



# Lincoln Station

11900 South Street  
Cerritos, CA 90703

Center Type:  
GLA: 91,334

Leasing Contact

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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	24,664	231,131	593,078
HOUSEHOLDS	7,635	73,952	188,972
AVG HH INCOME	\$136,498	\$139,345	\$132,248

## MAJOR TENANTS



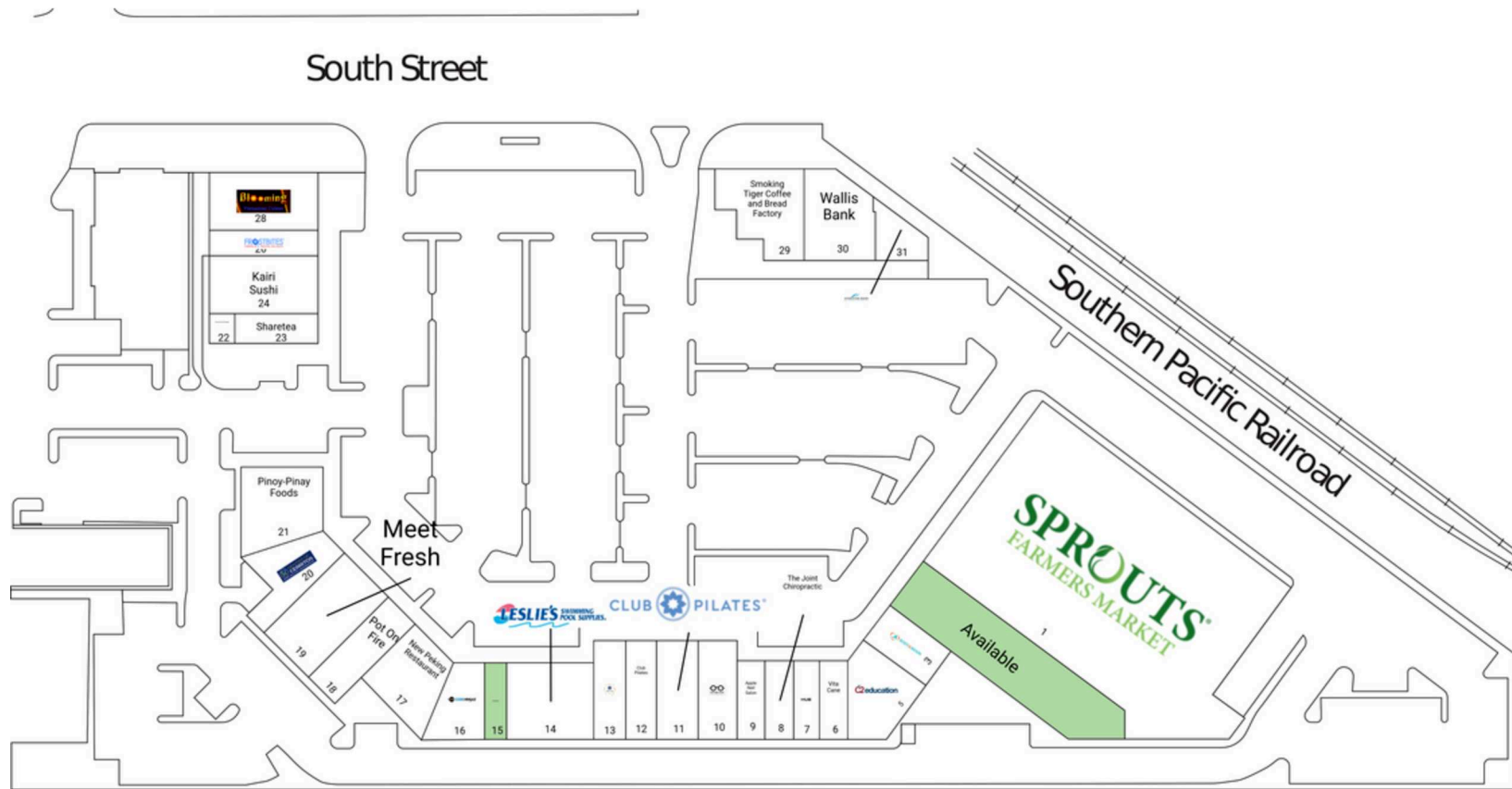
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### AVAILABLE SPACES

2 7,365 SF  
15 870 SF



### CURRENT TENANTS

1	Sprouts Farmers Market	32,225 SF	12	Club Pilates	1,474 SF	23	Sharetea	1,175 SF
3	Body & Brain	1,616 SF	13	H Dermatology	1,640 SF	24	Kairi Sushi	3,135 SF
5	C2 Education	2,598 SF	14	Leslie's Pool Supplies	3,520 SF	26	Frostbites Crepes & Frozen Delights	1,200 SF
6	Vita Cane	1,090 SF	16	Code Ninjas	1,814 SF	28	Bloming Vietnamese Cuisine	3,147 SF
7	Hue Salon	1,090 SF	17	New Peking Restaurant	2,687 SF	29	Smoking Tiger Coffee and Bread Factory	3,004 SF
8	The Joint Chiropractic	1,090 SF	18	Pot On Fire	2,425 SF	30	Wallis Bank	3,065 SF
9	Apple Nail Salon	1,100 SF	19	Meet Fresh	3,240 SF	31	Hydration Room: IV and Injection Therapy	1,082 SF
10	Dr. Esther Ahn, Optometrist	1,879 SF	20	Dentists of Cerritos	2,270 SF			
11	Club Pilates	1,901 SF	21	Pinoy-Pinay Foods	3,124 SF			
			22	Pinoy-Pinay (Storage)	508 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.