



# CERRITOS CENTER

CERRITOS, CA

A CORE, FREEWAY ADJACENT, GROCERY  
ANCHORED NEIGHBORHOOD CENTER LOCATED  
IN THE INFILL COMMUNITY OF CERRITOS, CA



Jones Lang LaSalle Americas, Inc. ("JLL"),  
real estate license #01223413





# The Opportunity

Jones Lang LaSalle, as exclusive advisor, is pleased to present to qualified investors the opportunity to acquire Cerritos Center (the "Property"), a 52,382 square foot grocery-anchored center located just off CA-91 (277,000 VPD) at the intersection of Norwalk & Artesia Blvd (50,000 VPD). The Property features a diverse tenant mix, attracting a variety of customers from communities within both Los Angeles and Orange County.

Anchored by the popular Asian grocery chain, Seafood City Supermarket, the Property's tenant roster of local & regional operators has been carefully curated to create synergy between the Property and surrounding communities. At 100% occupancy, the Property offers Investors steady cashflow and a future mark to market play, as limited supply and tenant demand place upward pressure on rental rates within the submarket.

## Property Overview

**Address:** 17202 – 17298 Norwalk Blvd, Cerritos, CA 90703

**APN(s):**  
7025-029-034, 7025-029-035

**Gross Leasable Area:**  
52,382 SF

**Occupancy:**  
100%

**Site Area:**  
237,266 SF (5.44 AC)

**Year 1 NOI:**  
\$1,668,024

Demographics			
Population	1-Mile	3-Mile	5-Mile
2024 Population	26,639	207,626	616,919
Households	7,956	64,494	193,843
Income	1-Mile	3-Mile	5-Mile
Avg. HH Income	\$142,718	\$129,584	\$128,626
\$200,000+	21.25%	16.70%	16.10%



# Investment Highlights

- Top-Performing Grocery Anchor**
- Untapped Rental Upside**
- High Tenant Demand and Retention**
- Strategic Tenant Mix**
- Seasoned Tenancy Showcases the Viability of the Center**
- Transportation Oriented Center**
- Unrivaed Visibility and Accessibility**
- Protected Investment in a Supply-Constrained Market**
- Affluent & Dense Demographics**
- Value Enhancement Opportunity**





## Investment Highlights



### Top-Performing Grocery Anchor

Seafood City Supermarket drives significant traffic, ranking in the top 20th percentile of all grocery stores within a 15-mile radius, ensuring consistent customer flow and proven viability since 2008.

## Ranking Overview







Untapped Rental Upside

Capitalize on 10%–20% below-market shop rents and 22% below-market anchor rent. A 4.2-year WALT offers a clear path to increase NOI through strategic mark-to-market adjustment.



High Tenant Demand and Retention

Cerritos Center has seen 92% of in-line GLA that has come due in the last year renew (10 of 11 tenants), demonstrating the synergy between the tenant base and community.



Strategic Tenant Mix

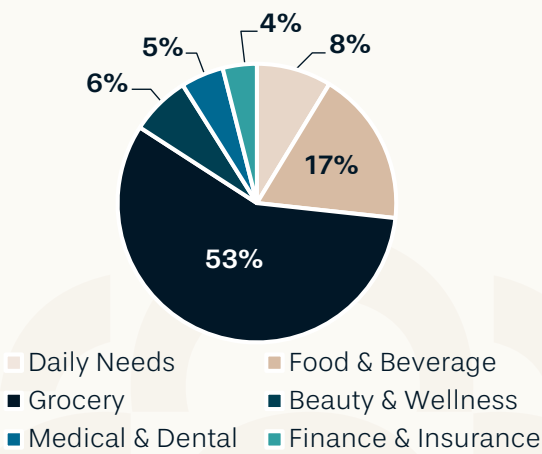
A carefully selected blend of daily-needs and fast-casual tenants complements the high-traffic Seafood City, enhancing the center's appeal and drawing a diverse customer.



Seasoned Tenancy Showcases the Viability of the Center

Nearly 82% of tenants have been at Cerritos Center since 2020 or earlier, showcasing the center's sustained operational success and tenant satisfaction.

Tenant Mix by % of GLA

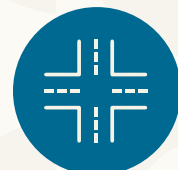






## Transportation Oriented Center

Benefit from exceptional access to CA-91 and proximity to the 5 and 605 Freeways, positioning Cerritos Center at the crossroads of Los Angeles and Orange County.



## Unrivaed Visibility and Accessibility

With 698' of frontage on Norwalk Blvd and 170' on Artesia, plus three points of ingress/egress, the Property ensures maximum exposure and convenience for shoppers.



## Protected Investment in a Supply-Constrained Market

With limited retail square feet under development, the Cerritos market offers high barriers to entry, securing upward pressure on rents and protecting the future value of the Property.



## Affluent & Dense Demographics

Capture a market of 616,919 residents within a five-mile radius, boasting average household incomes of \$128,626, ensuring a strong customer base.



## Value Enhancement Opportunity

Cerritos Center presents the opportunity to implement a signage modernization program, including new monument and storefront signage, increasing tenant visibility and consumer foot traffic to the Property.



ROSS ACADEMY  
OF CREATIVE  
AND MEDIA ARTS  
520 Students

LOS ARBOLES  
APARTMENTS  
158 Units

PIONEER ARTESIA CENTER  
STATER BROS. markets  
DOLLAR TREE

ABC VIRTUAL  
ACADEMY

SEAFOOD CITY  
SUPERMARKET

NORWALK BLVD: 25,813 VPD

BANK OF AMERICA  
(NAP)  
\$850MM  
TOTAL DEPOSITS

ARTESIA BLVD: 24,144 VPD

CA-91: (277,000 VPD)  
91



Site Plan



Tenant Roster

Suite	Tenant	Sq. Ft.	% of GLA
17232	B & B Donuts	1,200	2.3%
17206	Brown Bag Cookies	1,200	2.3%
17312	Chowking	2,901	5.5%
17214	Dental Care of Cerritos	1,200	2.3%
17218	Goldilocks	3,300	6.3%
17208	LBC Mabuhay	900	1.7%
17308	Lucky Nails & Foot Spa	947	1.8%
12233	Mabuhay Kitchenette	1,200	2.3%
17224	Mondo Asian Grill	1,200	2.3%
17300	Money Remittance	924	1.8%
17212	My Caregiver	1,200	2.3%
17304	Pinoy Insurance	988	1.9%
12231	Po1 Karate	2,100	4.0%
17202	Seafood City	27,722	52.9%
17228	Seem Ren Threading Salon	900	1.7%
17216	Starbread Bakery	900	1.7%
17226	SuperCuts	1,500	2.9%
17230	TP Tea	900	1.7%
17210	Valerio's City Bakery	1,200	2.3%
NAP3	Bank of America	0	
NAP2	Chodang Tofu	0	
NAP1	Polly's Pies	0	
Total Leased GLA		52,382	100.0%
Total Vacant		0	0.0%
Total Building Area		52,382	100.0%





## Investment Advisors

### GEOFF TRANCHINA

Senior Managing Director  
+1 310 694 3180  
geoff.tranchina@jll.com  
CA Lic # 01435512

### GLEB LVOVICH

Senior Managing Director  
+1 949 798 4115  
gleb.lvovich@jll.com  
CA Lic # 01496699

### DANIEL TYNER

Managing Director  
+1 949 798 4125  
daniel.tyner@jll.com  
CA Lic # 01959818

### TESS BERGHOFF

Director  
+1 424 294 3448  
tess.berghoff@jll.com  
CA DRE #02064313

## Debt Advisory

### ALEX OLSON

Director  
+1 310 407 2156  
alex.olson@jll.com  
CA DRE #02197468

## Analytical Support

### JUSTIN STEPHEN

Analyst  
+1 310 595 3837  
justin.stephen@jll.com  
CA DRE #02202215



# CERRITOS CENTER

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