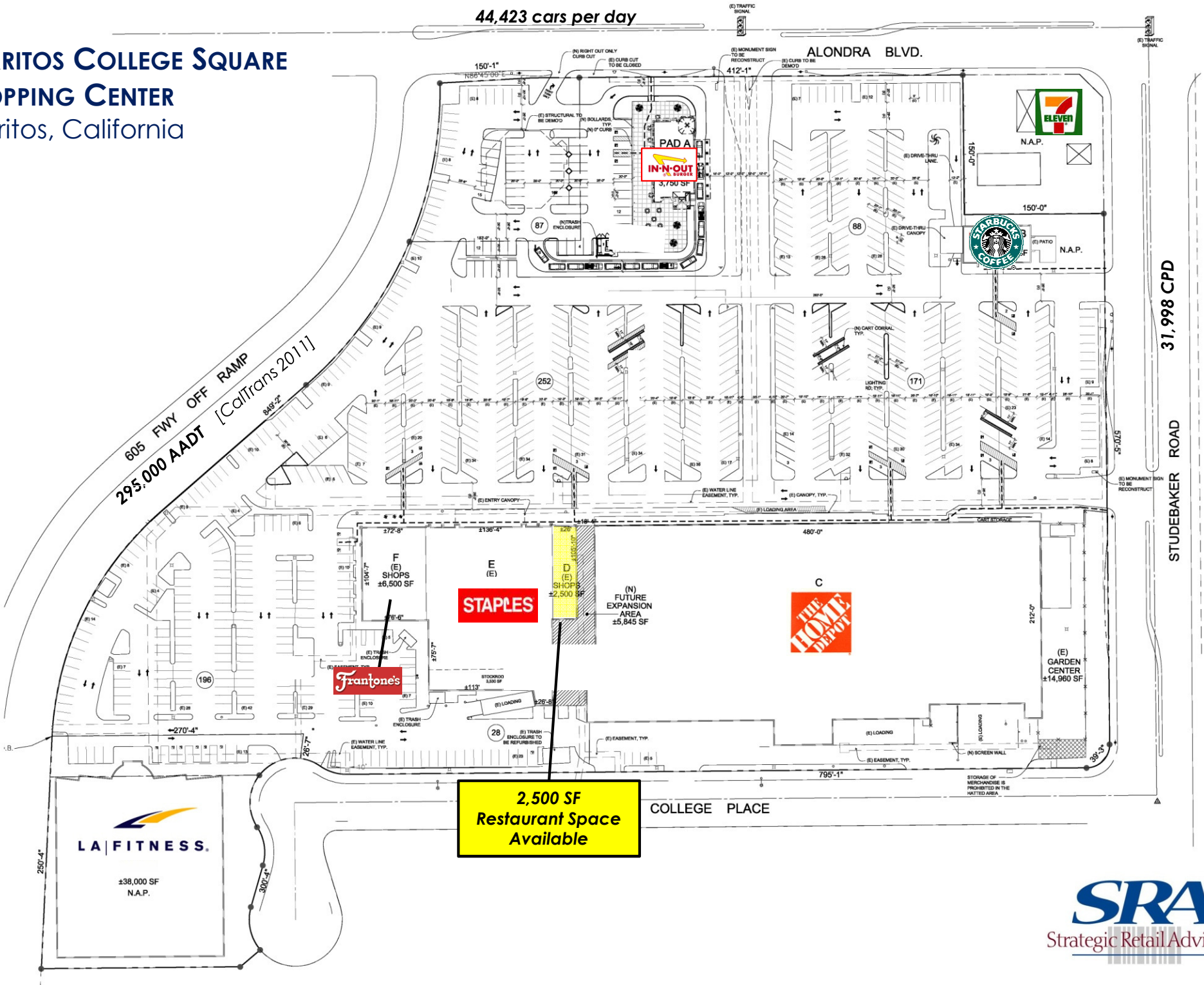


3990 Westerly Place • Suite 230 • Newport Beach • California • 92660

CERRITOS COLLEGE SQUARE SHOPPING CENTER

Cerritos, California

44,423 cars per day



**2,500 SF
Restaurant Space
Available**



North Elevation - 1

Key Elevation n.t.s.



North Elevation - 1

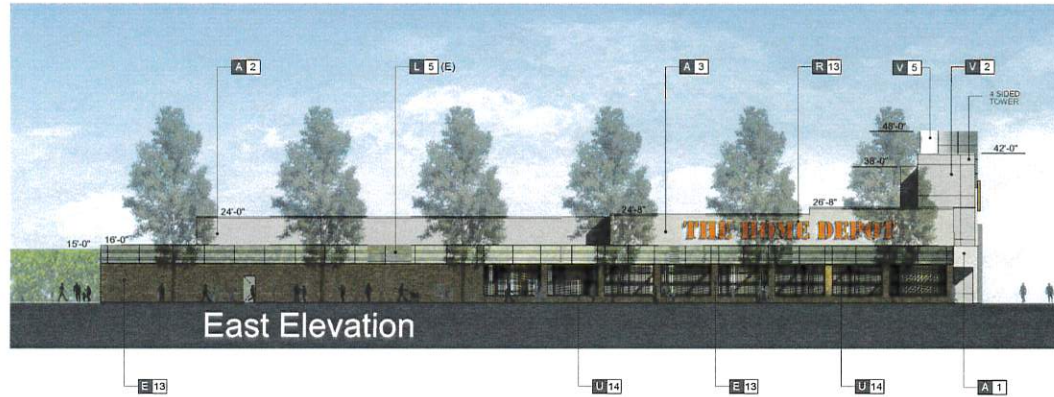


ELEVATION	TOTAL AREA	ENHANCED MATERIAL AREA	ENHANCED MATERIAL %
NORTH ELEVATION (FRONT)	23,866 S.F.	8,389 S.F.	35.2 %
SOUTH ELEVATION (REAR)	24,087 S.F.	4,155 S.F.	17.3 %
EAST ELEVATION (SIDE)	6,217 S.F.	1,709 S.F.	27.5 %
WEST ELEVATION (SIDE)	6,656 S.F.	1,268 S.F.	19.1 %

Materials

A EXTERIOR CEMENT PLASTER + SMOOTH FINISH	E CMU BLOCK - SPLIT FACE FINISH	J STEEL EYEBROW CANOPY	N ALUMINUM STOREFRONT SYSTEM	S SHEET METAL FLASHING / CORNER	1 PAINTED TO MATCH SW 7035 URBAN WHITE	5 PAINT COLOR: PLATINUM METALLIC PPG1100 ACRYLIC URETHANE FINISH (SW 7000-100) 1/2" x 2" SATIN BT PRECISION COATING (SS 25-1)	9 ANODIZED ALUMINUM COLOR AB-4 DARK BRONZE	13 EXISTING
B EXTERIOR CEMENT PLASTER + SMOOTH FINISH	F CMU BLOCK - SMOOTH FINISH	R WOOD TRELLIS	P CLEAR VIBRION GLASS	T METAL EXTERIOR DOOR	2 PAINTED TO MATCH SW 7072 KNITTING NEEDLES	6 PAINTED TO MATCH SW 7620 PLANTATION BROWN	10 SUNBRELLA FABRIC 8651 OYSTER	14 BLACK
C PLASTER REVEAL / EXPANSION JOINT	G CONCRETE CURB / PRECAST CONCRETE BASE	L METAL LOUVERS	Q METAL ROLL UP DOOR	U TUBE STEEL FENCE / GATE / MESH	3 PAINTED TO MATCH SW 7071 ON THE ROCKS	7 CORONADO STONE-PLAYA VISTA COLOR CREAM	11 SUNBRELLA FABRIC 6670 COCOA	
D STONE VENEER	H FABRIC AWNING	M FIBER CEMENT PLANKS	R TENANT SIGNAGE, NIC	V METAL RIBBED PANEL, METAL PANEL	4 PAINTED TO MATCH SW 7059 SUMMIT GRAY	8 NATURAL CONCRETE GRAY	12 CERTAINTEED WEATHERBOARDS (FIBER CEMENT PLANKS) COLOR MAHOGANY	





Materials

A EXTERIOR CEMENT PLASTER - SAND FINISH	E CMU BLOCK - SPLIT FACE FINISH	J STEEL EYEBROW CANOPY	N ALUMINUM STOREFRONT SYSTEM	S SHEET METAL FLASHING / COPING
B EXTERIOR CEMENT PLASTER - SMOOTH FINISH	F CMU BLOCK - SMOOTH FINISH	K WOOD TRELLIS	P CLEAR VISION GLASS	T METAL EXTERIOR DOOR
C PLASTER REVEAL / EXPANSION JOINT	G CONCRETE CURB	L METAL LOUVERS	Q METAL ROLL UP DOOR	U TUBE STEEL FENCE / GATE / MESH
D STONE VENEER	H FABRIC AWNING	M FIBER CEMENT PLANKS	R TENANT SIGNAGE, HIC	V METAL RIBBED PANEL METAL PANEL

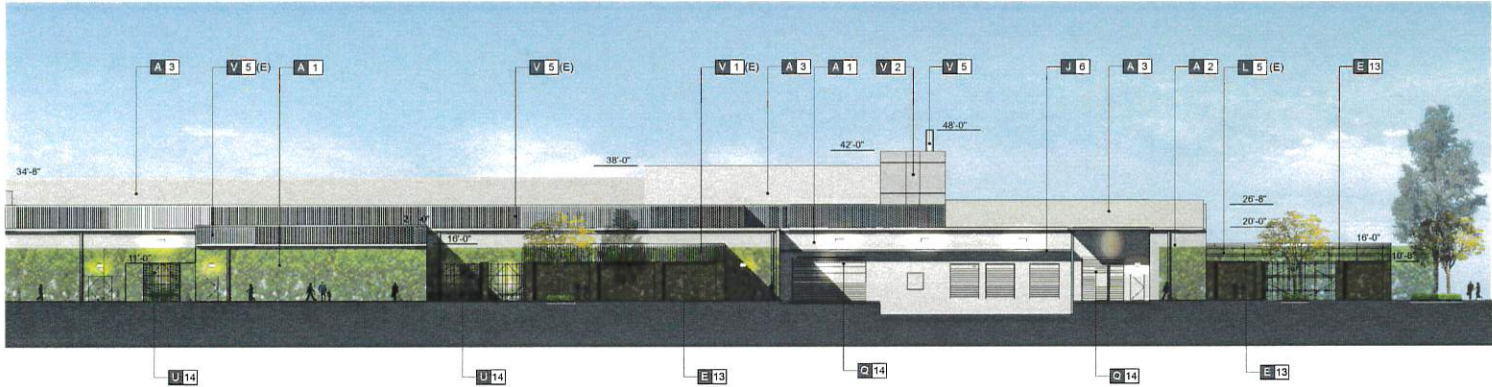
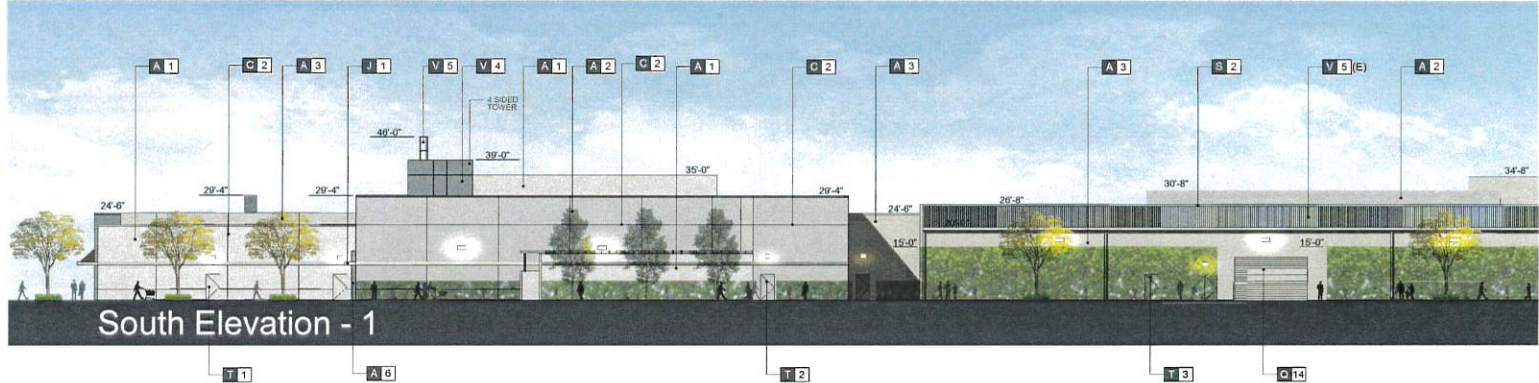
Finishes

1 PAINTED TO MATCH SW 7030 ORIGAMI WHITE	5 PAINT COLOR: PLATINUM METALLIC PUNCHING ACRYLIC URETHANE (PUNCHING COAT, TONER, PRIMER & SEALER BY SHERWIN WILLIAMS) (10/13/14/15/16/17)	9 ANODIZED ALUMINUM COLOR AB-6 DARK BRONZE	13 EXISTING
2 PAINTED TO MATCH SW 7672 KNITTING NEEDLES	6 PAINTED TO MATCH SW 7520 PLANTATION BROWN	10 SUNBRELLA FABRIC 0041 O'YSTER	14 BLACK
3 PAINTED TO MATCH SW 7671 ON THE ROCKS	7 CORONADO STONE-PLATA VISTA COLOR CREAM	11 SUNBRELLA FABRIC 6076 COCCA	
4 PAINTED TO MATCH SW 7080 SUMMIT GRAY	8 NATURAL CONCRETE GRAY	12 CERTAINTED WEATHERBOARDS (FIBER CEMENT PLANKS) COLOR MAHOAGANY	





Key Elevation n.t.s.

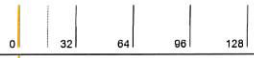


Materials

A EXTERIOR CEMENT PLASTER - SAND FINISH	E CMU BLOCK - SPLIT FACE FINISH	J STEEL EYEBROW CANOPY	N ALUMINUM STOREFRONT SYSTEM
B EXTERIOR CEMENT PLASTER - SMOOTH FINISH	F CMU BLOCK - SMOOTH FINISH	K WOOD TRUSS	P CLEAR VISION GLASS
C PLASTER REVEAL / EXPANSION JOINT	G CONCRETE CURB	L METAL LOUVERS	Q METAL ROLL UP DOOR
D STONE VENEER	H FABRIC AWNING	M FIBER CEMENT PLANKS	R TENANT SIGNAGE, NIC
			S SHEET METAL FLASHING / COPING
			T METAL EXTERIOR DOOR
			U TUBE STEEL FENCE / GATE / MESH
			V METAL RIBBED PANEL METAL PANEL

Finishes

1 PAINTED TO MATCH SW 7659 CREAM WHITE	5 PAINT COLOR: PLATINUM METALLIC PPG1000 ACRYLIC URETHANE FINISH (SW 7672 KNITTING NEEDLES BY THE ROCK CO. (1975-1976))	9 ANODIZED ALUMINUM COLOR: ABE-DARK BRONZE
2 PAINTED TO MATCH SW 7672 KNITTING NEEDLES	6 PAINTED TO MATCH SW 7523 PLANTATION BROWN	10 SUNBRELLA FABRIC 8061 OYSTER
3 PAINTED TO MATCH SW 7671 ON THE ROCKS	7 CORONADO STONE-PLAYA VISTA COLOR: CREAM	11 SUNBRELLA FABRIC 8079 COCOA
4 PAINTED TO MATCH SW 7669 SUMMIT GRAY	8 NATURAL CONCRETE GRAY	12 CERTAINTED WEATHERBOARDS (FIBER CEMENT PLANKS) COLOR: MANOJANY
		13 EXISTING
		14 (ORAY) SW 7669 SUMMIT GRAY



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Jeff Reender / Jim Clarkson

Lat/Lon: 33.8862/-118.1016

RS1

10930 Alondra Blvd

Cerritos, CA

		1 Mile	2 Miles	3 Miles
POPULATION	2016 Estimated Population	29,070	133,614	274,689
	2021 Projected Population	30,118	138,452	284,210
	2010 Census Population	28,415	130,852	269,016
	2000 Census Population	27,811	127,454	264,635
	Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	0.3%	0.3%	0.2%
	2016 Median Age	34.9	35	35.4
HOUSEHOLDS	2016 Estimated Households	8,595	38,702	80,458
	2021 Projected Households	8,946	40,277	83,639
	2010 Census Households	8,365	37,737	78,483
	2000 Census Households	8,287	37,150	77,968
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	0.2%	0.3%	0.2%
RACE AND ETHNICITY	2016 Estimated White	43.9%	43.2%	44.4%
	2016 Estimated Black or African American	10.1%	8.5%	8.4%
	2016 Estimated Asian or Pacific Islander	19.2%	19.2%	19.5%
	2016 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
	2016 Estimated Other Races	26.1%	28.2%	26.9%
	2016 Estimated Hispanic	50.8%	54.0%	52.4%
INCOME	2016 Estimated Average Household Income	\$75,972	\$73,006	\$77,783
	2016 Estimated Median Household Income	\$63,502	\$61,742	\$65,694
	2016 Estimated Per Capita Income	\$22,533	\$21,242	\$22,856
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	11.9%	12.9%	12.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.3%	9.7%	9.3%
	2016 Estimated High School Graduate	25.5%	27.2%	25.8%
	2016 Estimated Some College	25.5%	22.4%	22.9%
	2016 Estimated Associates Degree Only	7.8%	7.5%	8.0%
	2016 Estimated Bachelors Degree Only	15.7%	14.8%	15.6%
	2016 Estimated Graduate Degree	5.3%	5.4%	6.5%
BUSINESS	2016 Estimated Total Businesses	515	4,075	8,215
	2016 Estimated Total Employees	6,100	34,838	90,189
	2016 Estimated Employee Population per Business	11.8	8.6	11.0
	2016 Estimated Residential Population per Business	56.5	32.8	33.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.