

# CERRITOS CALIFORNIA CLASS A OFFICE BUILDING

13340 183rd St, Cerritos, CA 90703

FOR LEASE OR FOR SALE



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# 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

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- 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

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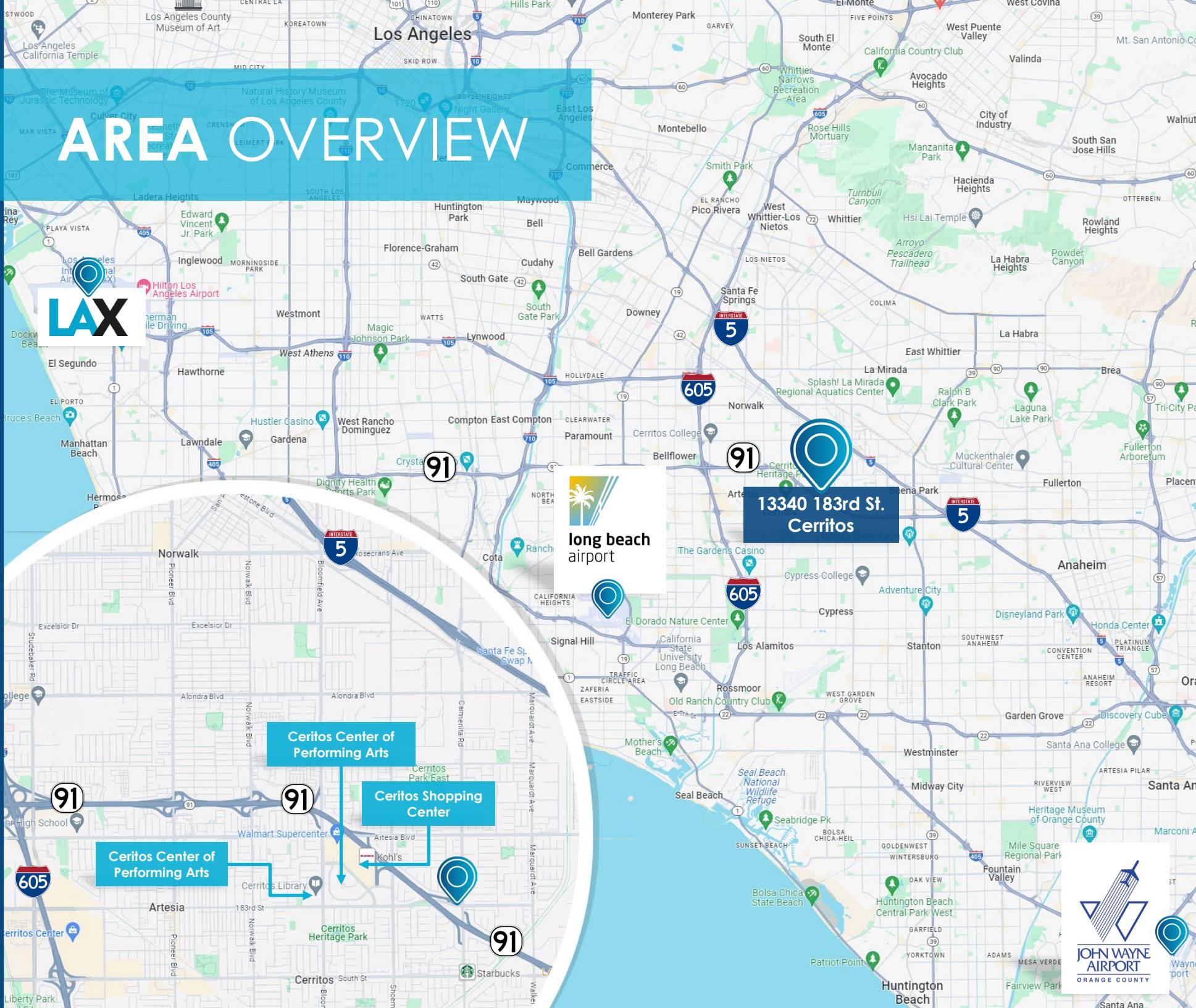




# PROPERTY SUMMARY

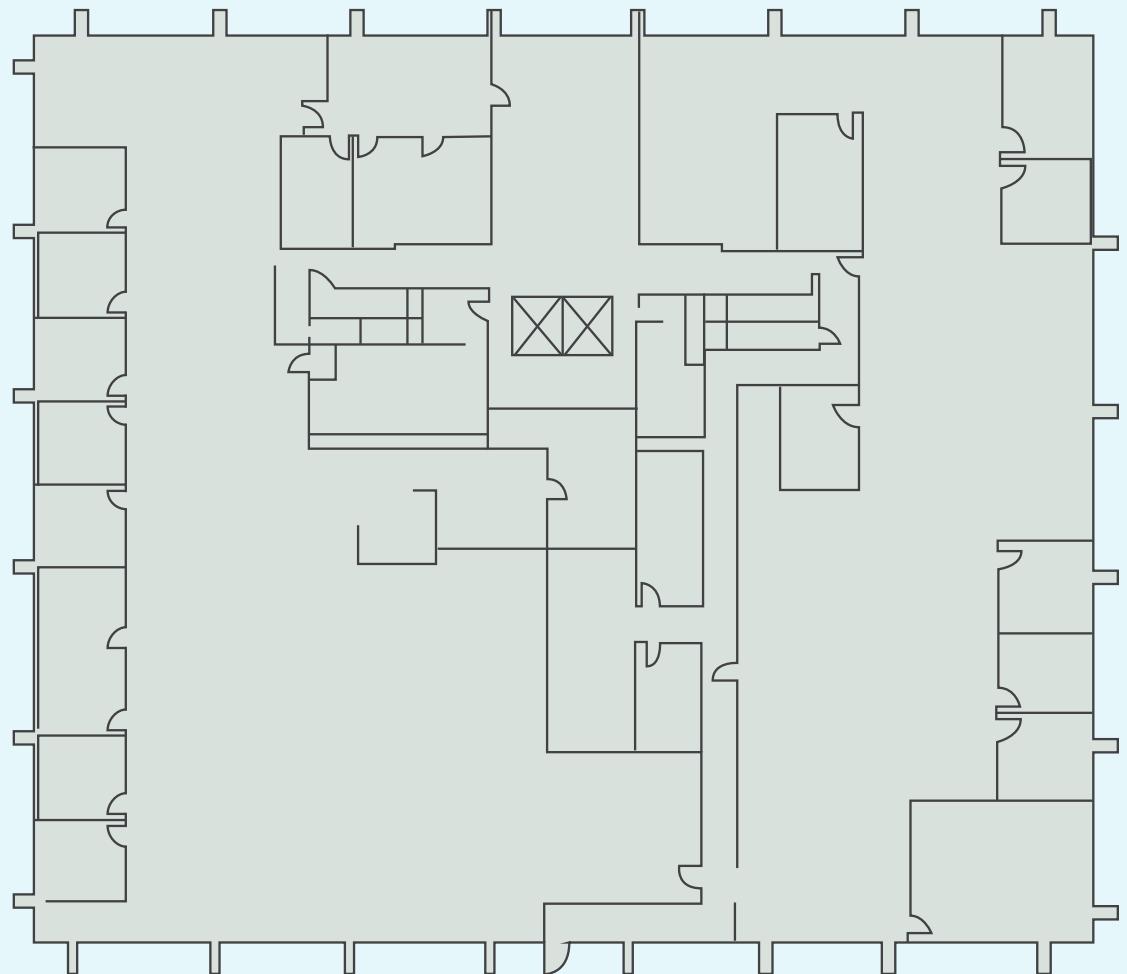
Price	<b>\$26,000,000</b>
Property Type	<b>Office</b>
Building Class	<b>A</b>
Sale Type	<b>Investment or Owner User</b>
Lot Size	<b>4.68 AC</b>
Rentable Building Area	<b>69,349 SF</b>
Number of Stories	<b>3</b>
Year Built	<b>1981</b>
Tenancy	<b>Single</b>
Parking Ratio	<b>5.45/1,000 SF</b>
Zoning Description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

# AREA OVERVIEW





# FLOOR PLAN



## EXTERIOR PHOTOS





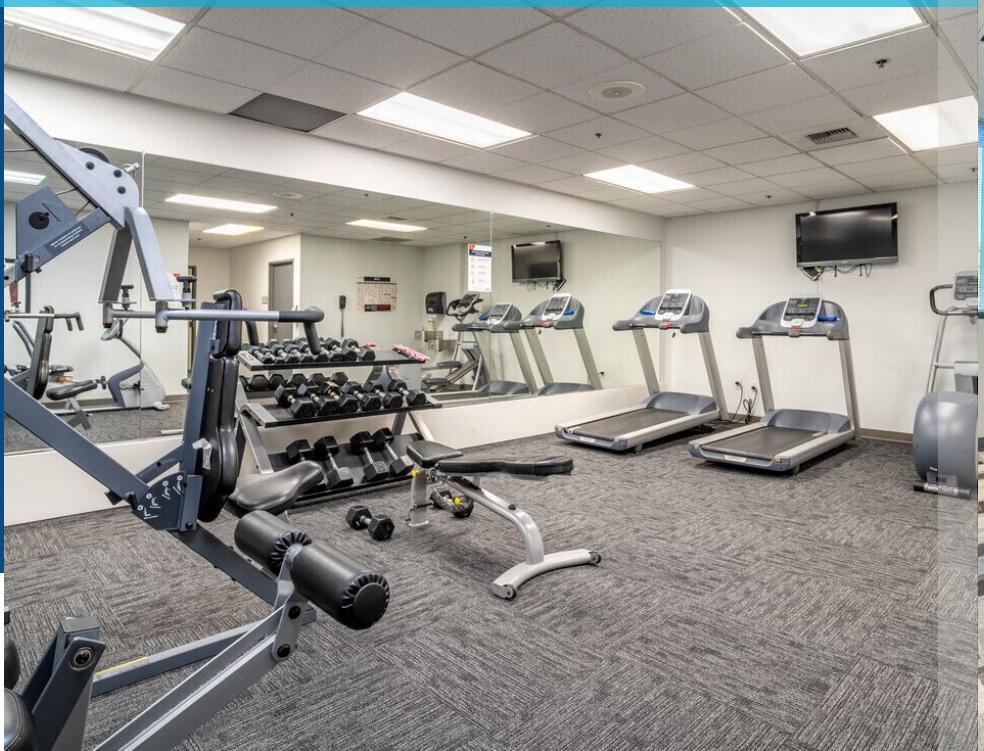
## EXTERIOR PHOTOS



# INTERIOR PHOTOS



## INTERIOR PHOTOS

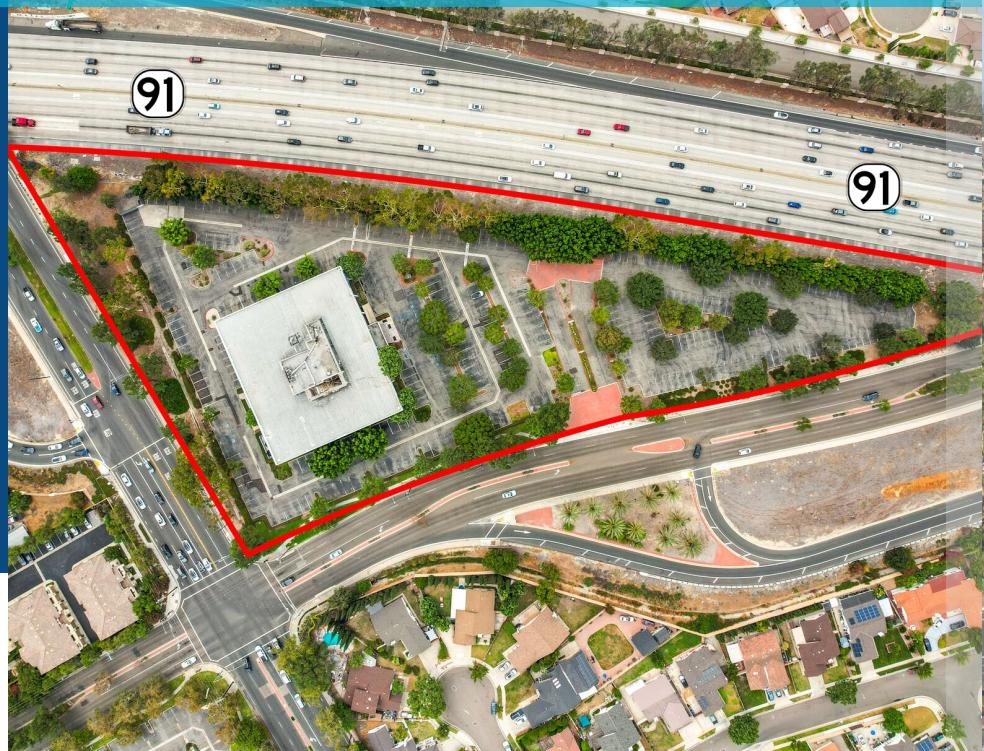




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## AERIAL PHOTOS





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