

18616 Gridley Road

Artesia, California 90701

*Directly across Gridley from
Los Cerritos Center*

THE OPPORTUNITY

A drive-thru pad that is already permitted

18616 Gridley Road is a 5,761 square foot freestanding building on 33,870 square feet of land, with an existing drive-thru lane, order kiosk position, and customer pick-up window.

The building has been fully designed and plan-checked for retail plus restaurant use. Los Angeles County Building & Safety approved the construction documents in January 2026, and the City approved the signage program by resolution in 2024. A new operator starts from approved drawings and restaurant infrastructure already in place, rather than from entitlement.



Existing drive-thru lane wrapping the building.

±5,761

SF BUILDING

±33,843

SF LAND

400A

THREE-PHASE POWER

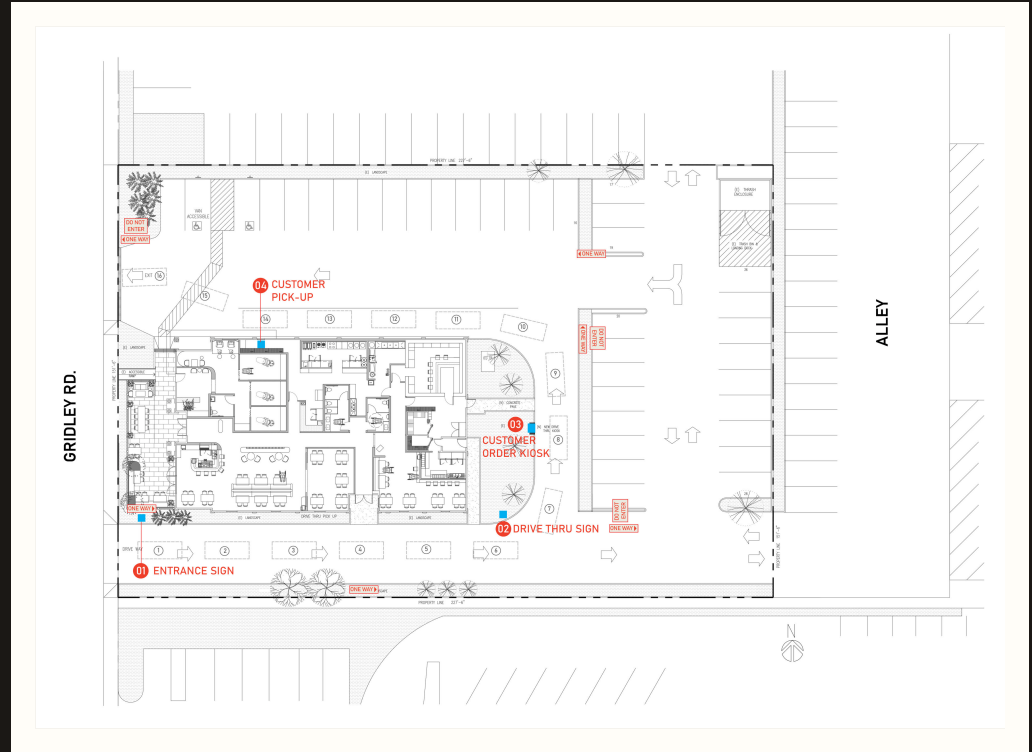
Drive-thru

EXISTING LANE

THE PROPERTY

Everything an operator needs to price the deal

ADDRESS	18616 Gridley Road Artesia, CA 90701
BUILDING	5,761 SF freestanding Additional 593 SF for patio
LAND	33,843 SF
DRIVE-THRU	Existing lane to remain Order kiosk and pick-up window in approved plans
POWER	400A, 120/208V three-phase ≈128 kVA connected load across three panels
PARKING	On-site surface lot, ADA and van accessible
RENT & TERM	Contact brokers



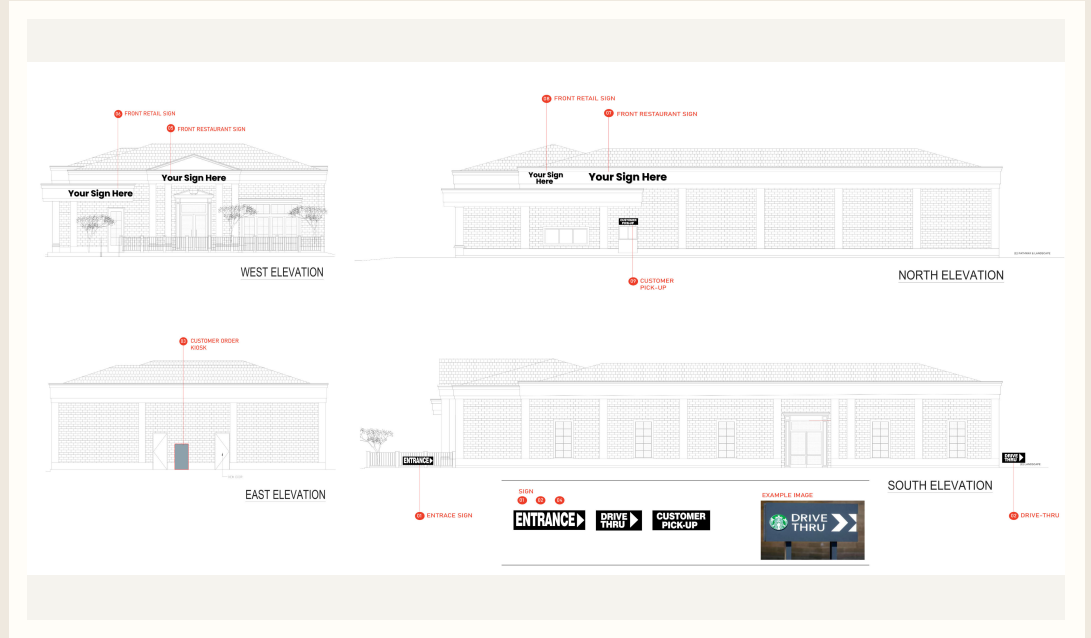
Approved site plan — entrance sign, drive-thru directional, order kiosk, and customer pick-up positions.

PLANS & PERMITS

Approved drawings, entitled signage

Feb 2024	Signage program approved City Planning, Resolution 2024-02P
Jul 2024	Health plan review LA County Health
2024–2025	Plan check corrections cleared Two rounds, plus a December 2025 revision
Jan 2026	Approved under Title 27 LA County Building & Safety, Department of Public Works
Jan 2026	Final energy approval, Title 24 Parts 1 and 6

Backlit metal channel letters, with an approved site package covering entrance, drive-thru directional, customer pick-up signage, and a 55-inch digital order kiosk.



Approved elevations — west, north, east, and south — with the permitted sign positions. Architect: Alan Architecture, project 2024P01.

Approvals were issued to the prior applicant. Transferability, expiration, and any required revisions are subject to confirmation by the County of Los Angeles. Prospective tenants should verify permit status independently.

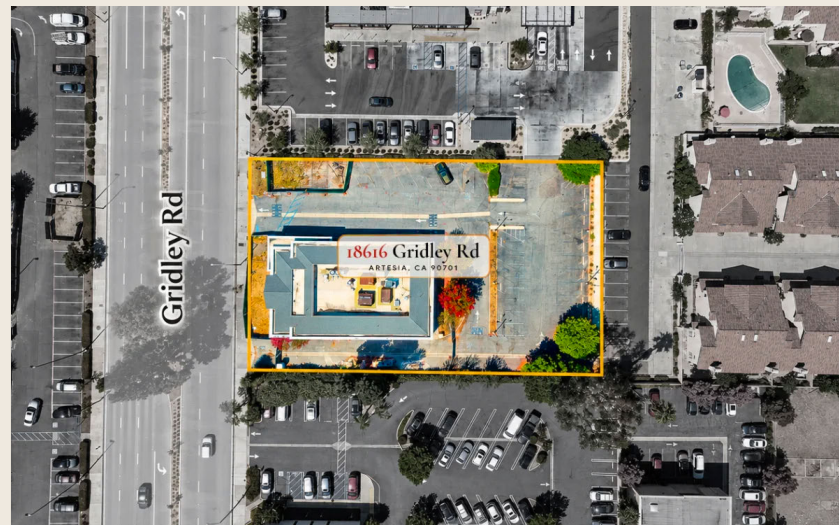
AERIAL

The site from above

Photographed on site, 2026



Looking east — the pad, its parking field, and Los Cerritos Center beyond Gridley Road.



Top-down — building footprint, drive-thru lane, and the full parking layout.

SIGNAGE

Your sign, already entitled



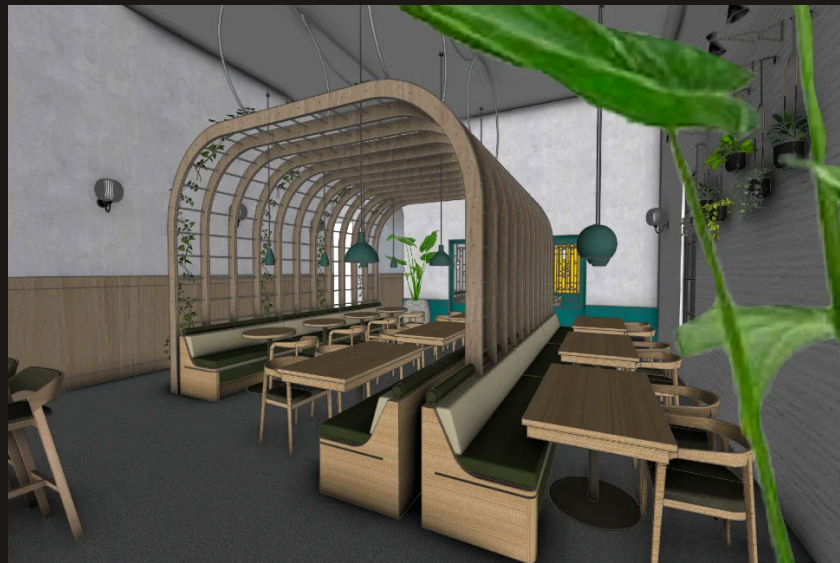
Gridley Road frontage with the permitted sign positions shown; signage is illustrative only.

THE SPACE

What the shell can hold



Entry, service counter, and open dining room.



Storefront and covered patio at the columns.

Conceptual interior build-out from the design set. Illustrative only; not part of the lease.

THE SPACE

Room for a full dining program

Banquettes, communal tables, and a bar, under a clear-span shell.



Banquette bay with olive tree and lantern lighting.



Arched timber screen dividing the dining wing.

Conceptual interior build-out from the design set. Illustrative only; not part of the lease.

See the building before you tour it

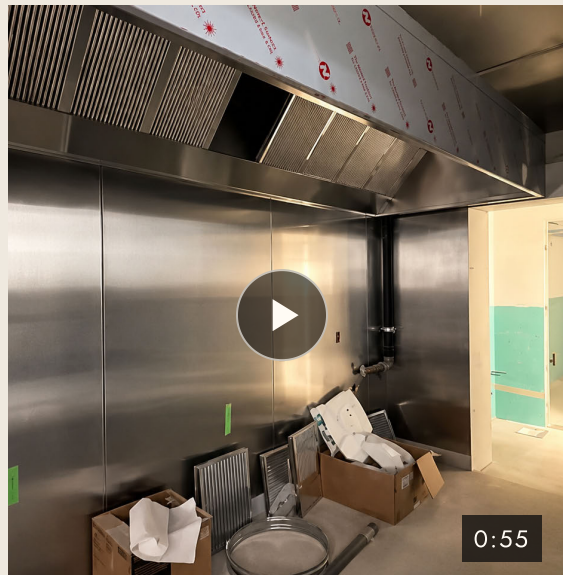
Filmed on site, September 2026



Exterior, drive-thru lane and parking field

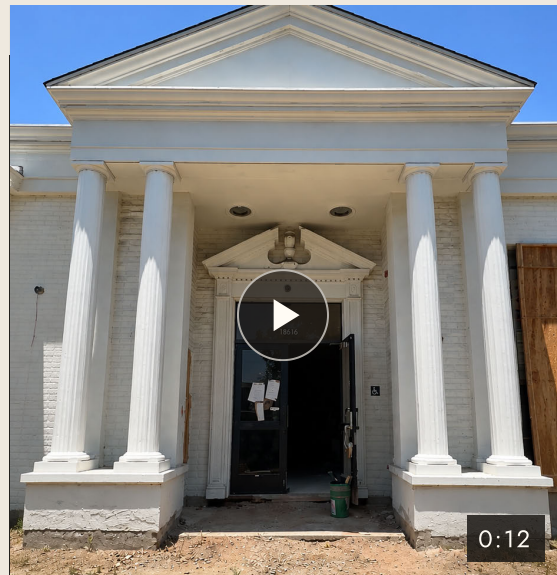
Gridley Road frontage, canopy, and the existing lane.

Video shows the property as of September 2026 and reflects work in progress by others. Scope, condition, and any installed equipment are subject to inspection and confirmation. Nothing shown is represented as included in a lease.



Interior — kitchen area

Type I exhaust hood set, stainless wall panels, overhead duct.



Front elevation and entry

Portico, sign band, and the main entrance from Gridley.

LOCATION

Across the street from 14 million visits a year

Los Cerritos Center draws roughly 14 million visits a year across more than 185 stores and restaurants, anchored by Nordstrom, Macy's, Harkins Theatres, and Dick's Sporting Goods. Cerritos Auto Square, immediately southwest, turns approximately \$1.5 billion a year across 24 brands.

None of that volume can be served by a drive-thru inside the mall. This pad is positioned to capture it.

VEHICLES PER DAY

Interstate 605	247,813
South Street	67,405
183rd Street	33,538
Gridley Road	29,848



The site fronts Gridley Road between 183rd Street and South Street, opposite the east parking field of Los Cerritos Center.
Diagram — not to scale.



Los Cerritos Center

18616 Gridley Rd
ARTESIA, CA 90701

LOCATION

One signal from the mall's southern edge

Aerial, 2026. The site is outlined at center, across
Gridley Road.

Demographics

PRIMARY TRADE AREA	DAYTIME POP · 3 MI	AVG. HH INCOME	AVG. HOUSEHOLD SIZE
660,000	217,647	\$126,000	3.57
LOS CERRITOS VISITS / YR	AUTO SQUARE SALES / YR	STUDENTS WITHIN 1.5 MI	USE DELIVERY SERVICES
14M	\$1.5B	7,000+	57%

Cerritos

Population 47,867
Median HH income \$135,439
Median age 47.7

Artesia

Population 15,889
Median HH income \$101,004
Median age 40.7

Five-mile radius

Residents 615,329
Households 190,694
Households \$200K+ 18.4%

Make Gridley your next location.

Tours and lease proposals through either firm. Bilingual representation available in English and Korean.

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Artesia, CA 90701*

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