



Fully Operational Dental Space

13330 South Street

Cerritos, California 90703

Lease Highlights

- Dentist Retiring After 30+ Years of Successful Operation
- Turnkey Dental Space, Fully Built-Out & Ready for Immediate Use
- Established Goodwill & Patient Loyalty Built Over Many Years
- \$0 Key Money — No Buy-In Required to Take Over the Space
- Opportunity to Retain Existing Patients & Continue a Legacy Practice
- Available November 1st, 2025
- 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

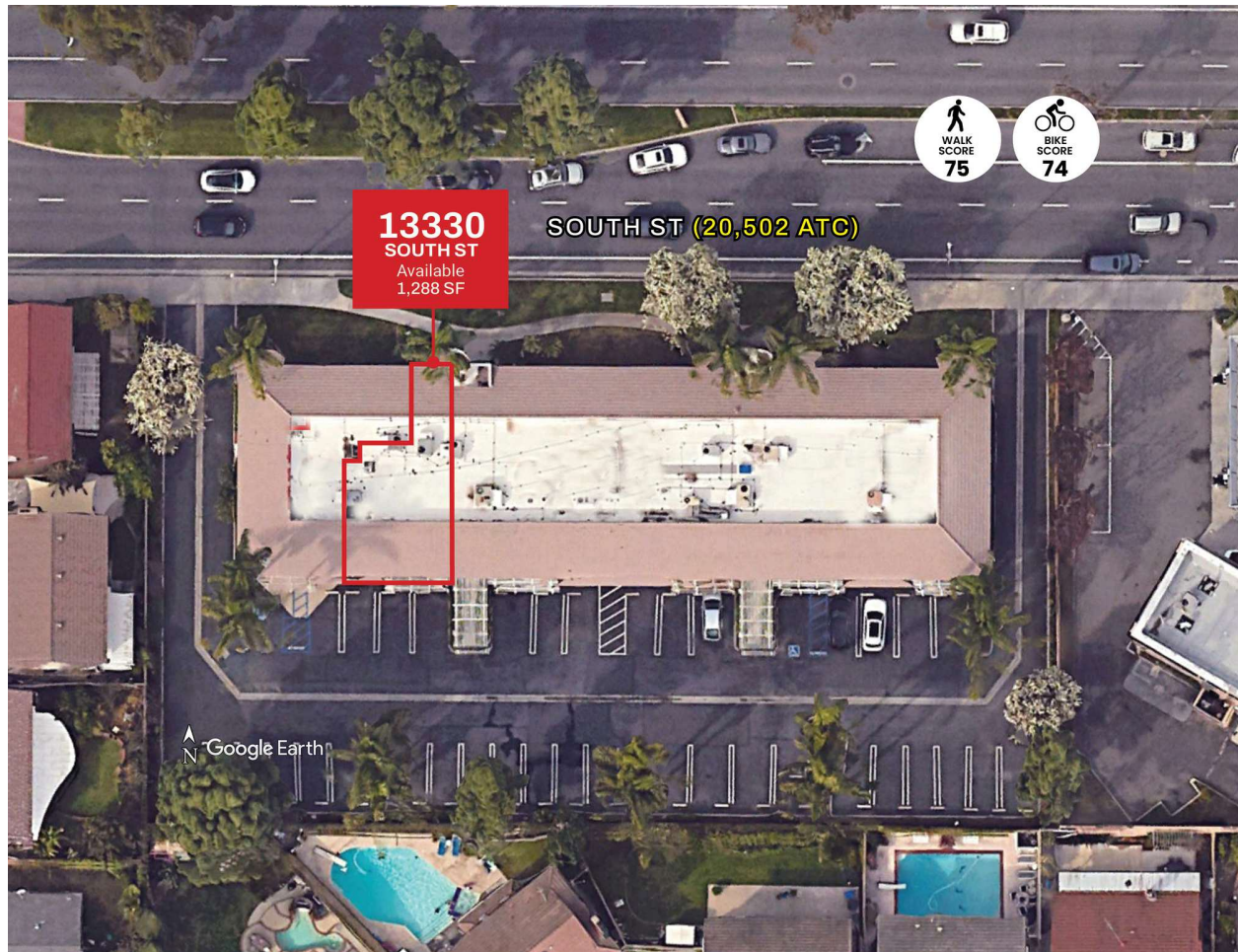
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Nikki Liu, Senior Associate

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For Lease

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SPACE

13330 (Dental Office)

LEASE RATE:

\$2.95 SF/MONTH

LEASE TYPE

NNN, \$0.55

SIZE (SF)

1,288 SF

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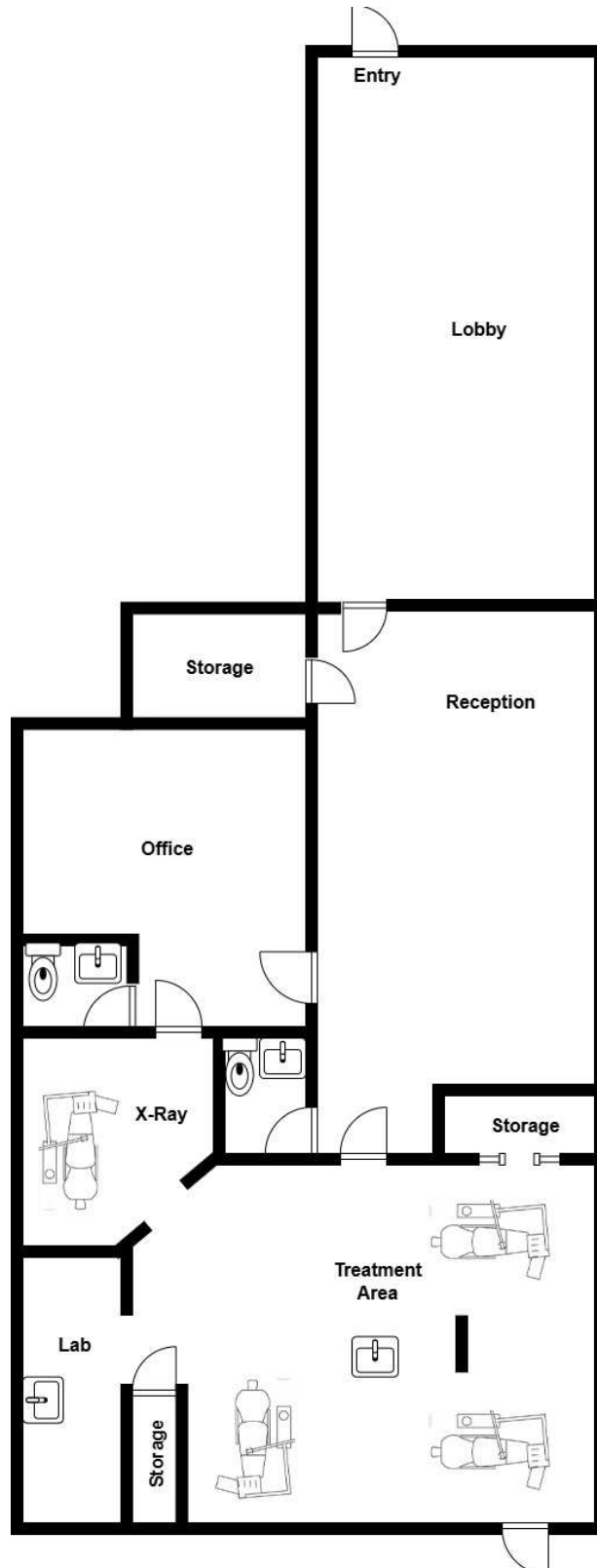
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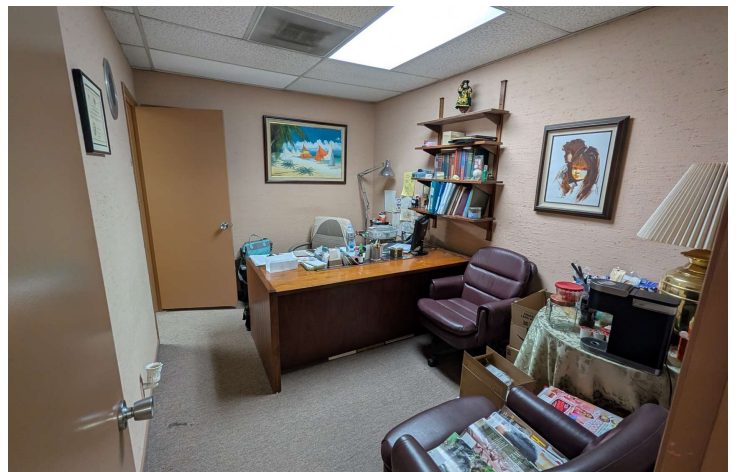
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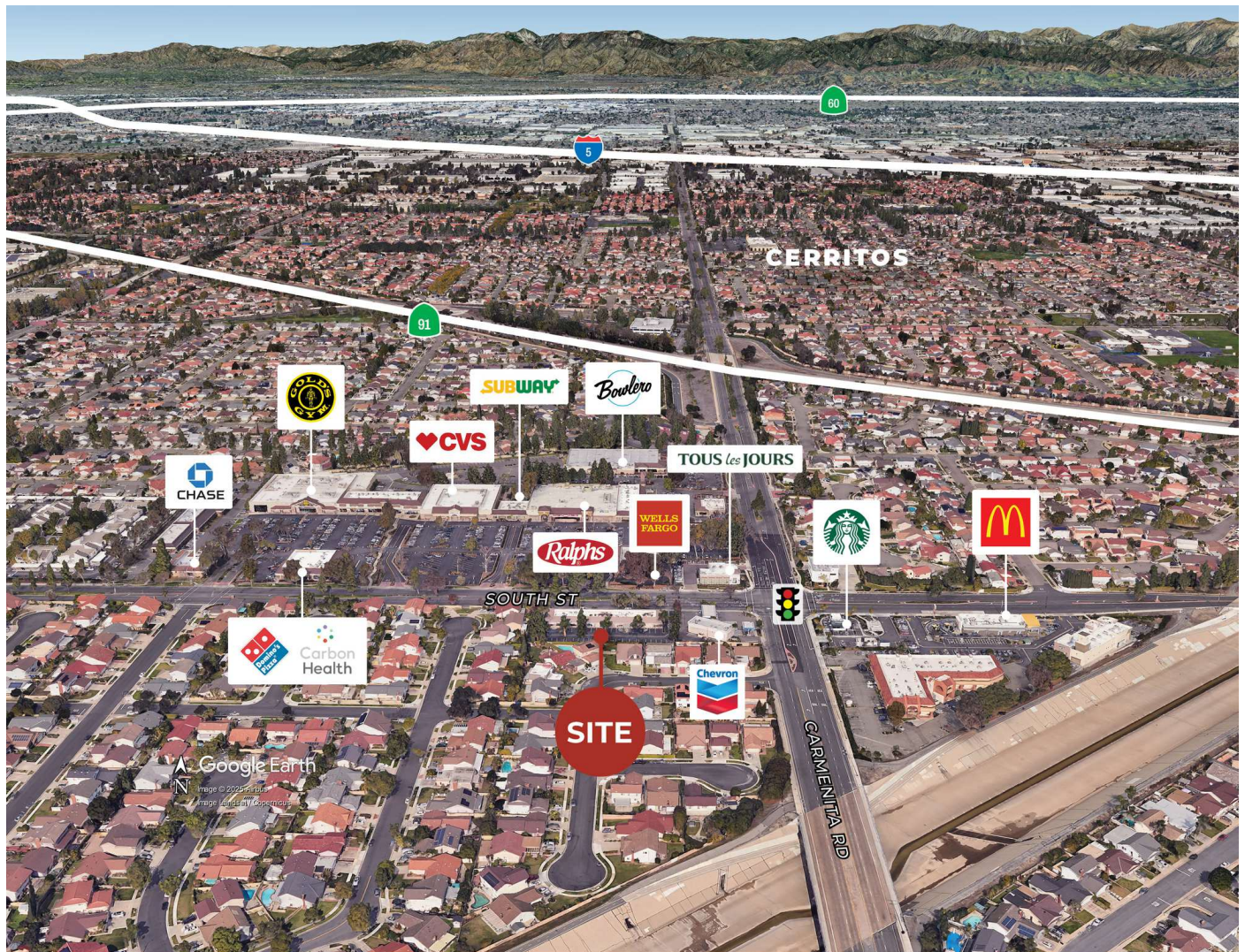
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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

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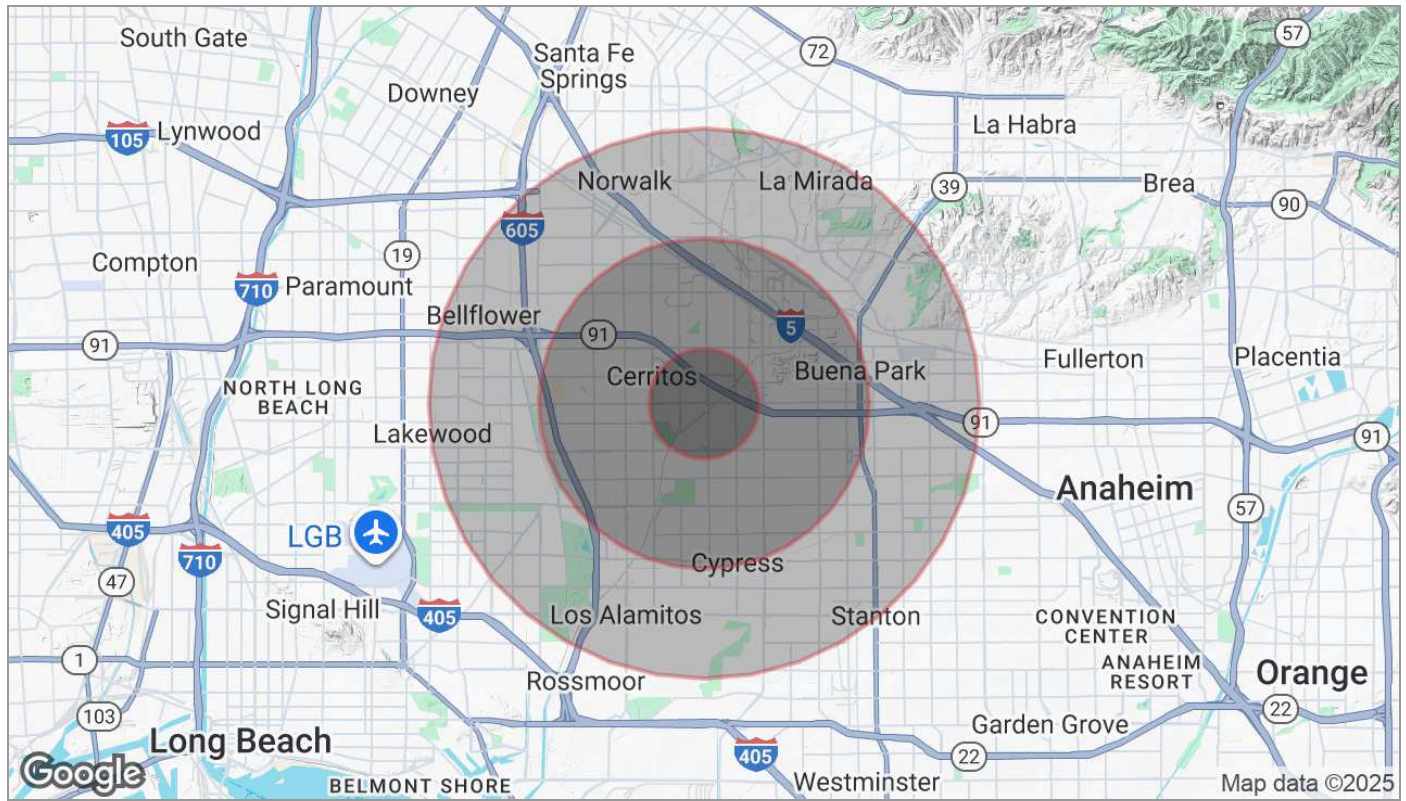
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Population

	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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