Lincoln Station

11900 South Street, Cerritos, CA 90703





Demographics

	1-Mile	3-Mile	5-Mile
Population	tion 24,664	231,131	593,078
Households	7,635	73,952	188,972
Avg HH Income	\$136,498	\$139,345	\$132,248

Source: Esri, 2025

Property Highlights

91,334 Gross Leasable Area

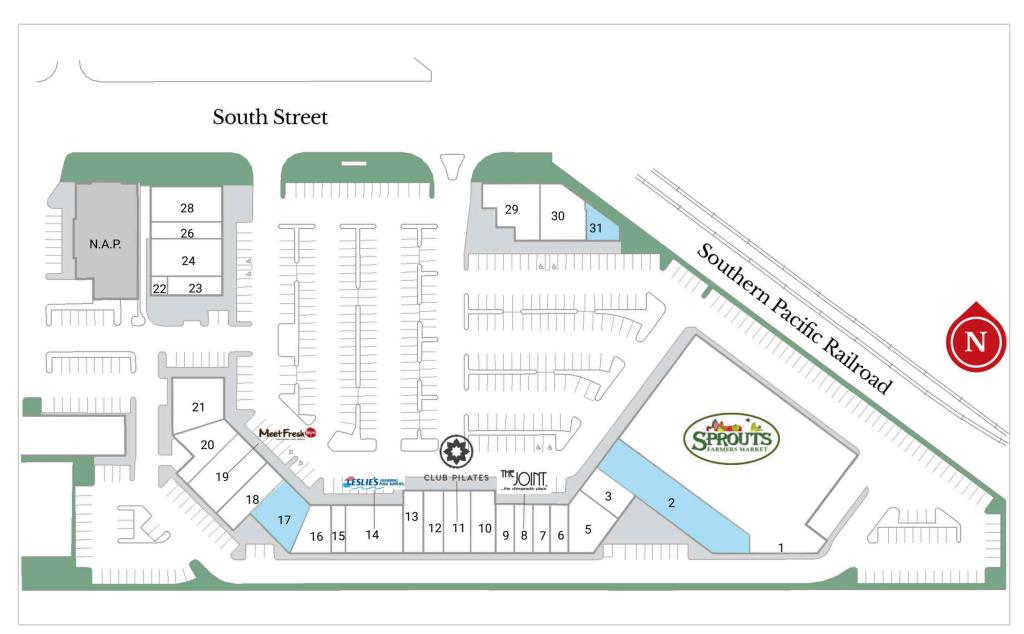
8.33 Total Acres

593,078 5 Mile Population

- Dense trade area with over 24,000 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).

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Current Tenants

1	Sprouts Farmers Market	32,225 SF	16	Code Ninjas	1,814 SF
3	Body & Brain	1,616 SF	18	Pot On Fire	2,425 SF
5	C2 Education	2,598 SF	19	Meet Fresh	3,240 SF
6	Vita Cane	1,090 SF	20	Dentists of Cerritos	2,270 SF
7	Hue Salon	1,090 SF	21	Pinoy-Pinay Foods	3,124 SF
8	The Joint Chiropractic	1,090 SF	22	Pinoy-Pinay (Storage)	508 SF
9	Family Dentist	1,100 SF	23	Sharetea	1,175 SF
10	Dr. Esther Ahn, Optometri	1,879 SF	24	Kairi Sushi	3,135 SF
11	Club Pilates	1,901 SF	26	Frostbites Crepes & Froze	1,200 SF
12	Apple Nail Salon	1,474 SF	28	Blooming Vietnamese Cuisi	3,147 SF
13	H Dermatology	1,640 SF	29	Smoking Tiger Coffee and	3,004 SF
14	Leslie's Pool Supplies	3,520 SF	30	Wallis Bank	3,065 SF
15	Old Ferry Donuts	870 SF			

Available/Coming Soon

2	Available	7,365 SI
17	Available	2,687 SI
31	Available	1.082 SI