## 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

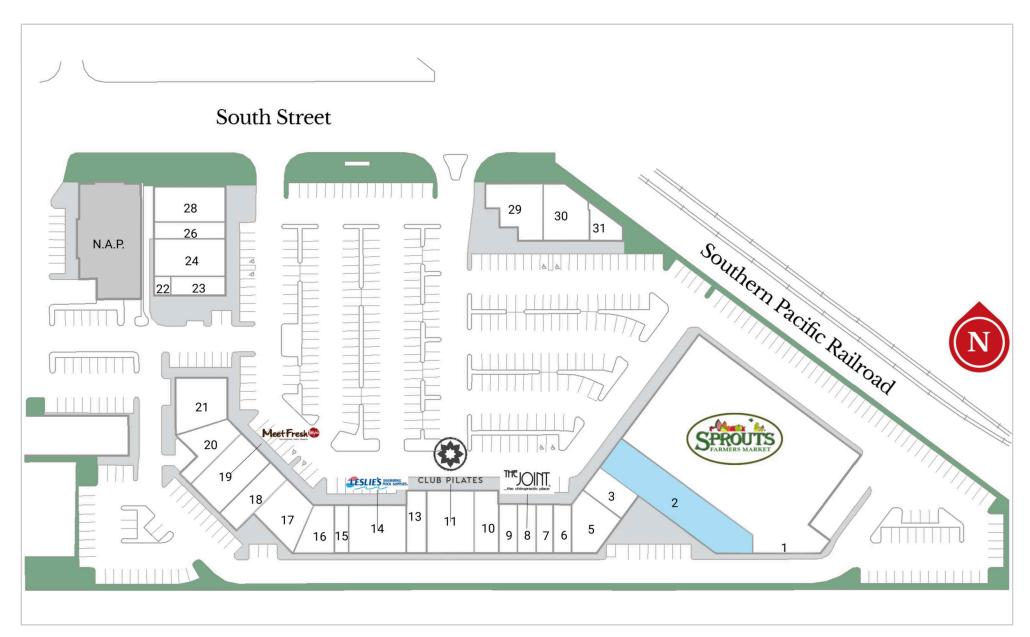
8.33 Total Acres

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).

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#### **Current Tenants**

32,225 SF	17 New Peking Restaurant	2,687 SF
1,616 SF	18 Pot On Fire	2,425 SF
2,598 SF	19 Meet Fresh	3,240 SF
1,090 SF	20 Dentists of Cerritos	2,270 SF
1,090 SF	21 Pinoy-Pinay Foods	3,124 SF
1,090 SF	22 Pinoy-Pinay (Storage)	508 SF
1,100 SF	23 Sharetea	1,175 SF
1,879 SF	24 Kairi Sushi	3,135 SF
3,375 SF	26 Frostbites Crepes & Froze	1,200 SF
1,640 SF	28 Blooming Vietnamese Cuisi	3,147 SF
3,520 SF	29 Smoking Tiger Coffee and	3,004 SF
870 SF	30 Wallis Bank	3,065 SF
1,814 SF	31 The Hydration Room	1,082 SF
	1,616 SF 2,598 SF 1,090 SF 1,090 SF 1,090 SF 1,100 SF 1,879 SF 3,375 SF 1,640 SF 3,520 SF 870 SF	1,616 SF 18 Pot On Fire 2,598 SF 19 Meet Fresh 1,090 SF 20 Dentists of Cerritos 1,090 SF 21 Pinoy-Pinay Foods 1,090 SF 22 Pinoy-Pinay (Storage) 1,100 SF 23 Sharetea 1,879 SF 24 Kairi Sushi 3,375 SF 26 Frostbites Crepes & Froze 1,640 SF 28 Blooming Vietnamese Cuisi 3,520 SF 29 Smoking Tiger Coffee and 870 SF 30 Wallis Bank

## Available/Coming Soon

2 Available

7,365 SF