DELPHI
COMMERICAL PROPERTIES, INC.



Lincoln Station

11900 South Street
Cerritos, CA 90703

Center Type:
GLA: 91,334

Leasing Contact

Adam Greenberg, CLS

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PROPERTY HIGHLIGHTS

- Neighborhood Retail Center: ±91,334 SF shopping center situated on approximately 8.3 acres in the highly desirable Cerritos retail market.
- Grocery-Anchored Mix: Anchored by Sprouts Farmers Market and supported by a diverse mix of dining, fitness, medical, and service-oriented tenants.
- Prime Corner Location: Positioned at the southeast corner of South Street and Pioneer Boulevard with strong visibility and access.
- High Traffic Exposure: Benefits from approximately 25,000 vehicles per day along South Street at Pioneer Boulevard.
- Dense Affluent Trade Area: Serves a population of over 593,000 within a 5-mile radius and more than 24,000 residents within one mile.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	26,724	100,194	232,526
HOUSEHOLDS	8,016	32,012	73,621
AVG HH INCOME	$137,315	$141,875	$140,009

MAJOR TENANTS

SPROUTS FARMERS MARKET · MeetFresh · Blooming Vietnamese Cuisine · KAIRI SUSHI

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AVAILABLE SPACES

2	7,365 SF
14	3,520 SF
15	870 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

1	Sprouts Farmers Market	32,225 SF
3	Body & Brain	1,616 SF
5	C2 Education	2,598 SF
6	Vita Cane	1,090 SF
7	Hue Salon	1,090 SF
8	The Joint Chiropractic	1,090 SF
9	Apple Nail Salon	1,100 SF
10	Dr. Esther Ahn, Optometrist	1,879 SF
11	Club Pilates	1,901 SF
12	Club Pilates	1,474 SF
13	H Dermatology	1,640 SF
16	Code Ninjas	1,814 SF
17	New Peking Restaurant	2,687 SF
18	Pot On Fire	2,425 SF
19	Meet Fresh	3,240 SF
20	Dentists of Cerritos	2,270 SF
21	Pinoy-Pinay Foods	3,124 SF
22	Pinoy-Pinay (Storage)	508 SF
23	Sharetea	1,175 SF
24	Kairi Sushi	3,135 SF
26	Frostbites Crepes & Frozen Delights	1,200 SF
28	Bloming Vietnamese Cuisine	3,147 SF
29	Smoking Tiger Coffee and Bread Factory	3,004 SF
30	Wallis Bank	3,065 SF
31	Hydration Room: IV and Injection Therapy	1,082 SF