

CERRITOS CALIFORNIA CLASS A OFFICE BUILDING

13340 183rd St, Cerritos, CA 90703

FOR LEASE OR FOR SALE



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Jack O'Leary

(617) 750-3887 | jack.oleary@nhrd.com

Jecoah Byrnes, CCIM, SIOR

(239) 687-3505 | jecoah.byrnes@nhrd.com

Bernard Clevens

(312) 271-1927 | bernard.clevens@nhrd.com

BROKER OF RECORD

Joel Newman

(949) 306-1401 | joel@opendoorsunlimited.net
DRE# 00783588



EXECUTIVE SUMMARY

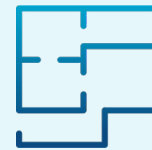
13340 183rd St is a Class A office building, approximately 69,349 SF and sits on approximately 4.68 Acres at the intersection of Carmenita and 183rd St in the City of Cerritos.

The project is strategically located midway between the Los Angeles and Orange County Business Centers directly fronting the Artesia/Riverside (91) Freeway, with both on and off ramps on site. The property is also served by the Riverside (91) , Santa Ana.



69,349 SF

PROPERTY SIZE



4.68 ACRES

LAND



1981

YEAR BUILT



26,000,000

OFFERING PRICE

INVESTMENT HIGHLIGHTS

- 01** Strategically located between the Los Angeles and Orange County Business Centers directly fronting the Artesia/Riverside (91) Freeway
- 02** Property is also served by Riverside (91), Santa Ana (5) and the San Gabriel (605) Freeways along with LAX, John Wayne Airport, and Ontario Airports
- 03** This property is the largest potential expansion development parcel within the City of Cerritos, offering boundless potential for a prospective buyer
- 04** Located five minutes away from the Cerritos Town Center for the Performing Arts, Cerritos City Hall, and Los Cerritos Shopping Center





PROPERTY SUMMARY

Price	\$26,000,000
Property Type	Office
Building Class	A
Sale Type	Investment or Owner User
Lot Size	4.68 AC
Rentable Building Area	69,349 SF
Number of Stories	3
Year Built	1981
Tenancy	Single
Parking Ratio	5.45/1,000 SF
Zoning Description	CO, Los Angeles
APN/Parcel ID	7027-019-041
Walk Score	62 (Somewhat Walkable)

AREA OVERVIEW

LAX

long beach
airport

13340 183rd St.
Cerritos

Cerritos Center of
Performing Arts

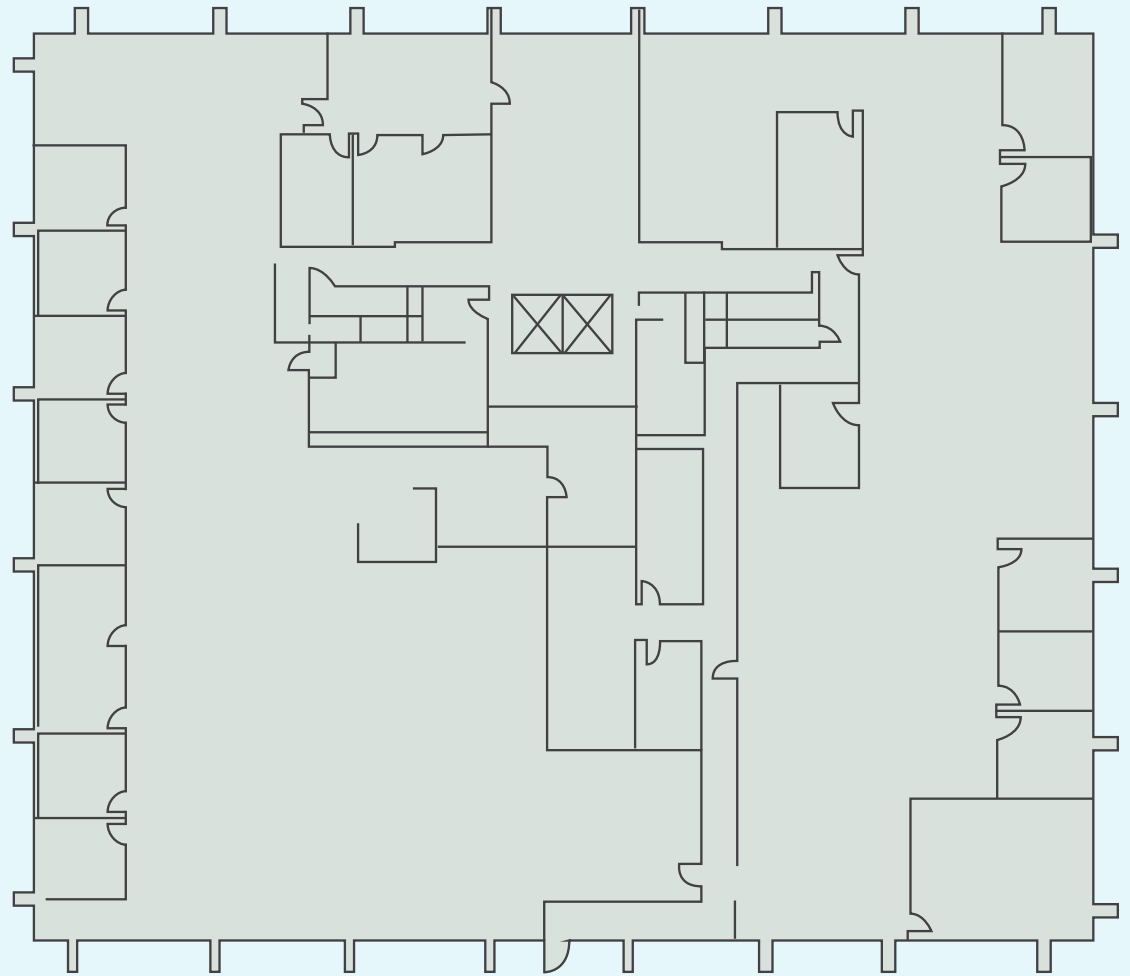
Cerritos Shopping
Center

Cerritos Center of
Performing Arts





FLOOR PLAN



EXTERIOR PHOTOS

13340



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTOS

Carmenita Rd. (TRAFFIC COUNTS 25,550)

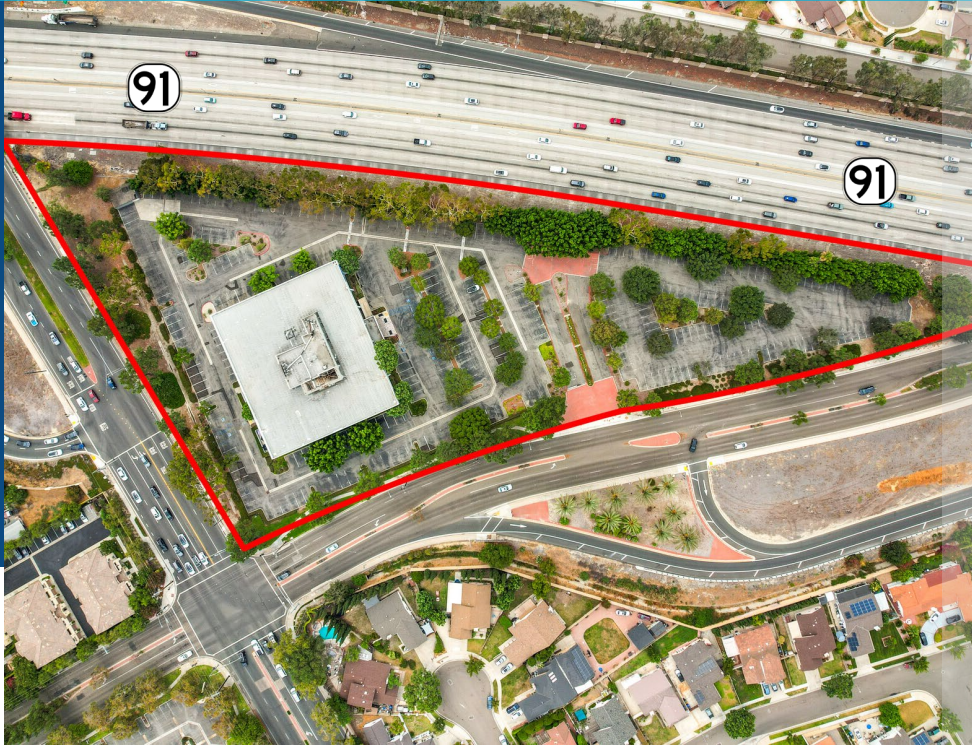
91

(TRAFFIC COUNTS 254,500)

91

183rd Street
(TRAFFIC COUNTS 25,550)

AERIAL PHOTOS





Jack O'Leary

617-750-3887

jack.oleary@nhrd.com

FL Real Estate Broker

#BK3354280

**Jecoah Byrnes,
CCIM, SIOR**

jecoah.byrnes@nhrd.com

CO Real Estate Broker

#40039122

Bernard Clevens

321-271-1927

bernard.clevens@nhrd.com

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