



Local Expertise. International Reach. World Class.



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# PROPERTY HIGHLIGHTS

- Spec Creative Office Space Available For Lease:  
Unit B - ±1,365 SF (Market-Ready)
- Asking Rate: \$3,000 / Month Full Service Gross
- Multi-Tenant Flex / Office Building
- Major Street Frontage on West Cerritos Avenue
- Abundant Surface Parking
- Great Location With Immediate Access to 405, 605, and 22 Freeways
- Amenity-Rich Area With Close proximity to Retail, Food, Shopping, and Service stations.
- Excellent Demographics and Labor Pool
- Zoned P-M (Light Industrial)



Office / Flex  
±10,288 SF  
Building



Abundant  
Surface  
Parking



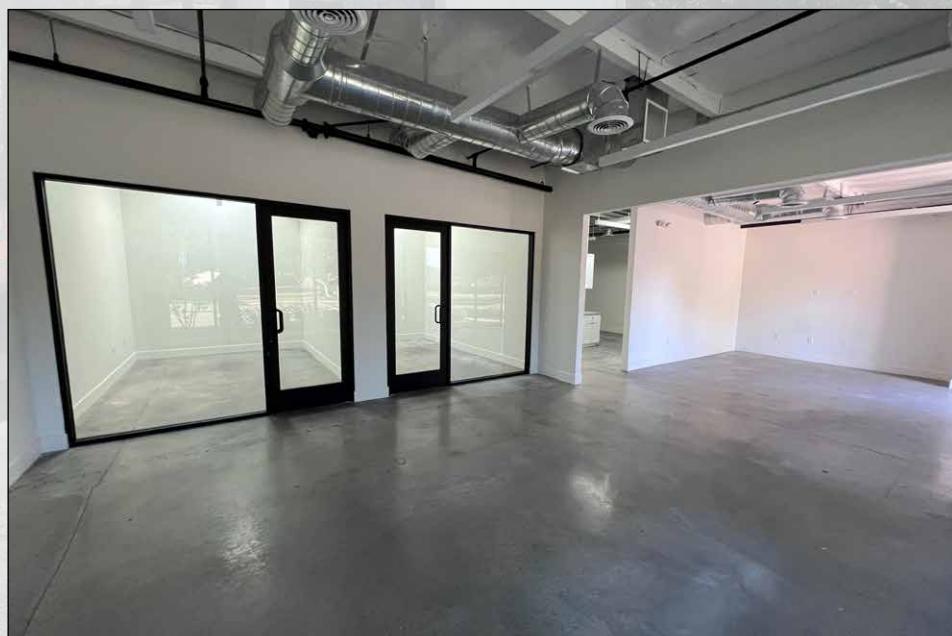
Easy Access to  
405 / 605 / 22  
Freeways



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# ABOUT LOS ALAMITOS, CA

- » Los Alamitos is located in Orange County, California, and was incorporated in March 1960.
- » The city is located at the border of the Los Angeles / Orange County, offering an ideal place for employers to provide a location that is easier for their employees to access who live in either county.
- » The city houses employers such as Epson America, Ganahl Lumber, Los Alamitos Medical Center, Arrowhead Products, and many more.
- » The city contains the Joint Forces Training Base and Army Airfield. Many young families relocate to the area due to the affluent neighborhoods that offer award-winning schools for all ages.
- » There are almost 2,000 businesses which include light manufacturing and wholesaler sales. Many retail establishments and restaurants line the City's main thoroughfares, contributing to the City's small town ambience.

Visit the city of Los Alamitos website:

<http://cityoflosalamitos.org>



Encompasses  
±4.3 Square Miles



Population  
±11,490  
(2010 Census)



Median Annual  
Household  
Income \$76,528



# CORPORATE NEIGHBORS



**Dynalectric**

*An EMCOR Company*



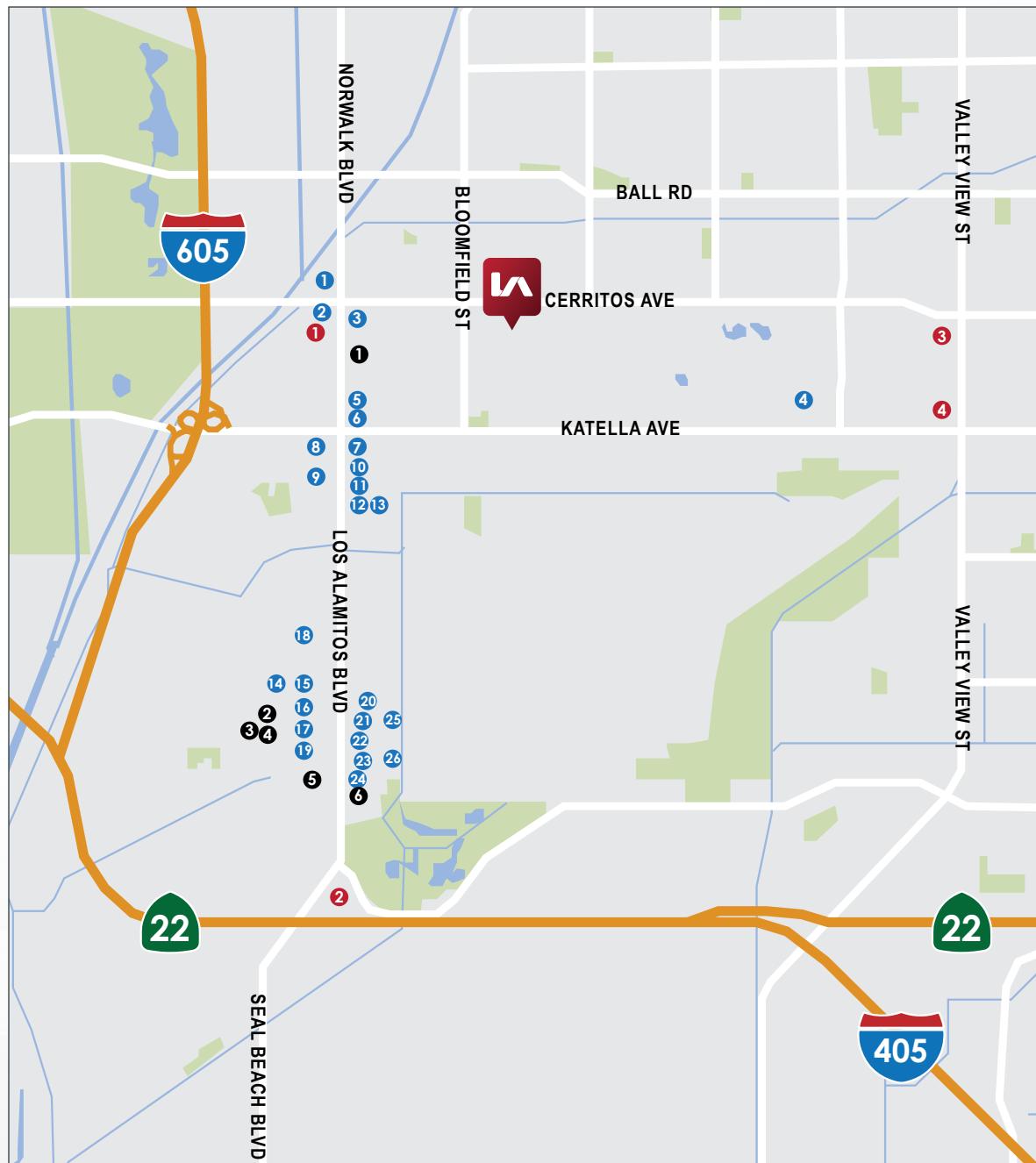
**LOS ALAMITOS**  
MEDICAL CENTER



UnitedHealth Group®



# NEARBY AMENITIES



## RESTAURANTS / GROCERY

1. Sizzler
2. Subway
3. El Pollo Loco
4. Costco
5. Hof's Hut
6. Starbucks
7. McDonald's
8. Polly's Pies
9. Original Fish Co.
10. Flame Broiler
11. Jack in the Box
12. Wendy's
13. Vons
14. Sprouts
15. California Pizza Kitchen
16. Panera Bread
17. Chipotle Mexican Grill
18. Chic-Fil-A
19. In-N-Out
20. Islands
21. Romano's Macaroni Grill
22. Rubio's Fresh Mexican Grill
23. Starbucks
24. Pick Up Stix Fresh Asian Flavors
25. Target
26. Ralph's

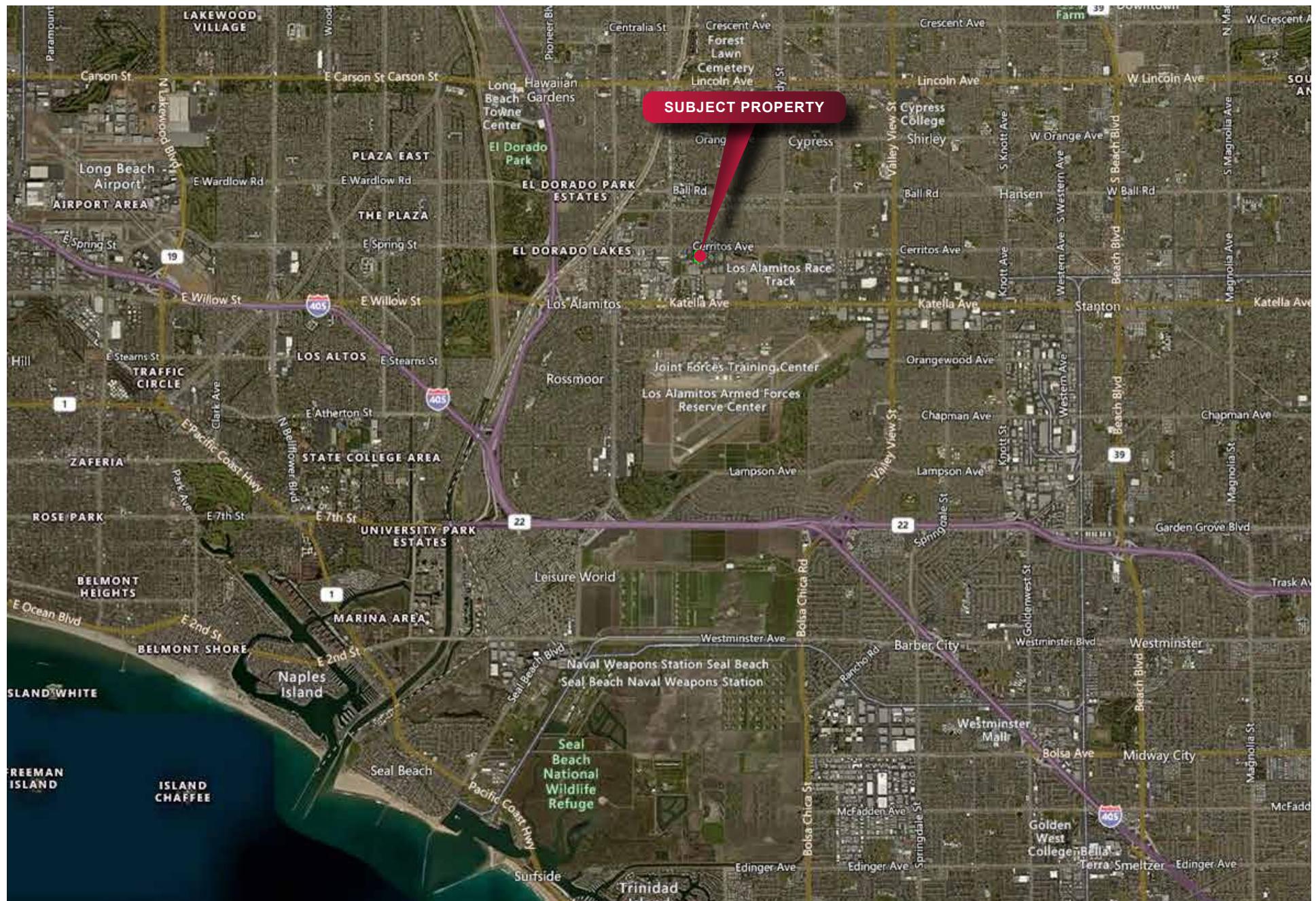
## HOTELS

1. Best Western
2. Ayres Hotel
3. Hyatt
4. Marriott

## OTHER

1. Ganahl Lumber
2. Marshalls
3. Home Goods
4. Staples
5. Rite Aid
6. CVS

# LOCAL MAP





# 10512 LOS VAQUEROS CIRCLE

LOS ALAMITOS, CALIFORNIA 90720

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