

# Pioneer Artesia Center

**Location**  
NEC Artesia & Pioneer  
Artesia, CA

**Total Size**  
123,974 Square Feet

**Anchor Tenants**  
Stater Bros., CVS  
Dollar Tree

**Chain Tenants**  
Starbucks, Chase Bank  
Del Taco  
Hong Kong Express, Subway

**Traffic Count**  
56,500 Combined  
Intersection ADT

**Available**  
650 sf., 2,125 sf., 7,000 sf

## LUKO MANAGEMENT

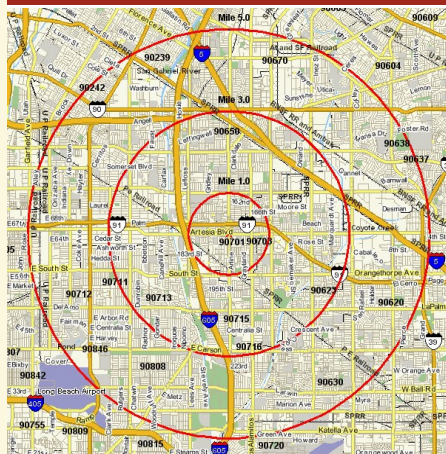
5862 Bolsa Ave. Ste. 108  
Huntington Beach, CA 92649

Flavia Frattali  
Phone: 562.592.6005 x206  
Email: Flavia@luko.com



Prominently located on the NEC of Pioneer & Artesia, just south of the 91/Pioneer interchange. This center conveniently serves the fully developed trade-area of Artesia & Cerritos. Nearby is the successful Los Cerritos Mall with Sears, Macy's & Nordstrom's.

| Description                               | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------------------------|-----------|-----------|-----------|
| <b>Population</b>                         |           |           |           |
| 2030 Projection                           | 26,744    | 233,916   | 595,359   |
| 2025 Estimate                             | 27,306    | 238,349   | 606,111   |
| 2020 Census                               | 28,796    | 250,409   | 634,555   |
| <b>2025 Est. Average Household Income</b> | \$131,309 | \$128,878 | \$130,392 |



PIONEER

BOULEVARD

