

# Now Leasing: Prime Commercial Space

Modern Restaurant, Retail & Office Opportunities Available  
11701, 11703, 11705 & 11707 South Street, Artesia, CA 90701



Leasing Agent: Young Park - Bee Investment, Inc. | Phone: (213) 215-6163 | Email: [parknoma@hotmail.com](mailto:parknoma@hotmail.com)





**11701 South Street, Artesia, CA 90701**

**Total Space Available:** 6,664 Sq.Ft.  
1st Floor: Min. Divisible 1,440 Sq.Ft.– Max. Contiguous 3,472 Sq.Ft.  
2nd Floor: Min. Divisible 1,288 Sq.Ft.– Max. Contiguous 3,192 Sq.Ft.

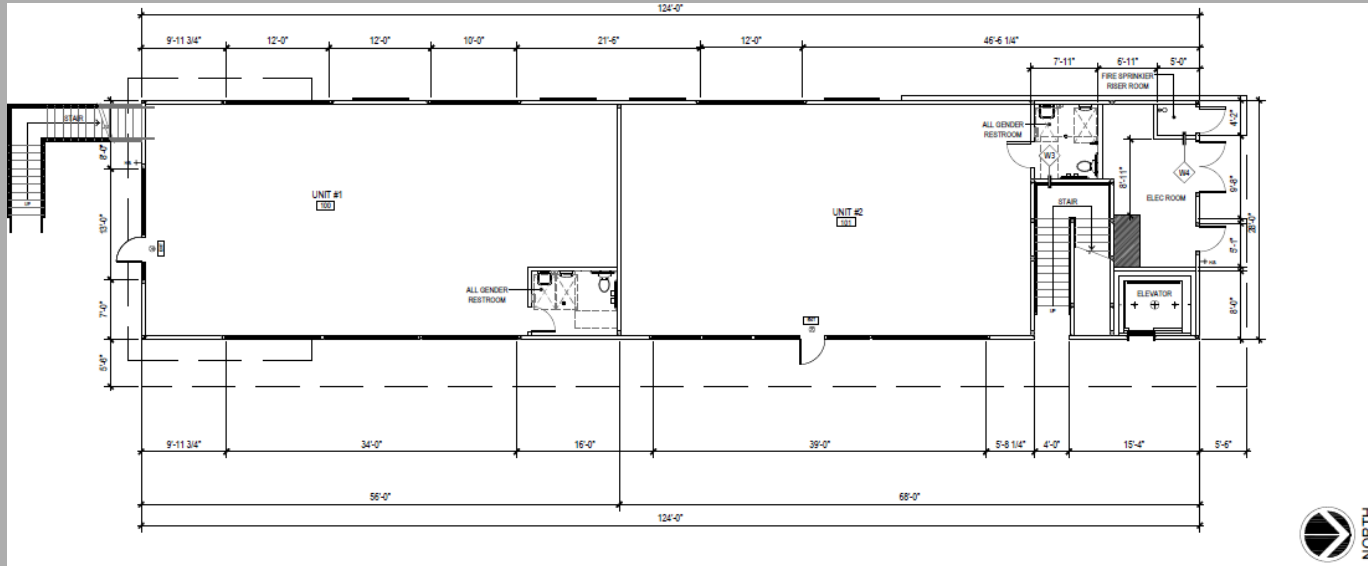
- Approx. Max. 3,472 Sq.Ft. Restaurant Space Available
- Ample parking onsite lot
- Close to proximity to Cerritos Regional Mall & other major Retailers
- Heavy car & foot traffic
- Brand New Construction with modern design
- Busy signalized intersection

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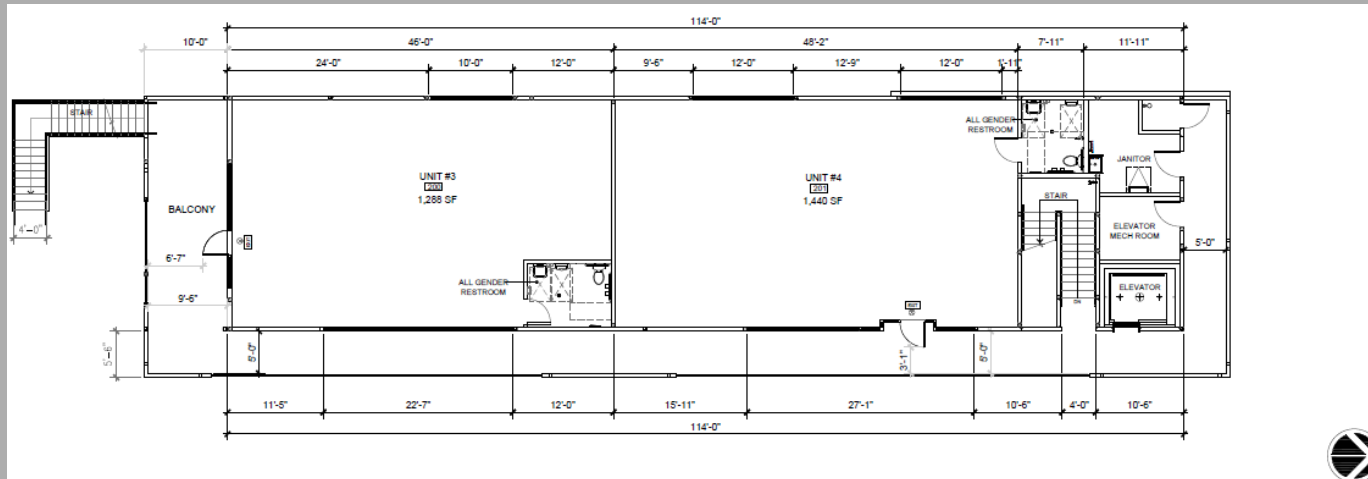


## Available Spaces

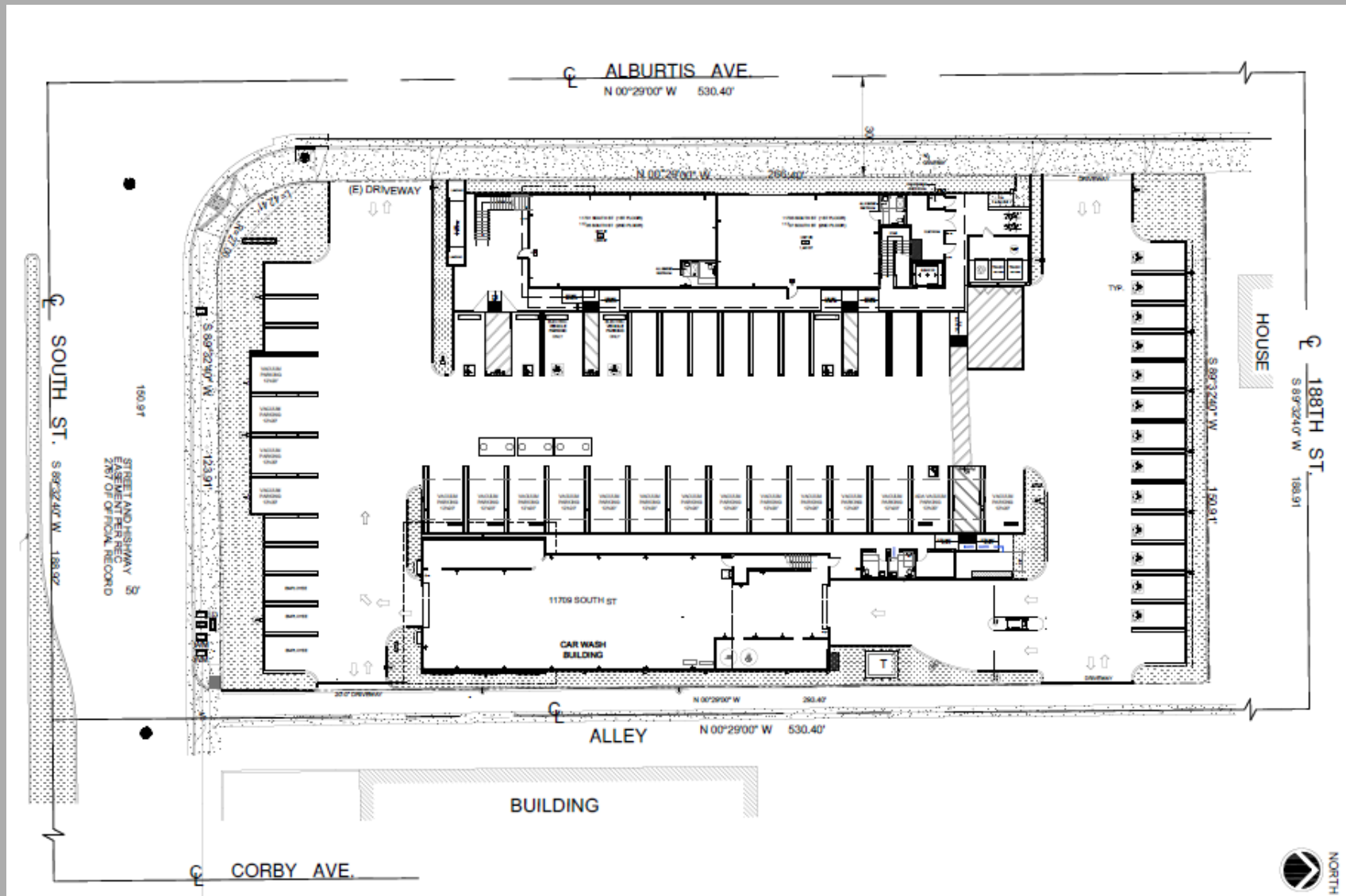
1st Floor: Total 3,472 SF – 11701 South St: 1,568 SF & 11703 South St: 1,440 SF



2nd Floor: Total 3,192 SF – 11705 South St: 1,288 SF & 11707 South St: 1,440 SF



# Site Plan



## Demographic Information

Radius	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	23,876	246,660	615,515
2024 Population	22,491	235,007	586,139
2029 Population Projection	21,677	227,425	568,278
<b>Households</b>			
2024 Households	6,773	72,534	180,197
<b>Housing</b>			
Median Home Value	\$769,181	\$734,174	\$727,326
<b>Household Income</b>			
Avg Household Income	\$119,577	\$118,381	\$114,071
Median Household Income	\$97,979	\$96,070	\$92,223



## Aerial Map

