

FOR SALE/FOR LEASE - ANCHOR RETAIL BOX

CERRITOS, CALIFORNIA 90703



For further information or tour, please contact exclusive agents:

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WESTSIDE RETAIL
COMMERCIAL REAL ESTATE

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PROPERTY INFORMATION

Address:	10727 South Street, Cerritos, CA 90703
Available Space:	29,320 square feet.
Parking:	Convenient customer parking, in common
Sale Price:	\$5,835,000
Rental Rate:	\$1.30 NNN per square foot per month. Tenant to be responsible for its pro-rata share of real property taxes, general liability and fire insurance, common area repairs and maintenance, currently at 25¢ per square foot per month.

PROPERTY HIGHLIGHTS

- ◆ Formerly TJ Maxx;
- ◆ Approximately 55,000 cars pass through this location daily;
- ◆ Less than one mile from the San Gabriel River (605) Freeway, with access from South Street;
- ◆ Neighbors include Target, Cerritos Auto Square, Goodwill Industries, Skyzone, Rite Aid, Vons, Dick's Sporting Goods, CVS, and many other nationally and regionally recognized retailers and restaurants.

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This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2020

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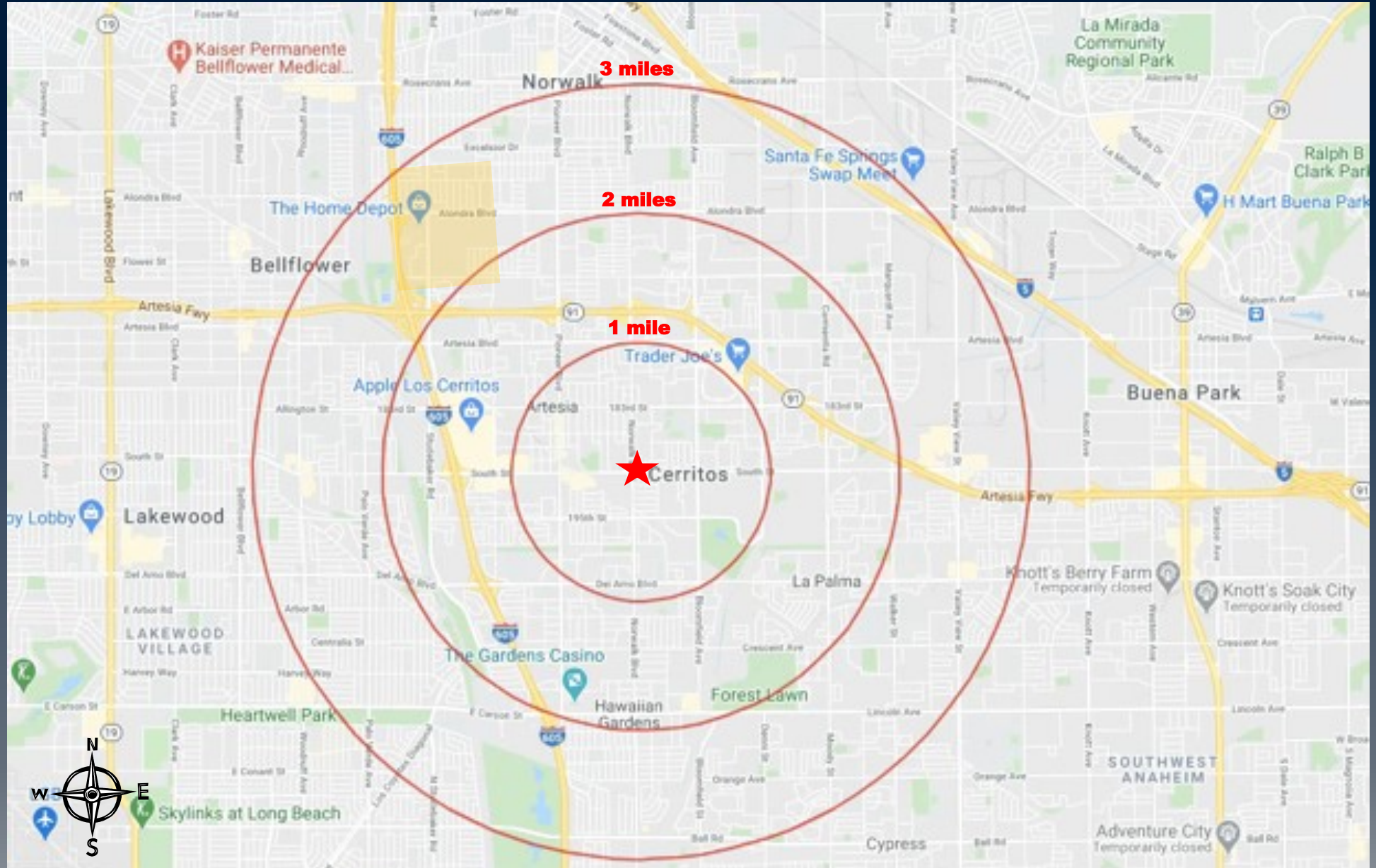
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