

# OUTSTANDING BUSINESS LOCATION

## Freestanding Building

12615 Artesia Blvd.  
Cerritos, CA 90703  
(Artesia Blvd. & Bloomfield)

now sub-leasing

### Locate on gateway to Cerritos Towne Center

Near Walmart, Borders, Ross, Kohls,  
Office Max, Old Navy and much more.

Your business will get noticed!



former:



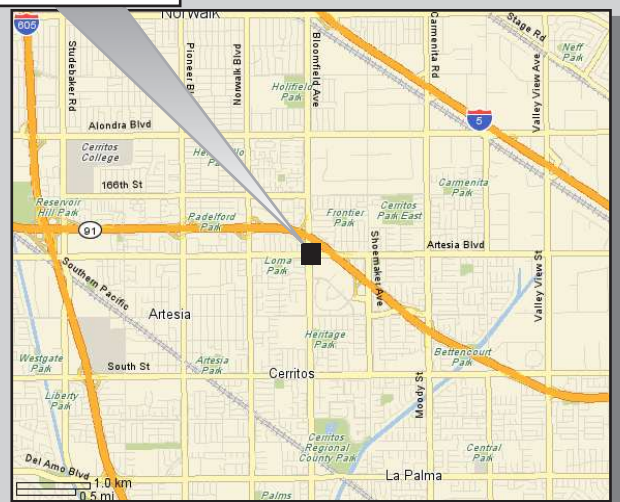
## EXCELLENT FREEWAY VISIBILITY!

### AT A GLANCE:

- Approx. 24,248 SF Available
- Sublease Until 2019
- Traffic Counts: Approx. 90,000 Cars/Day
- 91 Freeway Frontage
- Freestanding Building
- Adjacent to Cerritos Towne Center

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Population	27,412	207,100	635,591
Average Income	\$99,376	\$81,576	\$76,228

### SITE



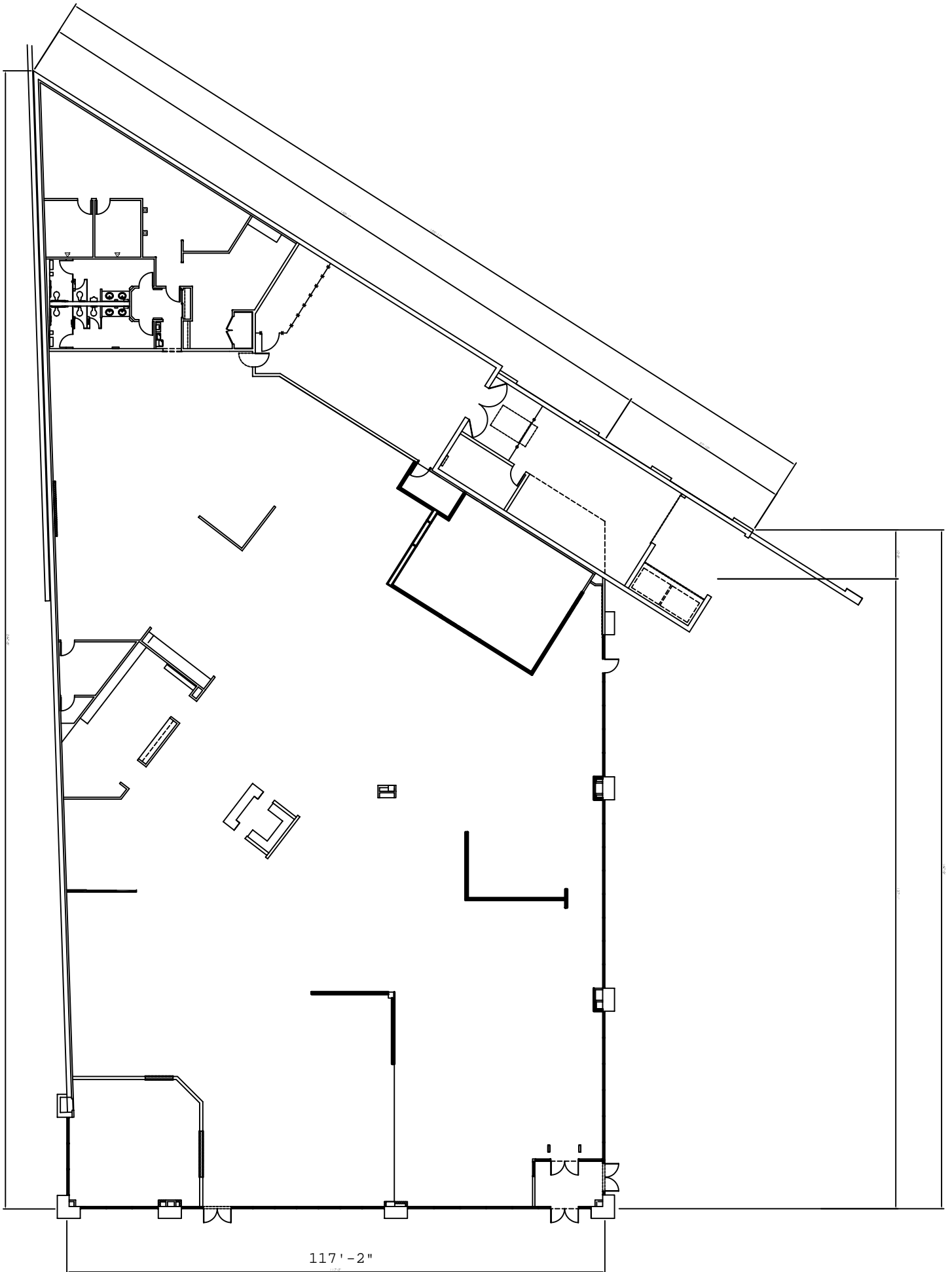
# (714) 375-5777

CALL • BOB PFAFF



## MARKETING BROKERS

16101 GOLDENWEST ST.  
HUNTINGTON BEACH, CA 92647



117'-2"



Date: 02/04/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 12615  
 ARTESIA BLVD, CERRITOS, CA 90703

Lat: 33.873369 Long: -118.063426

City: Cerritos Pop: 53,916

County: Los Angeles County Pop: 10,092,923

Zip: 90703 Pop: 53,761

## Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

### 2008 Demographics

Total Population	27,412	207,100	635,591
Total Households	7,399	57,044	184,727
Female Population	13,827	104,819	322,203
% Female	50.4%	50.6%	50.7%
Male Population	13,585	102,281	313,388
% Male	49.6%	49.4%	49.3%
Population Density (per Sq. Mi.)	8,725.5	7,324.7	8,092.6

### Age:

Age 0 - 4	5.0%	6.3%	6.9%
Age 5 - 14	13.9%	14.9%	15.4%
Age 15 - 19	8.5%	8.3%	7.9%
Age 20 - 24	6.4%	6.8%	6.9%
Age 25 - 34	10.7%	12.2%	12.7%
Age 35 - 44	14.2%	14.4%	15.0%
Age 45 - 54	16.8%	15.0%	14.1%
Age 55 - 64	14.0%	11.8%	10.4%
Age 65 - 74	6.2%	6.0%	6.0%
Age 75 - 84	3.3%	3.2%	3.5%
Age 85 +	1.1%	1.1%	1.3%
Median Age	39.3	36.2	35.2

### Housing Units

Total Housing Units	7,643	59,357	192,487
Owner Occupied Housing Units	76.5%	66.7%	61.0%
Renter Occupied Housing Units	20.3%	29.4%	35.0%
Vacant Housing Units	3.2%	3.9%	4.0%

### Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.4%	0.4%
Asian	50.9%	31.6%	19.5%

Black	4.7%	5.2%	5.1%
Hawaiian/Pacific Islander	0.3%	0.5%	0.6%
White	27.5%	38.0%	48.7%
Other	11.9%	19.5%	20.5%
Multi-Race	4.5%	5.0%	5.2%

Hispanic Ethnicity	28.2%	40.4%	43.1%
Not of Hispanic Ethnicity	71.8%	59.6%	57.0%

**Marital Status:**

Age 15 + Population	22,227	163,282	494,147
Divorced	5.3%	6.7%	8.4%
Never Married	29.1%	29.9%	29.5%
Now Married	55.2%	52.0%	50.2%
Separated	5.6%	6.2%	6.3%
Widowed	4.9%	5.2%	5.6%

**Educational Attainment:**

Total Population Age 25+	18,153	131,994	400,430
Grade K - 8	8.4%	10.2%	10.0%
Grade 9 - 12	6.3%	8.5%	9.1%
High School Graduate	22.7%	26.8%	28.7%
Associates Degree	8.6%	8.1%	7.9%
Bachelor's Degree	26.3%	20.4%	17.6%
Graduate Degree	12.8%	8.4%	7.5%
Some College, No Degree	14.9%	17.7%	19.4%

**Household Income:**

Income \$ 0 - \$9,999	3.4%	4.7%	4.8%
Income \$ 10,000 - \$14,999	1.7%	2.4%	2.8%
Income \$ 15,000 - \$24,999	5.4%	7.0%	8.1%
Income \$ 25,000 - \$34,999	6.5%	8.3%	9.2%
Income \$ 35,000 - \$49,999	12.2%	13.2%	14.0%
Income \$ 50,000 - \$74,999	18.8%	19.3%	20.2%
Income \$ 75,000 - \$99,999	14.7%	15.7%	15.3%
Income \$100,000 - \$124,999	12.6%	11.1%	10.1%
Income \$125,000 - \$149,999	7.6%	6.9%	6.3%
Income \$150,000 +	17.1%	11.4%	9.1%

Average Household Income	\$99,376	\$81,576	\$76,228
Median Household Income	\$77,994	\$68,299	\$62,770
Per Capita Income	\$27,287	\$22,850	\$22,747

**Vehicles Available:**

0 Vehicles Available	3.1%	4.1%	4.9%
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1 Vehicle Available	19.5%	23.5%	27.4%
2+ Vehicles Available	77.4%	72.3%	67.8%
Average Vehicles Per Household	2.40	2.30	2.20
Total Vehicles Available	18,104	131,179	399,183

**Business and Employment:**

Number of Employees	12,441	110,133	247,309
Number of Establishments	817	7,626	19,486

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1 Miles:                      3 Miles:                      5 Miles:

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**2013 Demographics**

Total Population	28,086	212,489	650,171
Total Households	7,417	57,333	185,172
Female Population	14,153	107,403	328,976
% Female	50.4%	50.6%	50.6%
Male Population	13,933	105,086	321,195
% Male	49.6%	49.5%	49.4%

**Age:**

Age 0 - 4	4.8%	6.0%	6.6%
Age 5 - 14	12.9%	13.8%	14.3%
Age 15 - 19	8.0%	7.8%	7.5%
Age 20 - 24	6.4%	6.9%	7.0%
Age 25 - 34	10.6%	12.0%	12.5%
Age 35 - 44	13.1%	13.3%	13.7%
Age 45 - 54	16.9%	15.3%	14.5%
Age 55 - 64	15.5%	13.3%	11.9%
Age 65 - 74	7.3%	7.2%	7.2%
Age 75 - 84	3.3%	3.3%	3.6%
Age 85 +	1.1%	1.1%	1.3%
Median Age	41.0	37.9	36.7

**Housing Units Trend**

Total Housing Units	7,736	60,255	194,920
Owner Occupied Housing Units	76.2%	66.4%	60.8%
Renter Occupied Housing Units	19.7%	28.7%	34.2%
Vacant Housing Units	4.1%	4.9%	5.0%

**Race and Ethnicity**

American Indian, Eskimo, Aleut	0.2%	0.2%	0.3%
Asian	47.4%	30.9%	20.4%
Black	4.9%	5.2%	5.1%

Hawaiian/Pacific Islander	0.4%	0.6%	0.7%
White	29.3%	37.9%	47.6%
Other	12.7%	20.1%	20.8%
Multi-Race	5.2%	5.1%	5.2%

Hispanic Ethnicity	31.3%	43.0%	45.4%
Not of Hispanic Ethnicity	68.7%	57.0%	54.6%

**Marital Status:**

Age 15 + Population	23,109	170,375	514,387
Divorced	5.3%	6.7%	8.4%
Never Married	29.1%	30.0%	29.5%
Now Married	55.2%	51.9%	50.2%
Separated	5.6%	6.2%	6.3%
Widowed	4.9%	5.2%	5.6%

**Educational Attainment:**

Total Population Age 25+	19,067	139,224	420,685
Grade K - 9	7.7%	9.3%	9.1%
Grade 9 - 12	5.1%	6.8%	7.2%
High School Graduate	25.2%	29.4%	31.3%
Associates Degree	8.7%	8.2%	8.1%
Bachelor's Degree	27.3%	21.8%	19.2%
Graduate Degree	13.0%	9.0%	8.2%
Some College, No Degree	13.1%	15.5%	16.9%

**Household Income:**

Income \$ 0 - \$9,999	3.2%	4.4%	4.4%
Income \$ 10,000 - \$14,999	1.5%	2.2%	2.5%
Income \$ 15,000 - \$24,999	4.1%	5.6%	6.6%
Income \$ 25,000 - \$34,999	6.1%	7.5%	8.3%
Income \$ 35,000 - \$49,999	9.8%	11.4%	12.5%
Income \$ 50,000 - \$74,999	18.2%	18.5%	19.4%
Income \$ 75,000 - \$99,999	13.7%	15.0%	15.0%
Income \$100,000 - \$124,999	12.3%	11.7%	10.8%
Income \$125,000 - \$149,999	9.2%	8.3%	7.5%
Income \$150,000 +	21.9%	15.4%	12.7%

Average Household Income	\$116,537	\$94,642	\$87,955
Median Household Income	\$87,125	\$75,571	\$69,379
Per Capita Income	\$31,248	\$25,924	\$25,649

**Vehicles Available**

0 Vehicles Available	2.5%	3.4%	4.0%
1 Vehicle Available	18.4%	22.4%	25.9%

2+ Vehicles Available	79.1%	74.2%	70.1%
Average Vehicles Per Household	2.60	2.50	2.30
Total Vehicles Available	19,412	140,065	423,819

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1 Miles:                      3 Miles:                      5 Miles:

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### 2000 Census Demographics

Total Population	26,017	199,193	613,209
Total Households	7,291	57,101	185,111
Female Population	13,145	101,048	311,945
% Female	50.5%	50.7%	50.9%
Male Population	12,872	98,145	301,264
% Male	49.5%	49.3%	49.1%

#### Age:

Age 0 - 4	5.6%	7.0%	7.7%
Age 5 - 14	15.4%	16.6%	17.0%
Age 15 - 19	8.3%	8.1%	7.6%
Age 20 - 24	6.3%	6.8%	6.8%
Age 25 - 34	11.8%	13.9%	14.8%
Age 35 - 44	15.0%	15.2%	15.8%
Age 45 - 54	15.9%	13.6%	12.4%
Age 55 - 64	11.7%	9.3%	7.9%
Age 65 - 74	6.0%	5.7%	5.6%
Age 75 - 84	3.2%	3.1%	3.5%
Age 85 +	0.8%	0.7%	0.9%
Median Age	36.9	33.4	32.5

#### Housing Units Trend

Total Housing Units	7,405	58,355	189,420
Owner Occupied Housing Units	77.1%	67.0%	61.2%
Renter Occupied Housing Units	21.3%	30.8%	36.5%
Vacant Housing Units	1.5%	2.2%	2.3%

#### Race and Ethnicity

American Indian, Eskimo, Aleut	0.4%	0.7%	0.8%
Asian, and Hawaiian or other Pacific Islander	50.1%	30.5%	18.1%
Black	5.3%	5.7%	5.5%
White	29.3%	40.6%	51.4%
Other	11.0%	18.0%	19.4%
Two or More Races	3.9%	4.5%	4.8%

Hispanic Ethnicity	22.8%	35.8%	38.8%
Not of Hispanic Ethnicity	77.2%	64.2%	61.2%

**Marital Status:**

Age 15 + Population	20,567	152,296	461,806
Divorced	5.2%	6.8%	8.5%
Never Married	29.0%	29.8%	29.4%
Now Married	55.2%	52.0%	50.2%
Separated	5.5%	6.1%	6.2%
Widowed	5.1%	5.3%	5.7%

**Educational Attainment:**

Total Population Age 25+	16,761	122,642	373,717
Grade K - 9	7.0%	8.3%	8.3%
Grade 9 - 11, No diploma	8.5%	12.0%	12.9%
High School Graduate	18.0%	21.9%	23.9%
Associates Degree	8.6%	7.9%	7.6%
Bachelor's Degree	24.8%	17.8%	14.6%
Graduate Degree	12.8%	7.3%	6.2%
Some College, No Degree	18.2%	21.7%	23.9%
No Schooling Completed	2.1%	3.1%	2.7%
Public School Enrollment	87.3%	86.3%	85.6%
Private School Enrollment	12.7%	13.8%	14.4%

**Household Income:**

Income \$ 0 - \$9,999	3.8%	5.4%	5.8%
Income \$ 10,000 - \$14,999	2.6%	3.9%	4.6%
Income \$ 15,000 - \$24,999	7.9%	9.4%	10.5%
Income \$ 25,000 - \$34,999	8.6%	10.3%	11.4%
Income \$ 35,000 - \$49,999	15.8%	15.9%	16.5%
Income \$ 50,000 - \$74,999	20.9%	22.7%	22.8%
Income \$ 75,000 - \$99,999	16.7%	14.8%	13.6%
Income \$100,000 - \$124,999	9.1%	8.2%	7.4%
Income \$125,000 - \$149,999	5.5%	4.2%	3.2%
Income \$150,000 - \$199,999	6.3%	3.5%	2.7%
Income \$200,000 or More	2.8%	1.7%	1.5%
Average Household Income	\$76,916	\$65,204	\$61,202
Median Household Income	\$62,582	\$55,298	\$51,173
Per Capita Income	\$21,556	\$18,692	\$18,475

**Vehicles Available**

0 Vehicles Available	4.0%	5.3%	6.4%
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1 Vehicle Available	20.2%	25.3%	29.6%
2 Vehicles Available	42.9%	41.4%	40.5%
3+ Vehicles Available	32.9%	28.0%	23.5%
Average Vehicles Per Household	2.10	2.00	1.90
Total Vehicles Available	15,920	117,106	355,224
Blue Collar Occupations	3,142	30,415	102,141
White Collar Occupations	8,387	54,526	161,913
% Blue Collar Workers	27.3%	35.8%	38.7%
% White Collar Workers	72.8%	64.2%	61.3%

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1 Miles:                      3 Miles:                      5 Miles:

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### 1990 Demographics

Total Population	26,269	190,373	557,127
Total Households	7,180	55,785	177,635
Female Population	13,214	95,280	280,406
% Female	50.3%	50.1%	50.3%
Male Population	13,055	95,093	276,721
% Male	49.7%	50.0%	49.7%

#### Age:

Total Population	26,269	190,373	557,127
Age 0 - 4	6.7%	7.7%	8.2%
Age 5 - 14	16.4%	15.6%	14.6%
Age 15 - 19	9.7%	8.6%	7.5%
Age 20 - 24	7.8%	8.3%	8.3%
Age 25 - 34	13.6%	16.8%	18.6%
Age 35 - 44	17.0%	15.5%	14.9%
Age 45 - 54	14.6%	12.1%	10.5%
Age 55 - 64	7.3%	7.9%	8.3%
Age 65 - 74	4.6%	5.0%	6.0%
Age 75 - 84	1.9%	1.9%	2.5%
Age 85 +	0.4%	0.5%	0.7%
Median Age	32.0	30.8	31.1

#### Housing Units

Total Housing Units	7,370	57,431	184,310
Owner Occupied Housing Units	76.0%	66.2%	60.1%
Renter Occupied Housing Units	21.4%	30.9%	36.3%
Vacant Housing Units	2.6%	2.9%	3.6%

#### Race and Ethnicity



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**Population Trend**

1990	26,269	190,373	557,127
2000	26,017	199,193	613,209
Change 1990 to 2000	-1.0%	4.6%	10.1%
2008	27,412	207,100	635,591
2013	28,086	212,489	650,171
Change 2008 to 2013	2.5%	2.6%	2.3%

**Household Trend**

1990	7,180	55,785	177,635
2000	7,291	57,101	185,111
Change 1990 to 2000	1.5%	2.4%	4.2%
2008	7,399	57,044	184,727
2013	7,417	57,333	185,172
Change 2008 to 2013	0.2%	0.5%	0.2%

**Average Household Size Trend**

1990	3.62	3.38	3.10
2000	3.52	3.46	3.27
2008	3.65	3.60	3.39
2013	3.73	3.68	3.46

**Median Age Trend**

1990	32	31	31
2000	37	33	33
Change 1990 to 2000	15.4%	8.4%	4.4%
2008	39	36	35
2013	41	38	37
Change 2008 to 2013	4.3%	4.7%	4.3%

**Housing Units Trend****Total Housing Units**

Change 1990 to 2000	0.5%	1.6%	2.8%
Change 2008 to 2013	1.2%	1.5%	1.3%

**Owner Occupied Housing Units**

Change 1990 to 2000	2.0%	2.9%	4.6%
Change 2008 to 2013	0.8%	1.1%	1.0%

**Renter Occupied Housing Units**

Change 1990 to 2000	0.0%	1.2%	3.5%
Change 2008 to 2013	-1.8%	-0.8%	-1.0%

**Vacant Housing Units**

Change 1990 to 2000	-40.0%	-23.9%	-35.4%
Change 2008 to 2013	30.6%	26.3%	25.6%

## Race and Ethnicity Trend

### American Indian, Eskimo, Aleut

Change 1990 to 2000	6.5%	26.5%	32.9%
Change 2008 to 2013	-21.3%	-34.5%	-36.4%

### Asian or Pacific Islander

Change 1990 to 2000	29.3%	30.8%	38.6%
Change 2008 to 2013	-4.4%	0.5%	7.0%

### Black

Change 1990 to 2000	-23.1%	23.5%	62.4%
Change 2008 to 2013	5.4%	2.5%	2.3%

### White

Change 1990 to 2000	-29.5%	-22.2%	-16.1%
Change 2008 to 2013	9.2%	2.4%	-0.1%

### Other

Change 1990 to 2000	-17.7%	20.5%	54.4%
Change 2008 to 2013	9.1%	5.9%	4.0%

### Hispanic Ethnicity

Change 1990 to 2000	-4.1%	26.5%	50.1%
Change 2008 to 2013	13.6%	9.2%	7.9%

### Not of Hispanic Ethnicity

Change 1990 to 2000	0.0%	-4.6%	-5.9%
Change 2008 to 2013	-1.9%	-1.9%	-1.9%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
Demographic data © 2008 by Experian/Applied Geographic Solutions.

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