

Lincoln Station

11900 South Street, Cerritos, CA 90703



Demographics

	1-Mile	3-Mile	5-Mile
Population	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).
- 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.

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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 SF
17	Available	2,687 SF
31	Available	1,082 SF