

Available ±1,600 SF

19432 PIONEER BLVD.

CERRITOS | CA



## END-CAP RETAIL SPACE



FOR MORE  
INFORMATION,  
CONTACT:

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CADRE #01208444

Available

# 19432 PIONEER BLVD.

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## EXECUTIVE SUMMARY

19432 Pioneer Blvd offers a  $\pm 1,600$  SF end-cap retail space on a  $\pm 0.50$ -acre parcel in the heart of Cerritos, CA. The space has been completely remodeled and is ready for immediate occupancy, providing a turnkey solution for retail or service operators. Positioned at a signalized intersection along Pioneer Boulevard, the property enjoys excellent visibility, convenient access to SR-91 and I-605, and exposure to nearly 40,000 vehicles per day.

The surrounding trade area is densely populated, with more than 226,000 residents within a three-mile radius and average household incomes exceeding \$100,000. Daytime employment surpasses 72,000 within the same radius, creating a strong daytime population to support retail and service uses.

With its prime end-cap positioning, modern improvements, affluent demographics, and high traffic counts, 19432 Pioneer Blvd presents an outstanding opportunity for businesses or investors seeking a high-traffic, high-income Cerritos location.

Space Size	$\pm 1,600$ SF
Asking Rent	\$2.95 NNN
Lot Size	$\pm 0.50$ AC
Commercial	Retail / Office
APN	7054-018-011
Submarket	Mid-Cities / Los Angeles
Access	Near SR-91 & I-605 interchanges; public transit options nearby.

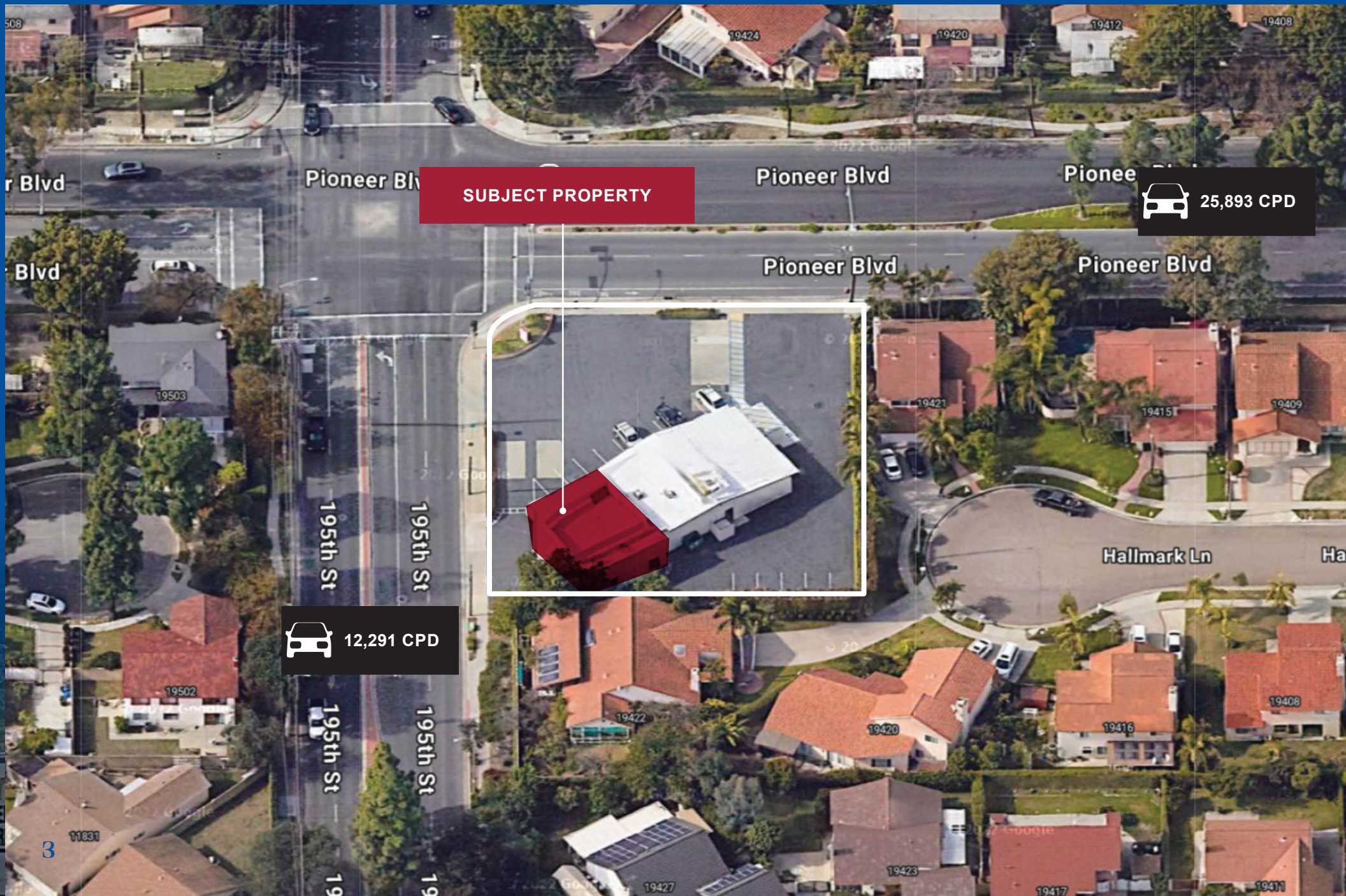


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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

Available  
**19432 PIONEER BLVD.**  
CERRITOS | CA

A E R I A L



SUBJECT PROPERTY



25,893 CPD



12,291 CPD

# 19432 PIONEER BLVD.

## S I T E P L A N





## CERRITOS' STRONG DEMOGRAPHICS & RETAIL BASE DRIVE OPPORTUNITY

The City of Cerritos is among Southern California's most desirable retail markets, combining affluent households, strong consumer spending power, and exceptional regional accessibility. With average household incomes above \$100,000 and more than 226,000 residents within a three-mile radius, the trade area supports a wide mix of retail, dining, and service uses. Strategically located along major freeways, including SR-91 and I-605, Cerritos continues to attract national retailers and local operators alike. The result is a stable, high-performing retail market with long-term growth potential for both tenants and investors.

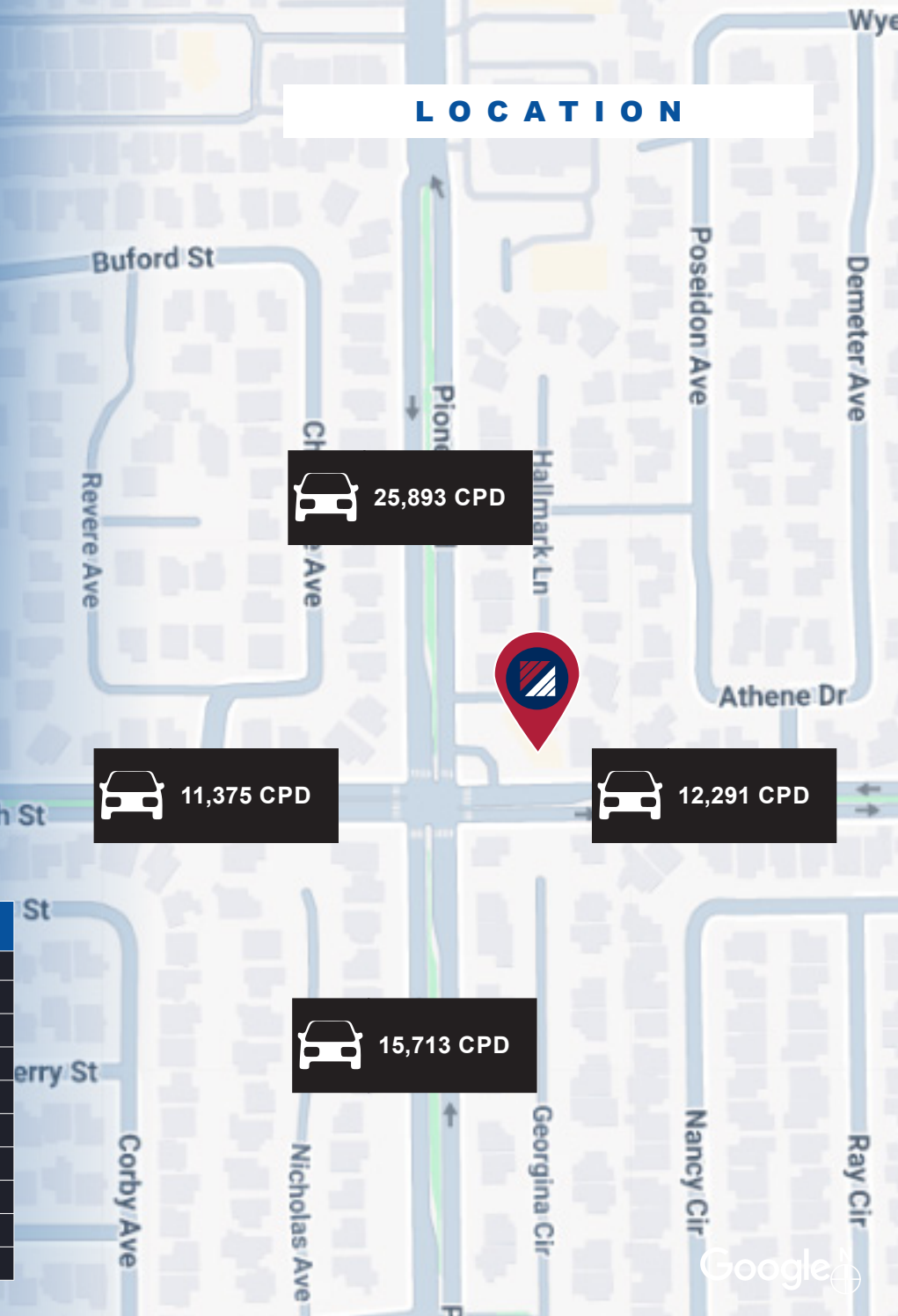


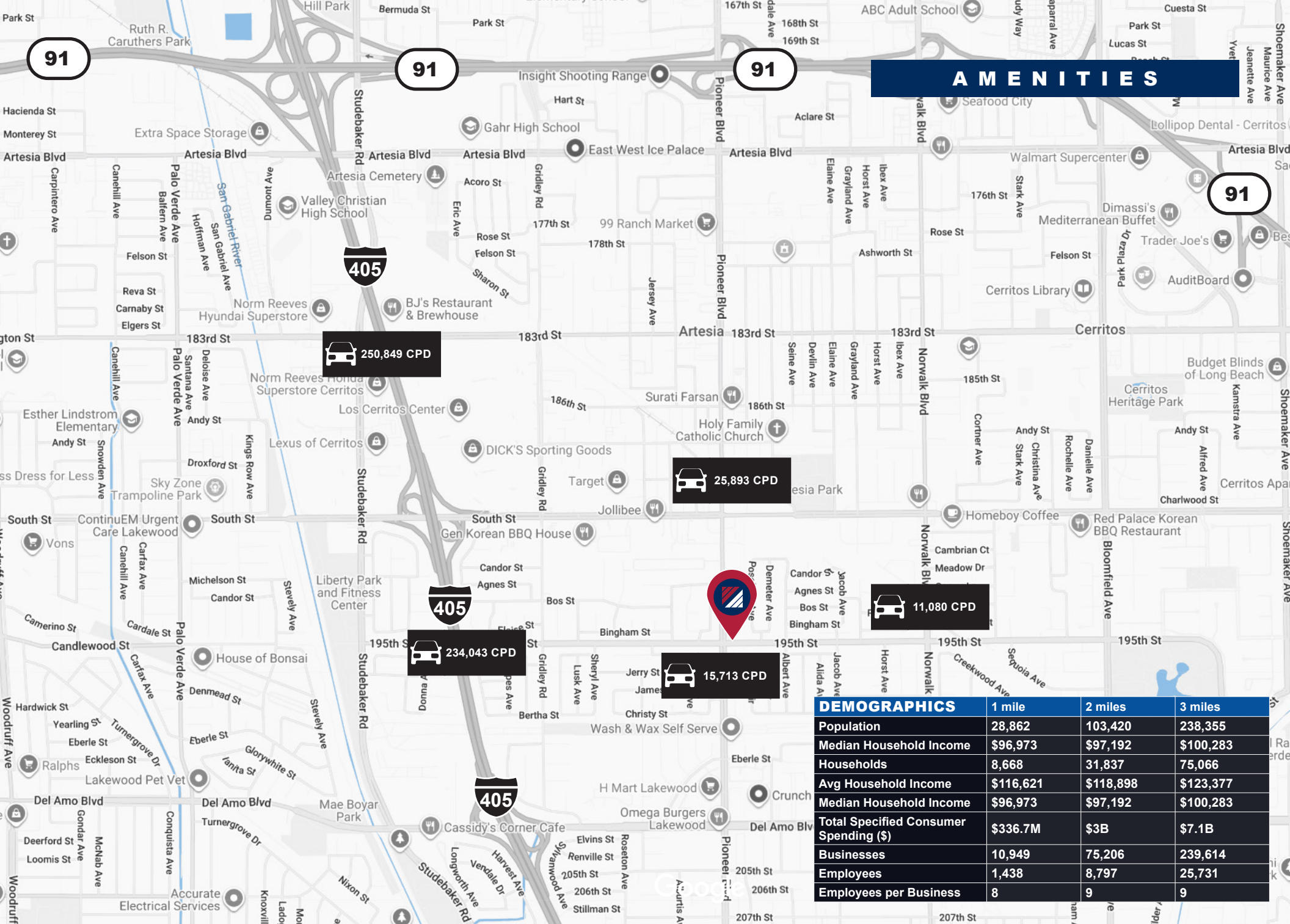
## HIGH-TRAFFIC RETAIL CORRIDOR

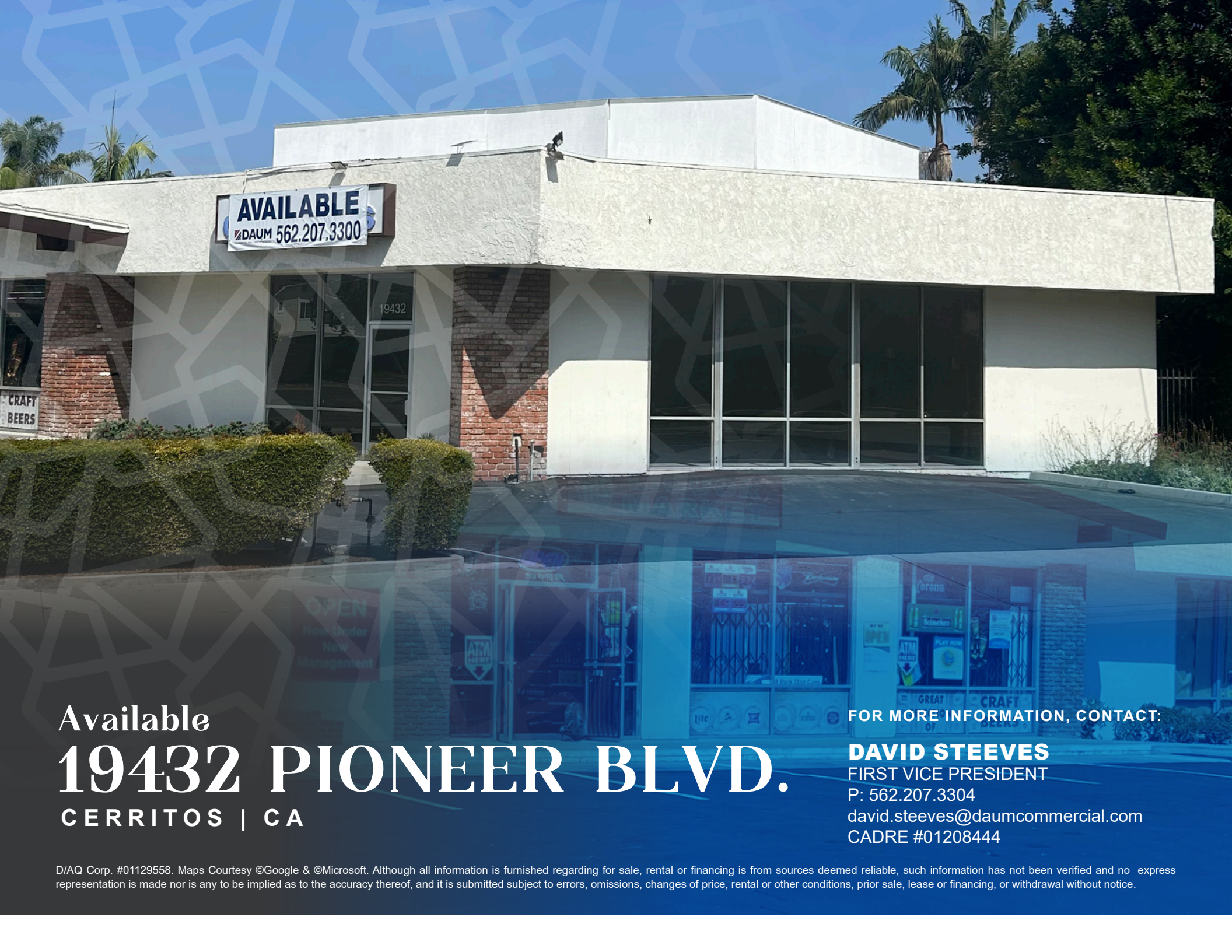
Situated along Pioneer Boulevard near the Alondra Boulevard intersection, the property benefits from excellent visibility and strong daily traffic volumes of nearly 40,000 vehicles per day. The surrounding area features a well-established mix of national retailers, restaurants, and neighborhood services, making it a prime destination for both local residents and regional commuters. Convenient freeway access further enhances connectivity, ensuring a steady flow of customers traveling through Cerritos and the greater Mid-Cities region.

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
195th St	Pioneer Blvd W	12,133	2025	0.02 mi
N Pioneer Blvd	-	15,486	2025	0.08 mi
195th St	Boston Ln W	11,229	2025	0.08 mi
South St	Pioneer Blvd W	25,517	2025	0.34 mi
South St	Corby Ave W	24,272	2025	0.34 mi
195th St	Horst Ave W	10,937	2025	0.45 mi
195th St	Gridley Rd W	10,871	2025	0.50 mi
del Amo Blvd	Cabrillo Ln E	27,258	2025	0.53 mi
Gridley Rd	195th St S	10,081	2025	0.53 mi
Gridley Rd	195th St N	4,702	2025	0.54 mi

## LOCATION







**AVAILABLE**  
DAUM 562.207.3300

19432

CRAFT  
BEERS

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