

Avanti Business Center

17215 STUDEBAKER RD
CERRITOS, CA 90703

FOR LEASE

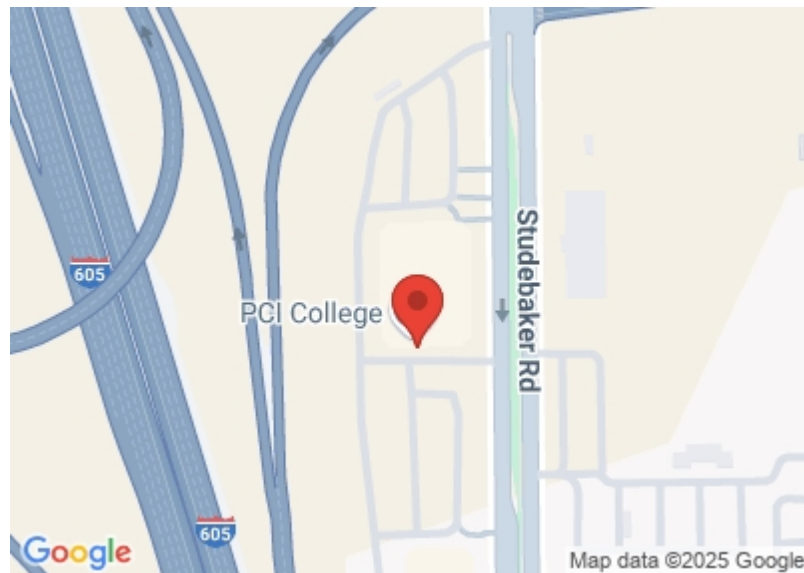


PROPERTY SUMMARY

17215 Studebaker Road in Cerritos is a well-maintained, three-story Class B office building known as the Avanti Business Center. Built in 1982, the property offers approximately 62,803 square feet of professional office space with typical floor plates of around 20,934 square feet. Tenants enjoy 24-hour access, air conditioning, and ample parking—including 60 covered spaces—at a central location with convenient access to major freeways and public transportation.

- Diverse tenant mix
- Close to freeway
- Great location
- Ample parking
- 24 hour access to the building
- Ideal setting for businesses seeking a professional look

Building SqFt	62,803 SqFt
# of Units Available	Five (5)
Lease Type	Sublease
Term	September 30, 2026
Year Built	1982
Parcel ID	7034-002-001
Zoning Type	Office/Medical
County	Los Angeles



OLIVER LIU

Senior Vice President

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oliver.liu@minkcre.com

License #: 01919930



Universal Elite Commercial

7700 Irvine Center Dr, Suite 680
Irvine, CA 92618

Office: 9099790207

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#130	Office & Medical	\$ 28.80 SF/Yr	MG	1,667 SF	1 Yrs
#190	Office & Medical	\$ 28.80 SF/Yr	MG	1,491 - 2,340 SF	1 Yrs
#192	Office & Medical	\$ 28.80 SF/Yr	MG	849 - 2,340 SF	1 Yrs
#200	Office & Medical	\$ 28.80 SF/Yr	MG	2,193 SF	1 Yrs
#270A	Office & Medical	\$ 28.80 SF/Yr	MG	1,110 SF	1 Yrs

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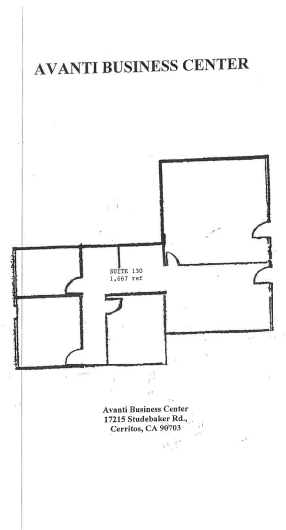
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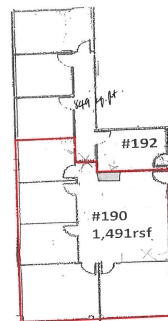
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130



190



The above is not to scale.

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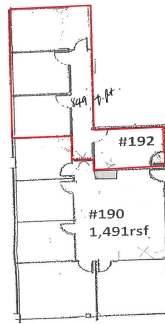
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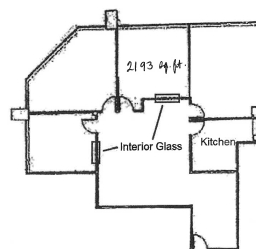
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192



The above is not to scale.

200



Not to scale. Locations and dimensions are approximate and subject to change at Lessor's discretion.

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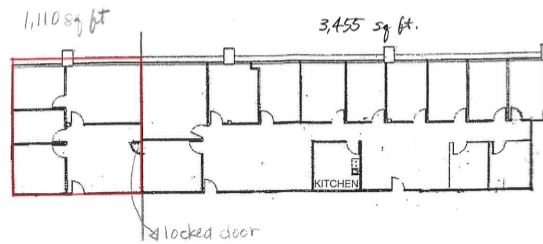
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270A



STANDARD MULTI-TENANT OFFICE LEASE - GROSS
FLOOR PLAN - EXHIBIT "A"
270



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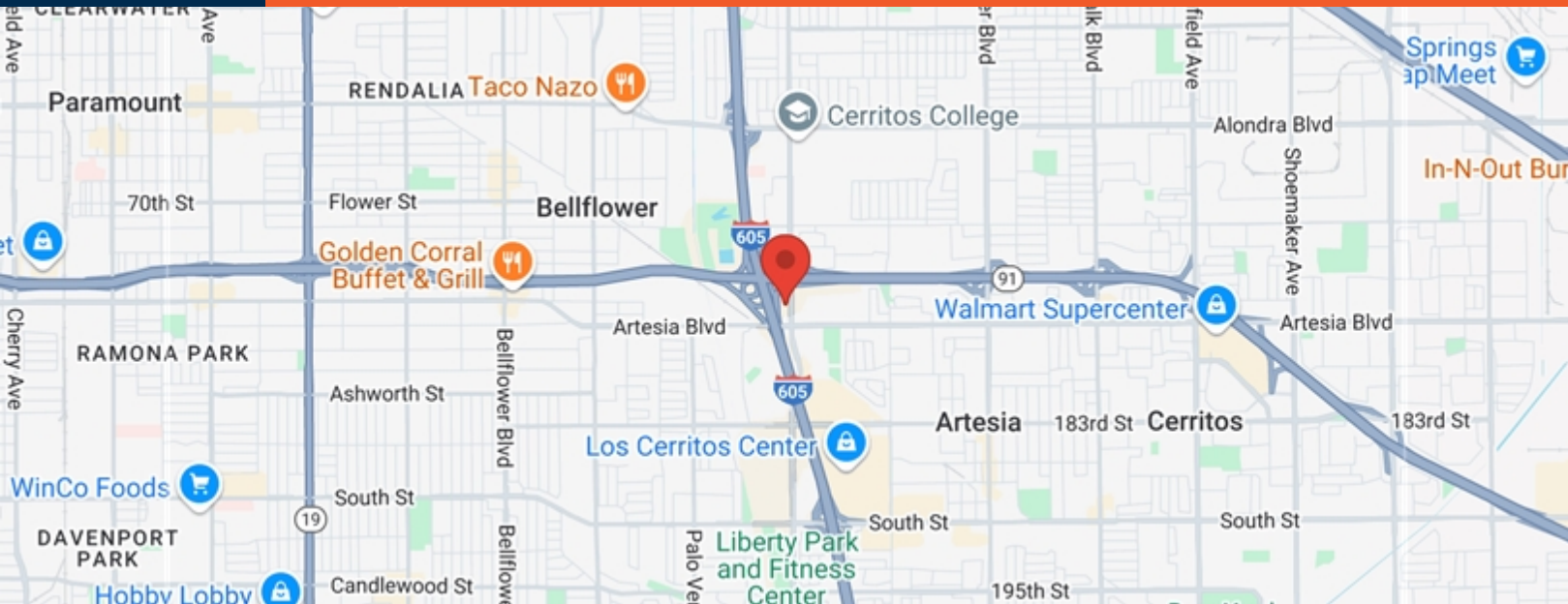
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,831	261,866	638,538
2010 Population	18,173	265,551	646,466
2025 Population	17,987	256,709	629,251
2030 Population	17,822	250,886	615,830
2025-2030 Growth Rate	-0.18 %	-0.46 %	-0.43 %
2025 Daytime Population	30,299	222,888	593,437

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	314	4,413	11,486
\$15000-24999	208	3,520	8,451
\$25000-34999	247	3,801	9,777
\$35000-49999	369	6,266	15,701
\$50000-74999	801	11,215	27,833
\$75000-99999	811	10,675	25,698
\$100000-149999	1,245	17,115	40,372
\$150000-199999	840	10,333	26,041
\$200000 or greater	1,080	13,781	34,052
Median HH Income	\$ 105,552	\$ 101,371	\$ 100,665
Average HH Income	\$ 129,698	\$ 125,610	\$ 126,550

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,670	78,590	192,547
2010 Total Households	5,836	79,127	192,858
2025 Total Households	5,915	81,118	199,422
2030 Total Households	5,967	80,919	199,237
2025 Average Household Size	2.95	3.12	3.12
2025 Owner Occupied Housing	3,510	47,513	116,575
2030 Owner Occupied Housing	3,581	48,044	118,161
2025 Renter Occupied Housing	2,405	33,605	82,847
2030 Renter Occupied Housing	2,386	32,875	81,076
2025 Vacant Housing	156	2,145	5,233
2025 Total Housing	6,071	83,263	204,655

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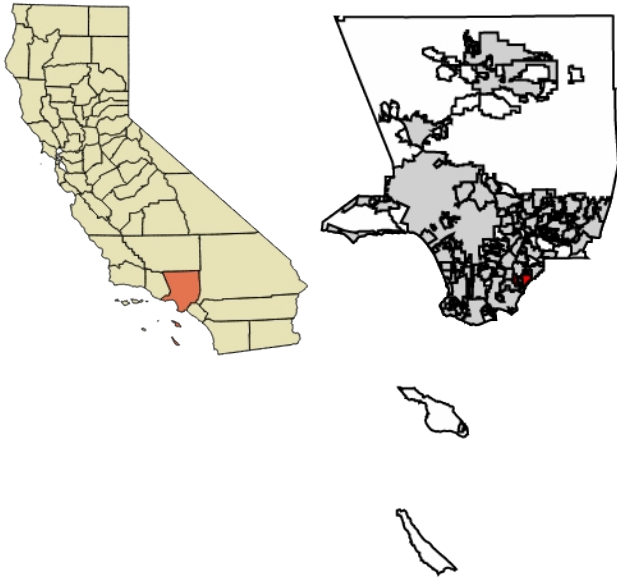
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CITY OF CERRITOS

INCORPORATED 4/23/1956

AREA

CITY 8.9 SQ MI
LAND 8.7 SQ MI
WATER 0.1 SQ MI
ELEVATION 46 FT

POPULATION

POPULATION 49,578
DENSITY 5,680.99 SQ MI



ABOUT CERRITOS

Cerritos (; Spanish for "Little hills") is a city in Los Angeles County, California, United States, and is one of several cities that constitute the Gateway Cities of southeast Los Angeles County. It was incorporated on April 24, 1956. As of 2019, the population was 49,859.

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