

11938 - 11940 SOUTH STREET, ARTESIA, CA 90703

**85% LEASE OUT!  
ONE SPACE AVAILABLE!**



HOYT HOCHMAN, CCIM  
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**PLATINUM**  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644

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# ONE SPACE AVAILABLE!

NEWLY RENOVATED PRIME RETAIL SPACES FOR LEASE!

LEASE RATE: \$3.75/SF NNN | NNN

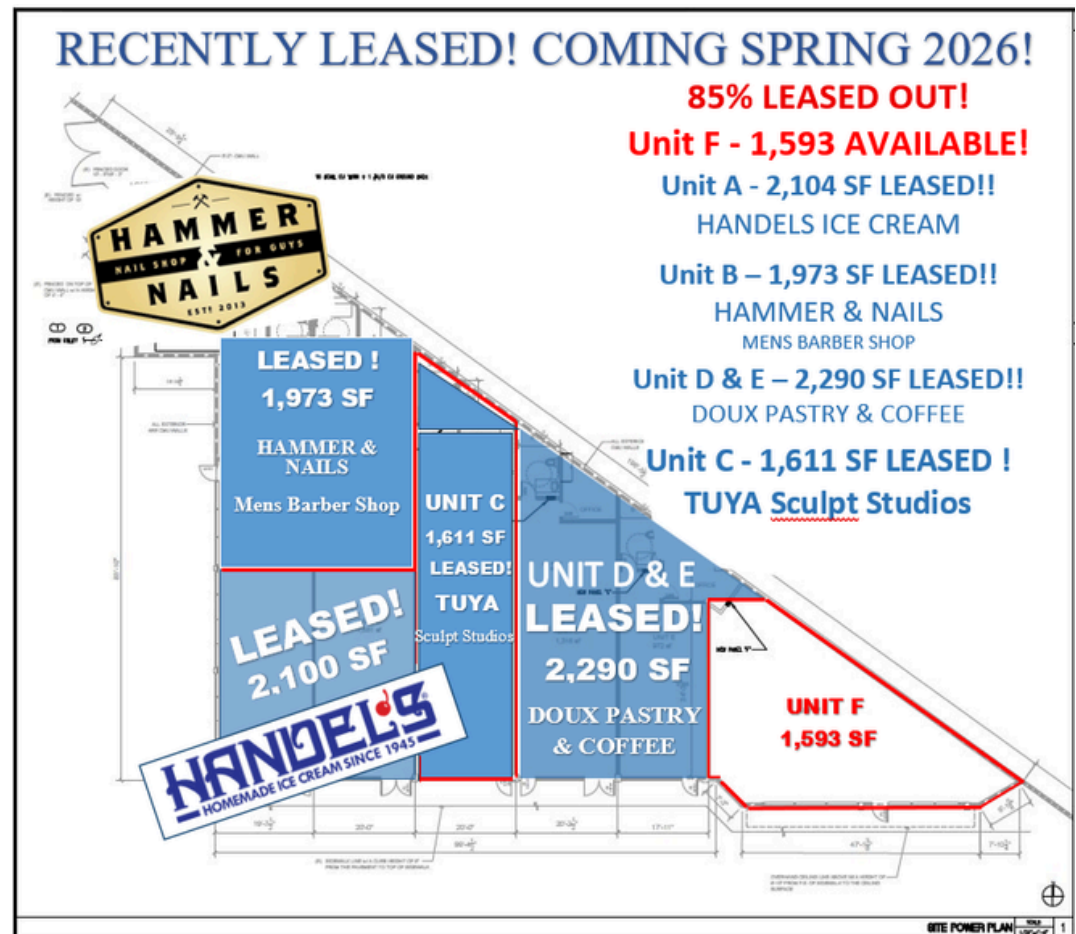
CHARGES: \$0.87/SF

IDEAL FOR HIGH-END RETAIL OR SERVICE-ORIENTED BUSINESSES

CURRENTLY UNDER CONSTRUCTION

MONUMENT SIGNAGE OPPORTUNITIES

HIGH FOOT AND VEHICLE TRAFFIC WITH EXCEPTIONAL STREET VISIBILITY!



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This retail center aims to attract tenants who enhance the customer experience: Artisan bakeries, dessert bars, fast-casual eateries, boutique fitness studios, wellness / spa, gourmet food retailers, or specialty shops.

With synergy from Handel's Ice Cream already in place, your concept can tap into an existing stream of foot traffic and shared consumer interest!



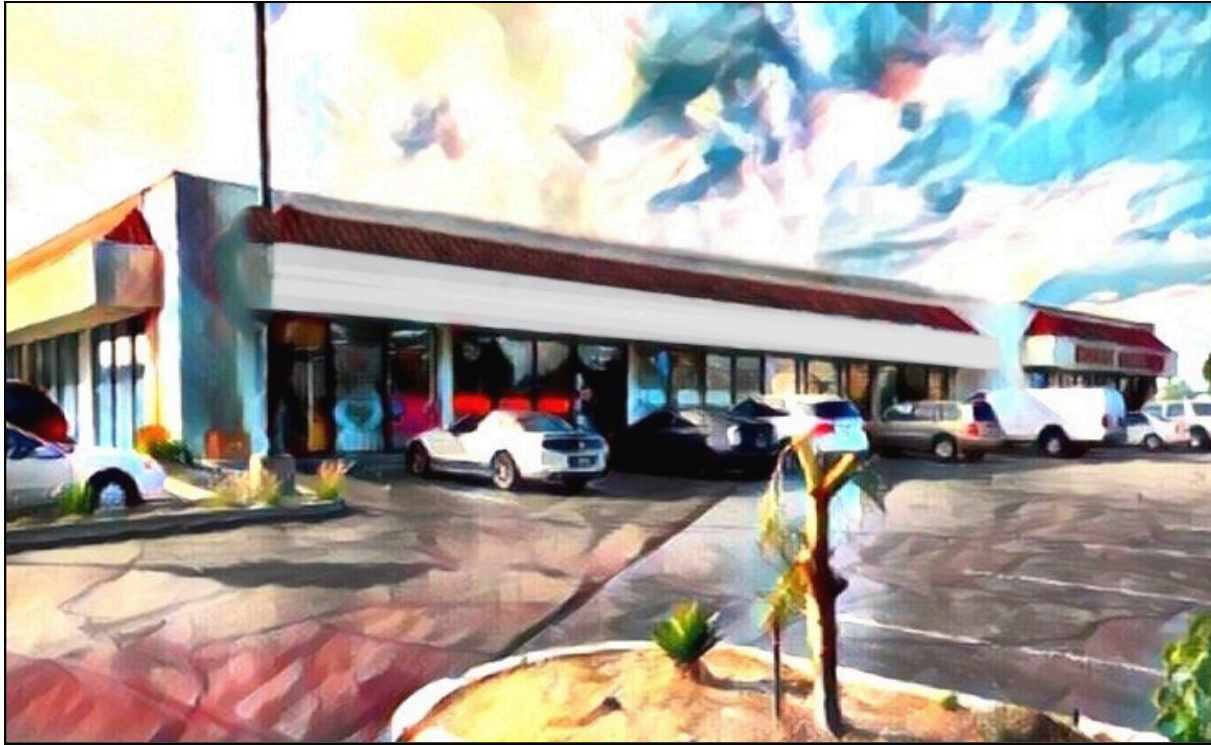
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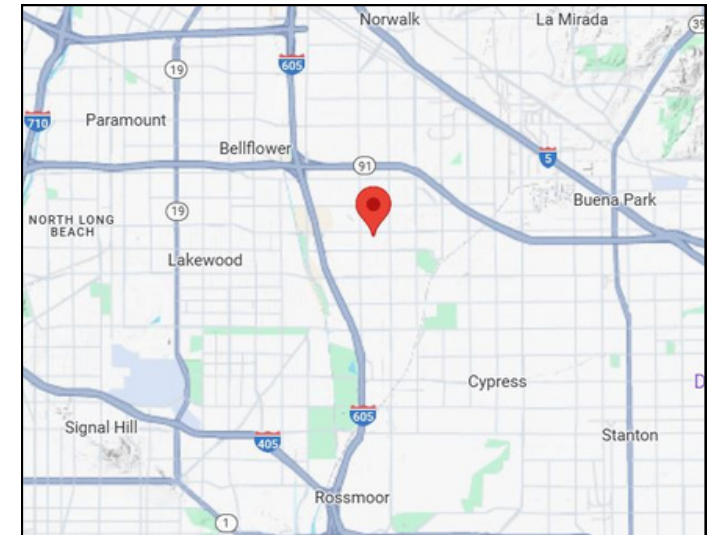
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Welcome to 11938-11940 South Street, Artesia, CA, an outstanding retail property for lease in Southeast Los Angeles County with new construction status and premier visibility! This retail center is being designed to cater to food & beverage, boutique retail, and experiential concepts, anchored by Handel's Ice Cream, — setting a strong base of customer draw.

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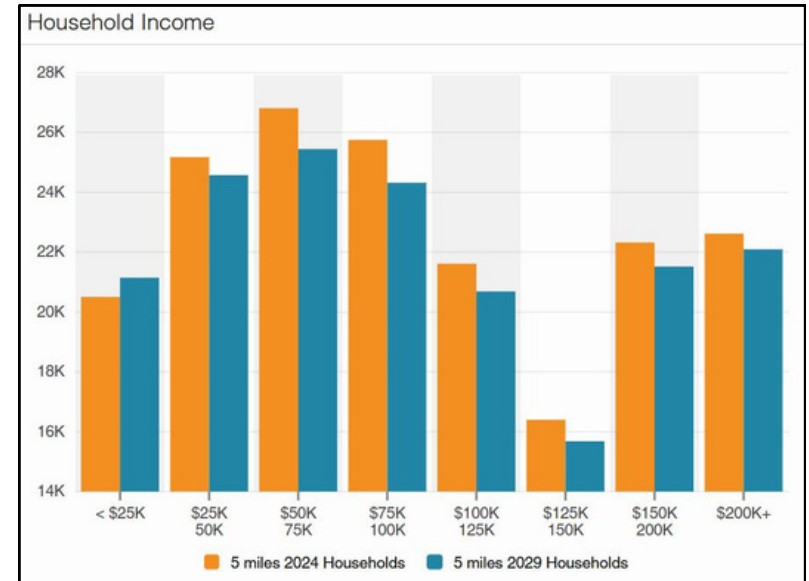
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Income	2 miles	5 miles	10 miles
Avg Household Income	\$121,949	\$114,534	\$102,893
Median Household Income	\$99,233	\$92,582	\$80,259
< \$25,000	3,004	20,504	107,571
\$25,000 - 50,000	3,949	25,175	119,861
\$50,000 - 75,000	3,912	26,809	115,274
\$75,000 - 100,000	4,273	25,750	100,090
\$100,000 - 125,000	3,737	21,615	78,961
\$125,000 - 150,000	2,818	16,401	56,108
\$150,000 - 200,000	3,966	22,323	73,818
\$200,000+	4,355	22,619	75,841



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
South St	Pioneer Blvd W	25,517	2025	0.23 mi
N Pioneer Blvd	-	15,550	2025	0.24 mi
South St	Corby Ave W	24,272	2025	0.29 mi
195th St	Pioneer Blvd W	12,133	2025	0.39 mi
195th St	Horst Ave W	10,937	2025	0.40 mi
Norwalk Blvd	Flora Vista St N	16,864	2025	0.42 mi
195th St	Boston Ln W	11,229	2025	0.44 mi
195th St	Norwalk Blvd W	8,371	2025	0.49 mi
Norwalk Blvd	Wendy St S	17,851	2025	0.52 mi
South St	Gridley Rd W	28,606	2025	0.72 mi

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