

**KEYZCOMMERCIAL**

**FOR LEASE**



# State Road Flex

20014-20210 State Road, Cerritos, CA 90703

**JASON KEYZ**

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CalDRE #01906778

**State Road Flex** | 20014-20210 State Road Cerritos, CA 90703**PROPERTY DESCRIPTION**

All suites have been recently upgraded. Lease rate extremely competitive for the area. Great for companies or businesses in need of a small space. This office flex space has an office space and warehouse space - perfect for small businesses that need the extra space. The building is located on State Road and Del Amo Blvd, adjacent to the Southbound 605 Freeway. There is a new 10,230 square foot retail center across the street called The Plaza at Gordon Ranch. The Property is located 1.5 miles north of the Long Beach Towne Center home of Wal-Mart, Staples, Lowes, numerous restaurants, specialty stores and retail services. Located approx. 2 miles south of the property is the Los Cerritos Center Shopping Mall with an Apple store, Macy's, Nordstrom, specialty stores and over 25 restaurants and eateries.

**PROPERTY HIGHLIGHTS**

- Air Conditioned Front Office
- Ample parking for employees and visitors
- Fresh paint, carpet/flooring, and new bathroom fixtures

**OFFERING SUMMARY**

Lease Rate:	\$1.70 - 1.75 SF/month (MG)
Number of Units:	36
Available SF:	1,620 - 2,511 SF
Lot Size:	
Building Size:	20,951 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,242	69,473	183,670
Total Population	24,111	221,337	591,341
Average HH Income	\$93,580	\$87,626	\$84,378

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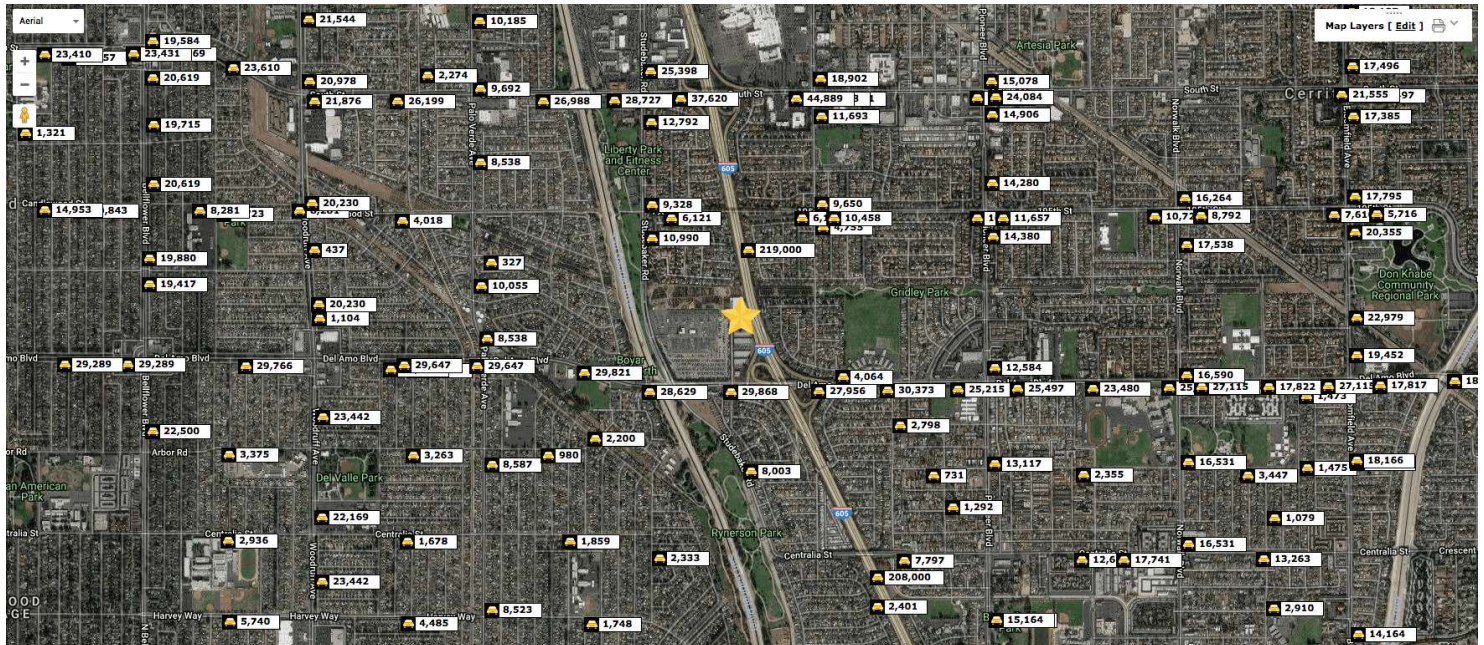
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### LEASE INFORMATION

Lease Type:	MG
Total Space:	1,620 - 2,511 SF

Lease Term:	Negotiable
Lease Rate:	\$1.70 - \$1.75 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20116 State Road	Available	1,620 SF	Modified Gross	\$1.70 SF/month	Now available for lease, this centrally located unit features 1,620 SF of industrial flex space. Single office in the front with an open warehouse in the back. Multiple Doors to this unit include a front office door, rear overhead door and rear pedestrian door. Ceiling height is about 12.5 feet to the lowest crossbeam. The units are delivered with freshly painted walls, new carpets, and updated fixtures in the restroom.

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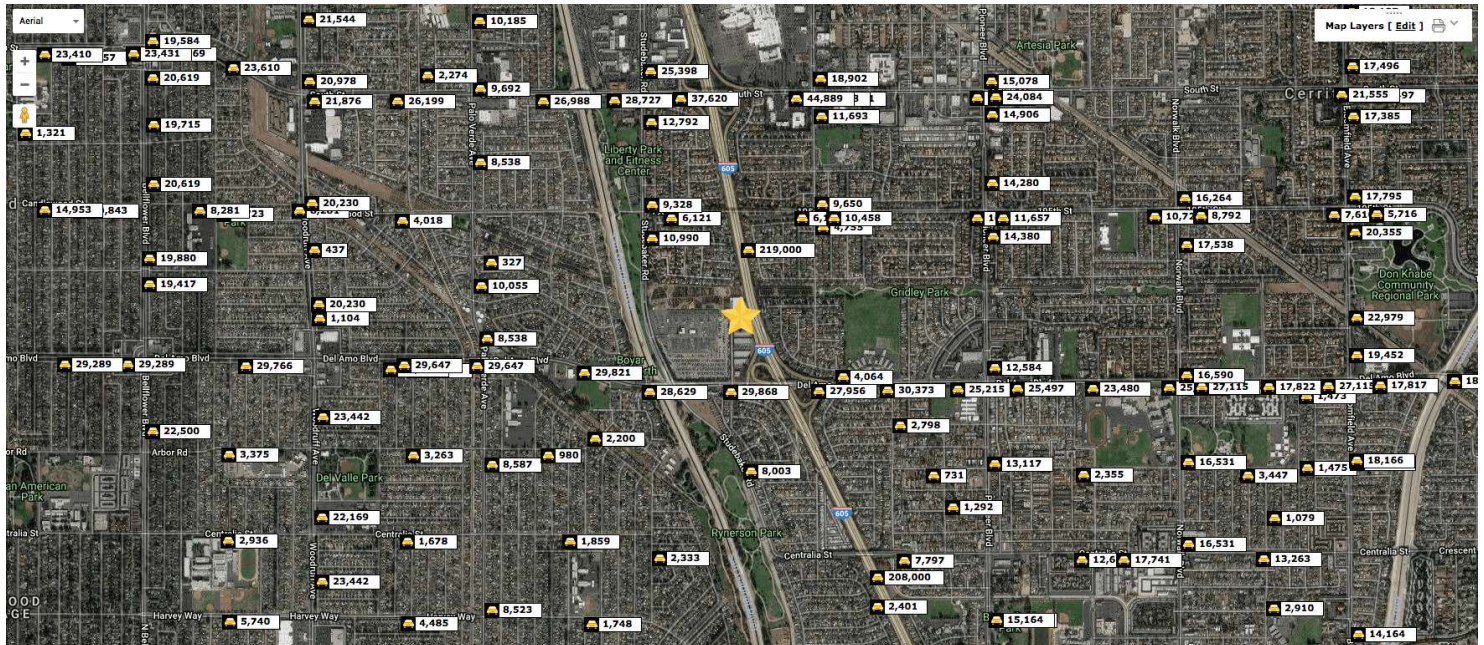
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20200 State Road	Available	2,511 SF	Modified Gross	\$1.70 SF/month	Now available for lease, this end cap unit features 2,511 SF of industrial flex space. Single office in the front with an open warehouse in the back. Multiple Doors to this unit include a front office door, rear overhead door and rear pedestrian door. Ceiling height is about 13.7 feet to the lowest crossbeam. The units are delivered with freshly painted walls, new carpets, and updated fixtures in the restroom.
20106 State Road	Available	1,620 SF	Modified Gross	\$1.70 SF/month	Now available for lease, this unit features 1,620 SF of industrial flex space. Single office in the front with an open warehouse in the back. Multiple Doors to this unit include a front office door, rear overhead door and rear pedestrian door. Ceiling height is about 14.2 feet to the lowest crossbeam. The units are delivered with freshly painted walls, new carpets, and updated fixtures in the restroom.
20114 State Road	Available	2,430 SF	Modified Gross	\$1.75 SF/month	Available for lease on September 30, 2024, this unit features 2,430 SF of industrial flex space.
20112 State Road	Available	1,620 SF	Modified Gross	\$1.75 SF/month	Available for lease on December 31, 2024, this unit features 1,620 SF of industrial flex space.

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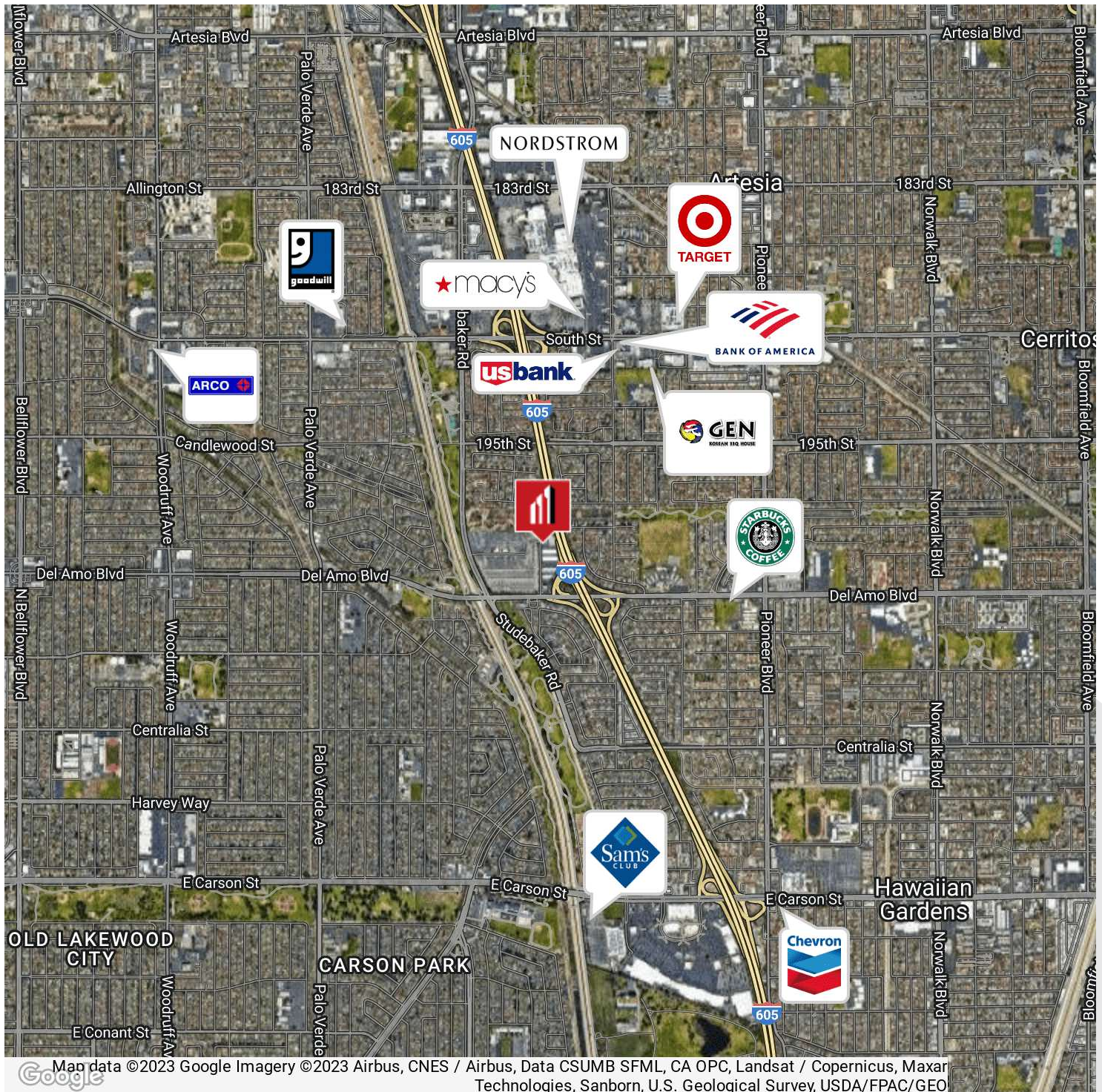
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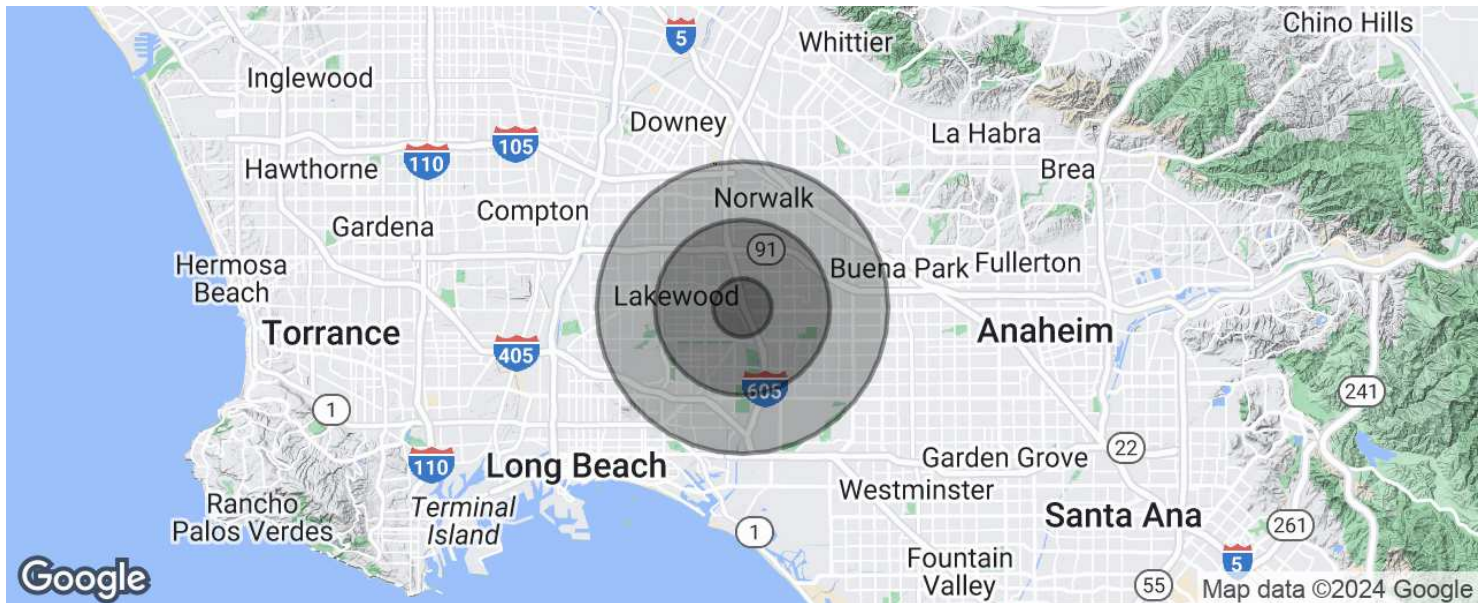
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	24,111	221,337	591,341
Median age	37.7	37.3	36.3
Median age (Male)	36.4	35.7	34.7
Median age (Female)	39.1	38.4	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,242	69,473	183,670
# of persons per HH	3.3	3.2	3.2
Average HH income	\$93,580	\$87,626	\$84,378
Average house value	\$584,010	\$545,662	\$538,987

\* Demographic data derived from 2020 ACS - US Census

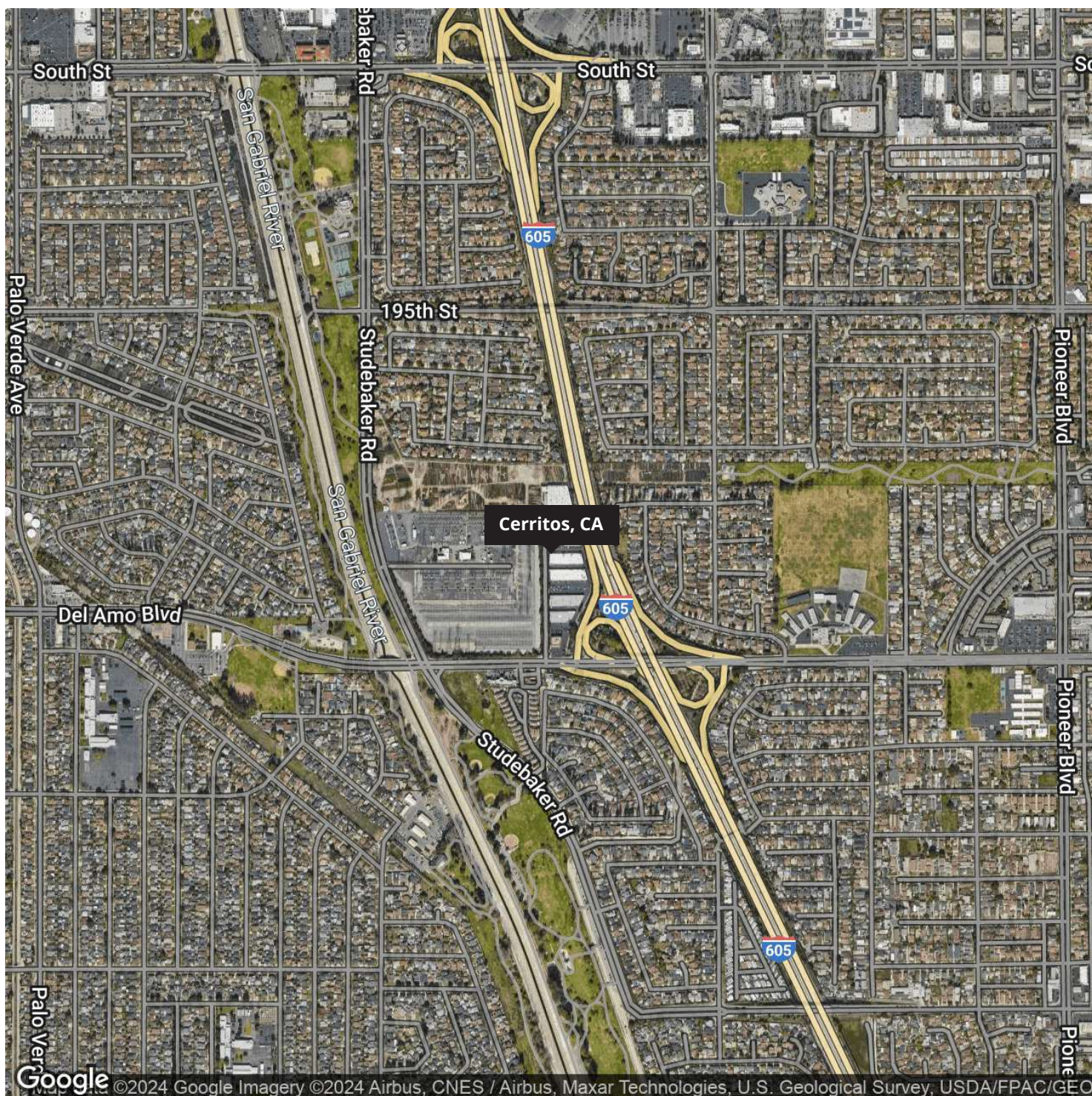
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