



State Road Flex

20014-20210 State Road, Cerritos, CA 90703

JASON KEYZ

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CalDRE #01906778

State Road Flex | 20014-20210 State Road Cerritos, CA 90703**PROPERTY DESCRIPTION**

All suites have been recently upgraded. Lease rate extremely competitive for the area. Great for companies or businesses in need of a small space. This office flex space has an office space and warehouse space - perfect for small businesses that need the extra space. The building is located on State Road and Del Amo Blvd, adjacent to the Southbound 605 Freeway. There is a new 10,230 square foot retail center across the street called The Plaza at Gordon Ranch. The Property is located 1.5 miles north of the Long Beach Towne Center home of Wal-Mart, Staples, Lowes, numerous restaurants, specialty stores and retail services. Located approx. 2 miles south of the property is the Los Cerritos Center Shopping Mall with an Apple store, Macy's, Nordstrom, specialty stores and over 25 restaurants and eateries.

PROPERTY HIGHLIGHTS

- Air Conditioned Front Office
- Ample parking for employees and visitors
- Fresh paint, carpet/flooring, and new bathroom fixtures

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Number of Units:	36
Available SF:	1,620 - 2,430 SF
Lot Size:	
Building Size:	20,951 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,242	69,473	183,670
Total Population	24,111	221,337	591,341
Average HH Income	\$93,580	\$87,626	\$84,378

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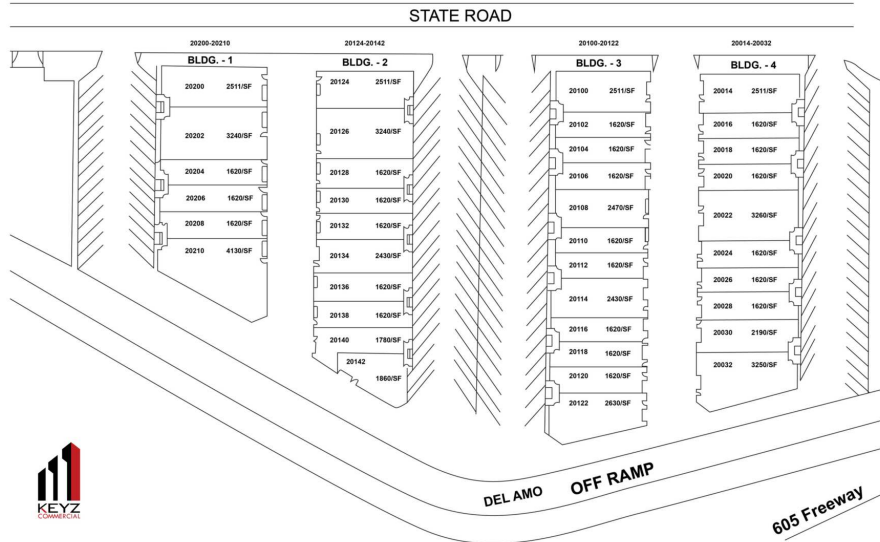
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CERRITOS STATE ROAD INDUSTRIAL PARK
 20014 - 20210 STATE ROAD
 CERRITOS, CA. 92703



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,620 - 2,430 SF	Lease Rate:	\$1.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20114 State Road	Available	2,430 SF	Modified Gross	\$1.50 SF/month	Available for lease on October 1, 2024, this unit features 2,430 SF of industrial flex space.
20112 State Road	Available	1,620 SF	Modified Gross	\$1.50 SF/month	Available for lease on January 1, 2025, this unit features 1,620 SF of industrial flex space.

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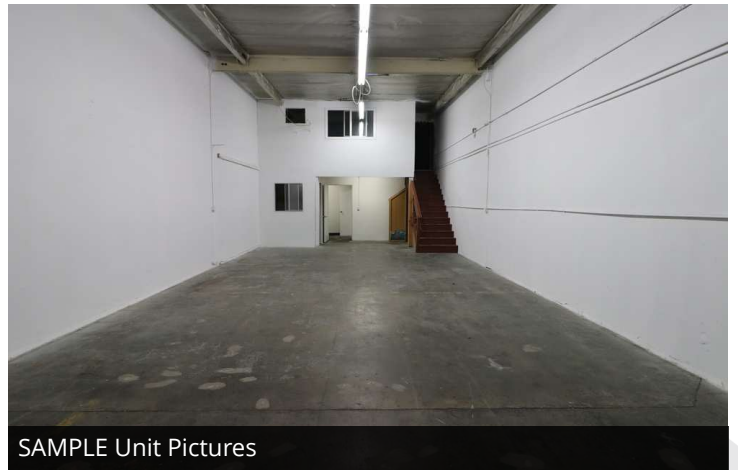
SAMPLE Unit Pictures



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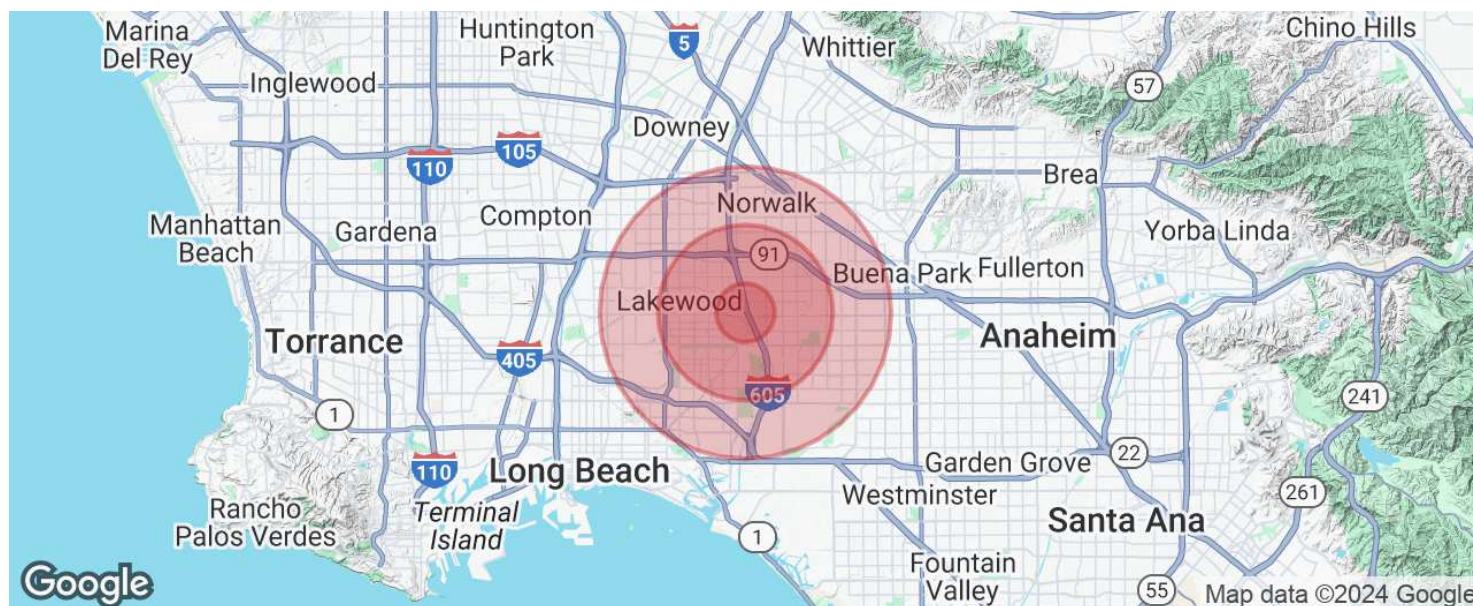
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	24,111	221,337	591,341
Median age	37.7	37.3	36.3
Median age (Male)	36.4	35.7	34.7
Median age (Female)	39.1	38.4	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,242	69,473	183,670
# of persons per HH	3.3	3.2	3.2
Average HH income	\$93,580	\$87,626	\$84,378
Average house value	\$584,010	\$545,662	\$538,987

* Demographic data derived from 2020 ACS - US Census

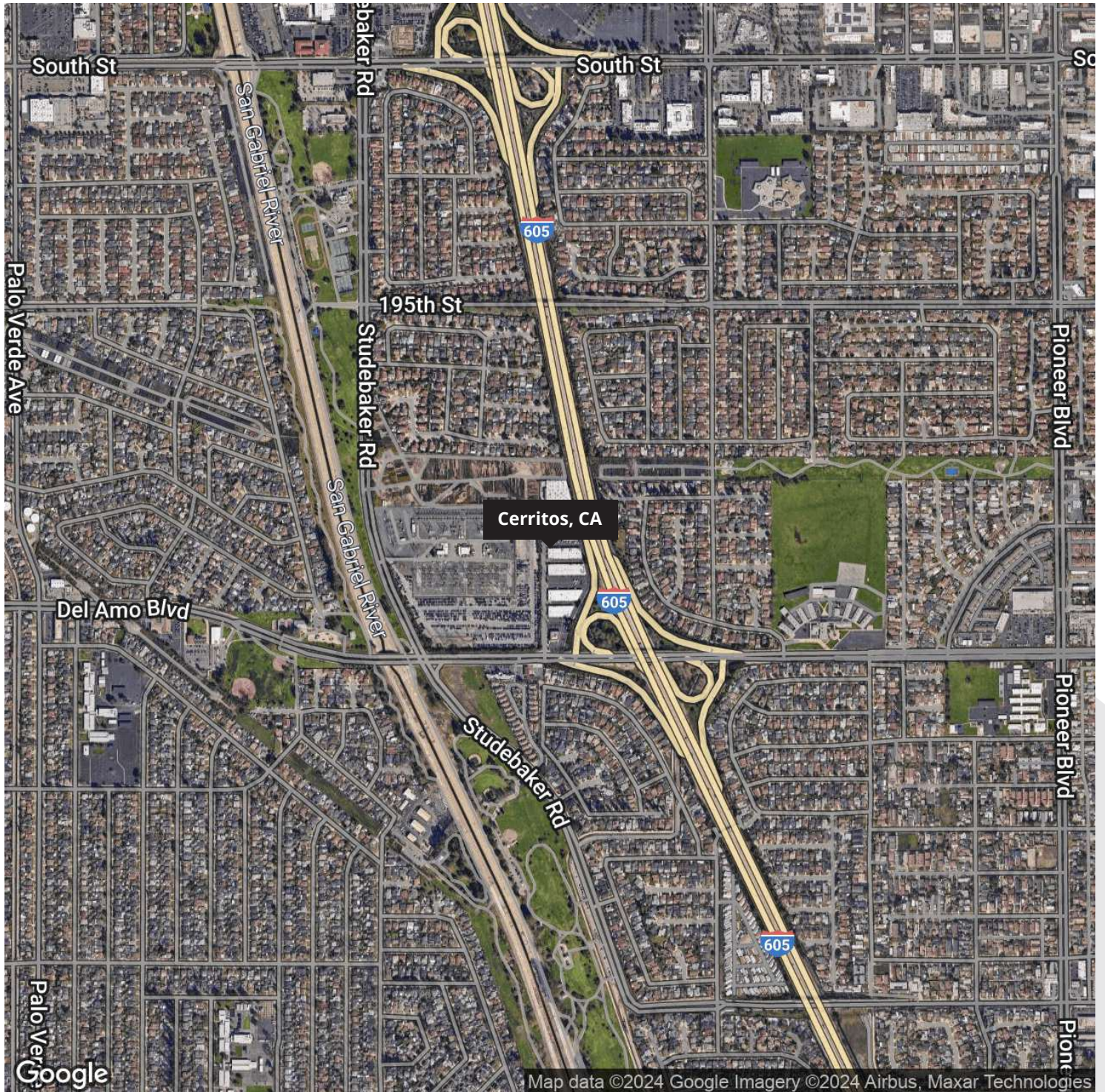
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