

For Lease  
Norwalk & Artesia Center

17350-17380 Norwalk Boulevard  
Cerritos, CA 90703

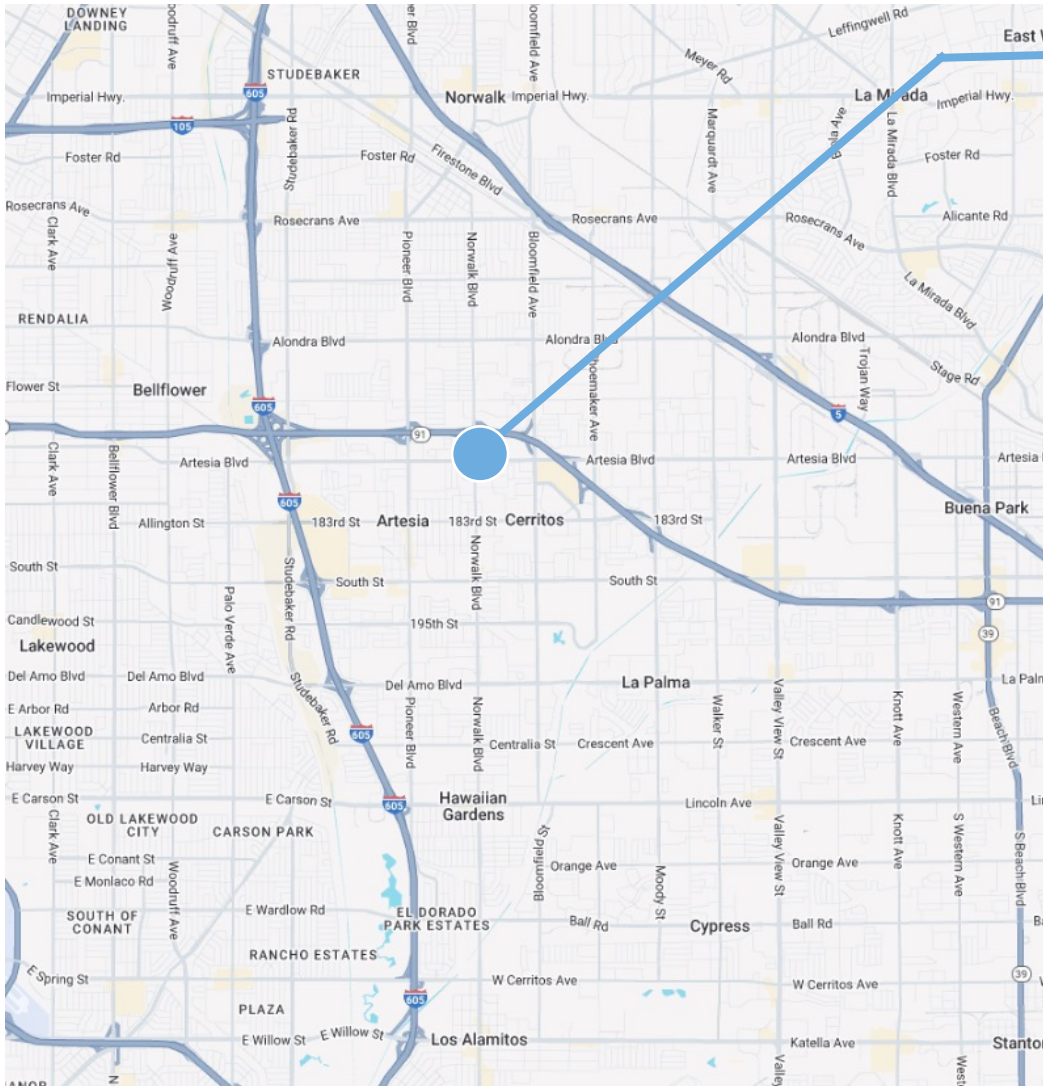


Note: While the information contained herein is from sources deemed reliable, it is believed to be correct, it is not in any way



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## Property Highlights:

- High profile location at the NEC of Artesia Boulevard and Norwalk Boulevard with average daily traffic of approximately 35,000 cars
- Freestanding pad building with 2,900 SF end-cap for lease
- Monument signage available on the hard corner as well as prominent building signage along both Artesia and Norwalk Boulevards
- Dense, infill residential surrounding the property
- Affluent income demographics

## Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	26,904	90,717	209,948
AHH Income	\$167,323	\$156,269	\$140,219



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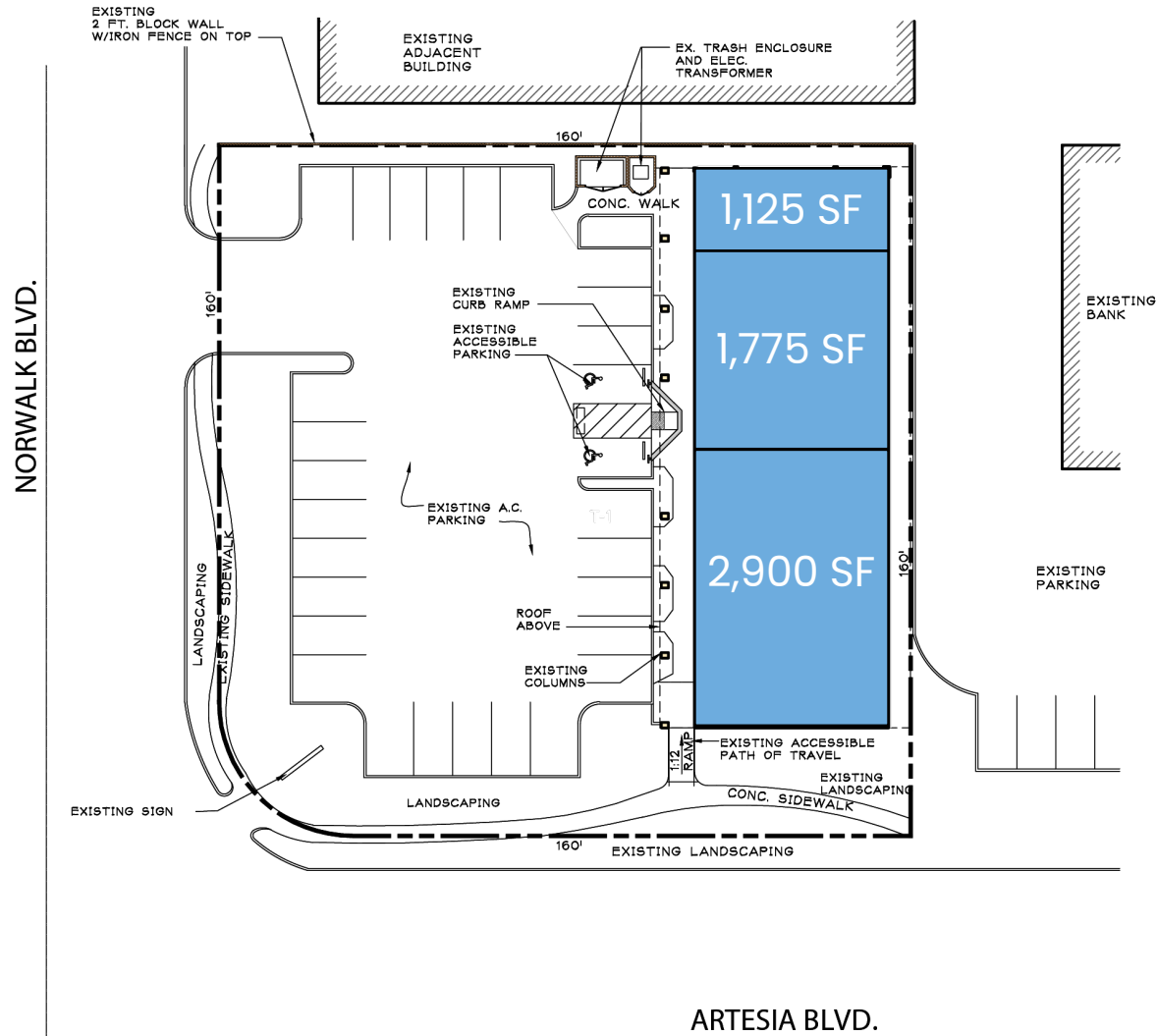
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