



## Fully Operational Orthodontist Dental Space

# 13326 South Street

Cerritos, California 90703

### Lease Highlights

- Orthodontist Relocating After 30+ Years of Successful Operation
- Turnkey Orthodontic Space, Fully Built-Out & Ready for Immediate Use
- Strong Goodwill & Longstanding Community Presence
- \$0 Key Money — No Buy-In Required to Take Over the Space
- Opportunity to Capture Existing Local Demand & Build on an Established Practice
- Available February 1, 2026
- Convenient, Accessible Location with Ample Parking
- Predominant Signage with High Visibility to 25,000 Vehicles Per Day on South Street
- Affluent Neighborhood - Over \$160K Average HH Income
- Minutes from the Cerritos Towne Center & Across Street from Cerritos Plaza (Ralphs Anchored)



For more information

**Steve Liu, Executive Vice President**

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**Nikki Liu, Senior Associate**

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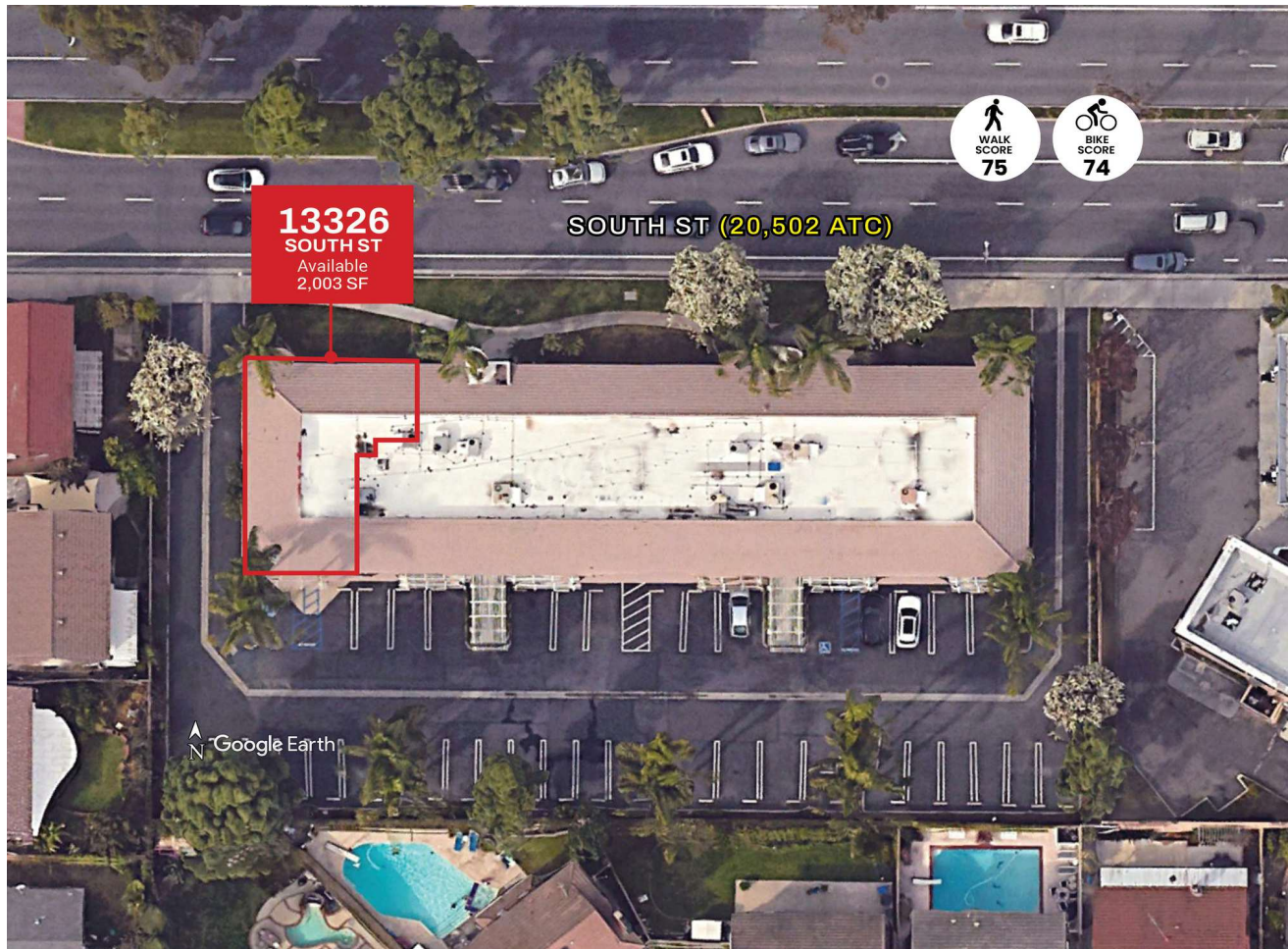
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For Lease

# 13326 South Street



## SPACE

13326 (Dental Office)

## LEASE RATE:

\$2.95 SF/MONTH

## LEASE TYPE

NNN, \$0.55

## SIZE (SF)

2,003 SF

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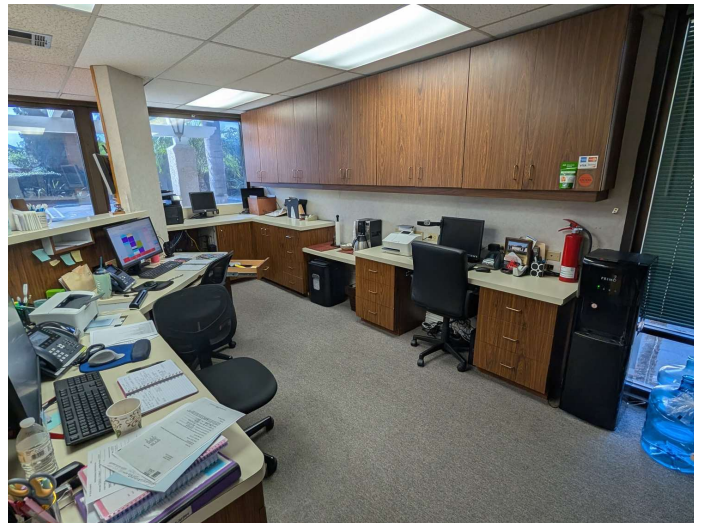
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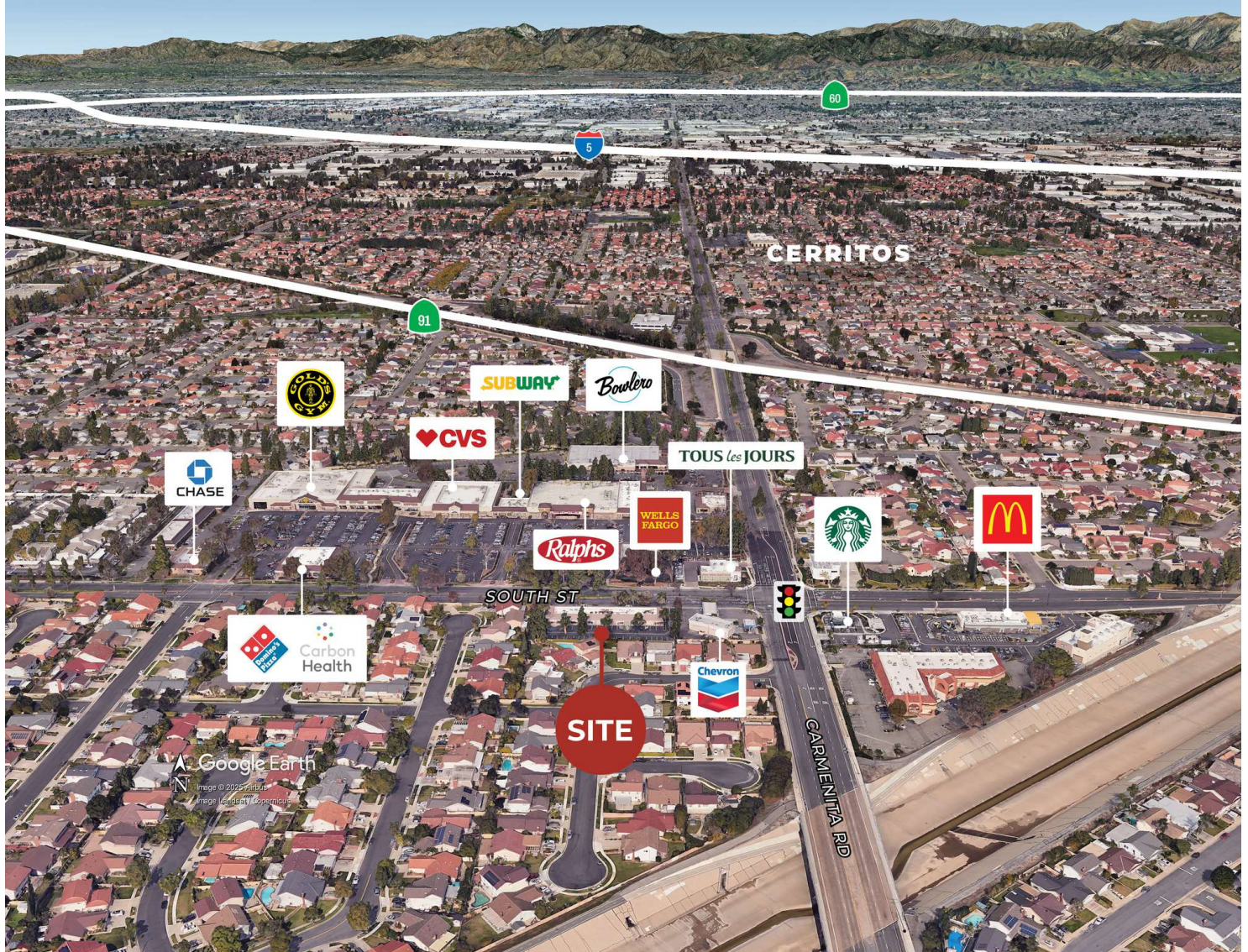
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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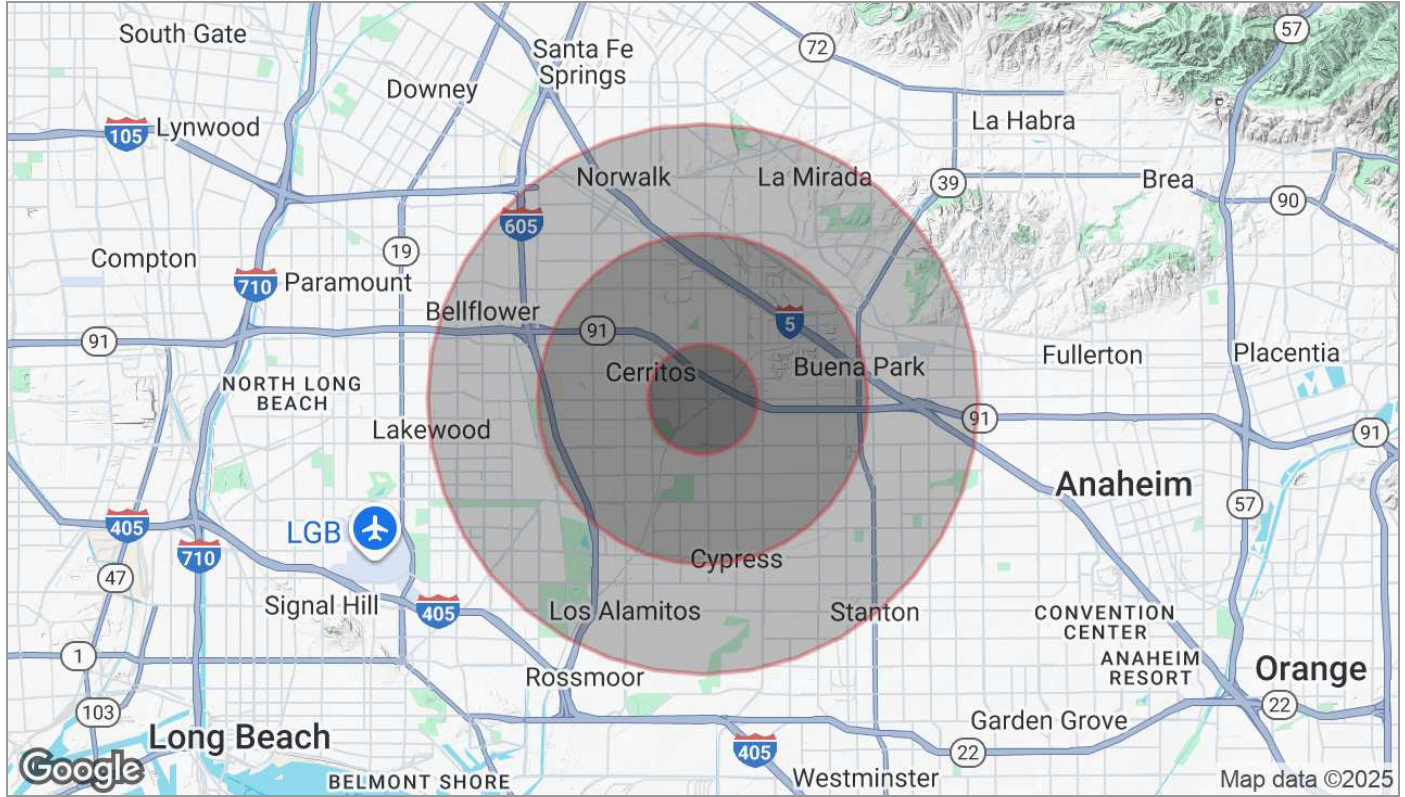
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	23,351	200,900	614,014
MEDIAN AGE	46	42	41
MEDIAN AGE (MALE)	44	41	39
MEDIAN AGE (FEMALE)	47	43	42
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,730	61,591	189,945
# OF PERSONS PER HH	3	3.3	3.2
AVERAGE HH INCOME	\$162,161	\$133,282	\$125,763
AVERAGE HOUSE VALUE	\$1,063,804	\$873,273	\$811,971
Race	1 Mile	3 Miles	5 Miles
% WHITE	17.0%	20.8%	26.0%
% BLACK	5.5%	5.0%	4.9%
% ASIAN	59.7%	40.1%	26.9%
% HAWAIIAN	0.4%	0.5%	0.5%
% INDIAN	0.6%	1.1%	1.4%
% OTHER	7.0%	19.5%	23.9%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	17.1%	36.3%	46.1%

\* Demographic data derived from 2020 ACS - US Census

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