

**15912 PIUMA AVE.**  
CERRITOS/NORWALK, CA



**± 51,030 SQUARE FEET**

**FREWAY VISIBLE DEVELOPMENT SITE**

**Voit**  
REAL ESTATE SERVICES

**BOUMA • CAPUTO**  
for Success in Commercial Real Estate

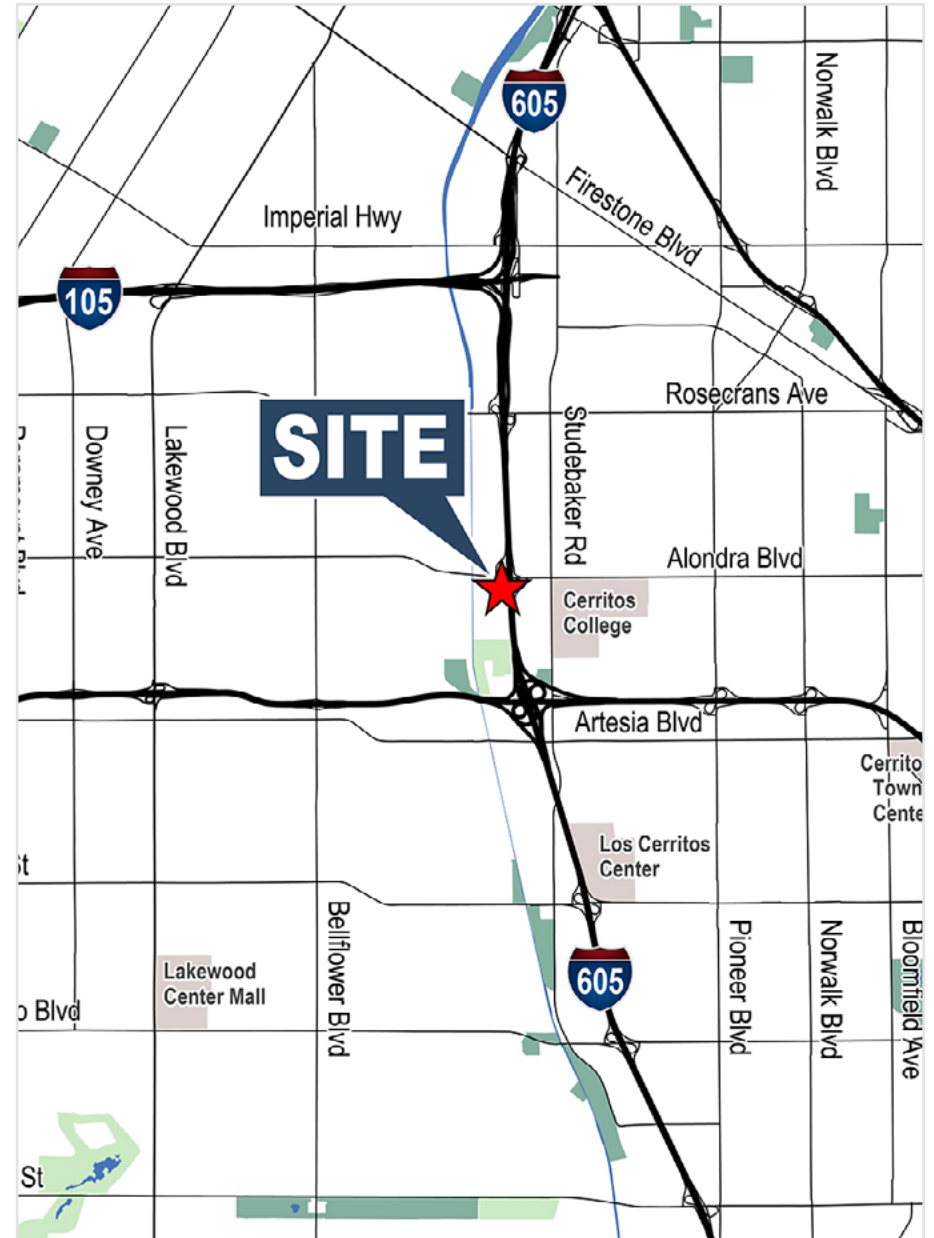


# FOR GROUND LEASE

15912 Piuma Ave., Cerritos/Norwalk, CA

## PROPERTY HIGHLIGHTS

- ± 51,030 SF Fenced & Secured Yard
- Two (2) Existing Curb Cuts Into Site
- Small Office Trailer on Site
- Excellent San Gabriel (605) Freeway Visibility and Access
- Located Adjacent to Alondra Blvd. On and Off-Ramps and Signalized Intersection of Alondra Blvd. / Piuma Ave.
- Freeway Traffic Counts of 291,000 Cars Per Day
- Extensive Retail Amenities Located Nearby
- APN: 7016-001-039 - .935 Acres (Located in Cerritos)
- APN: 7016-001-038 - .24 Acres (Located in Norwalk)
- Zoning is Flexible to a Number of Commercial Uses
  - Cerritos Zoning: MC-2 Industrial/Commercial Two Zone
  - Norwalk Zoning: M-1 Zone
- Existing Trucking Yard Use
- New Tenant to Verify Existing Zoning Compatible With Use
- Long-Term Ground Lease Available



# FOR GROUND LEASE

15912 Piuma Ave., Cerritos/Norwalk, CA

## DEMOGRAPHICS

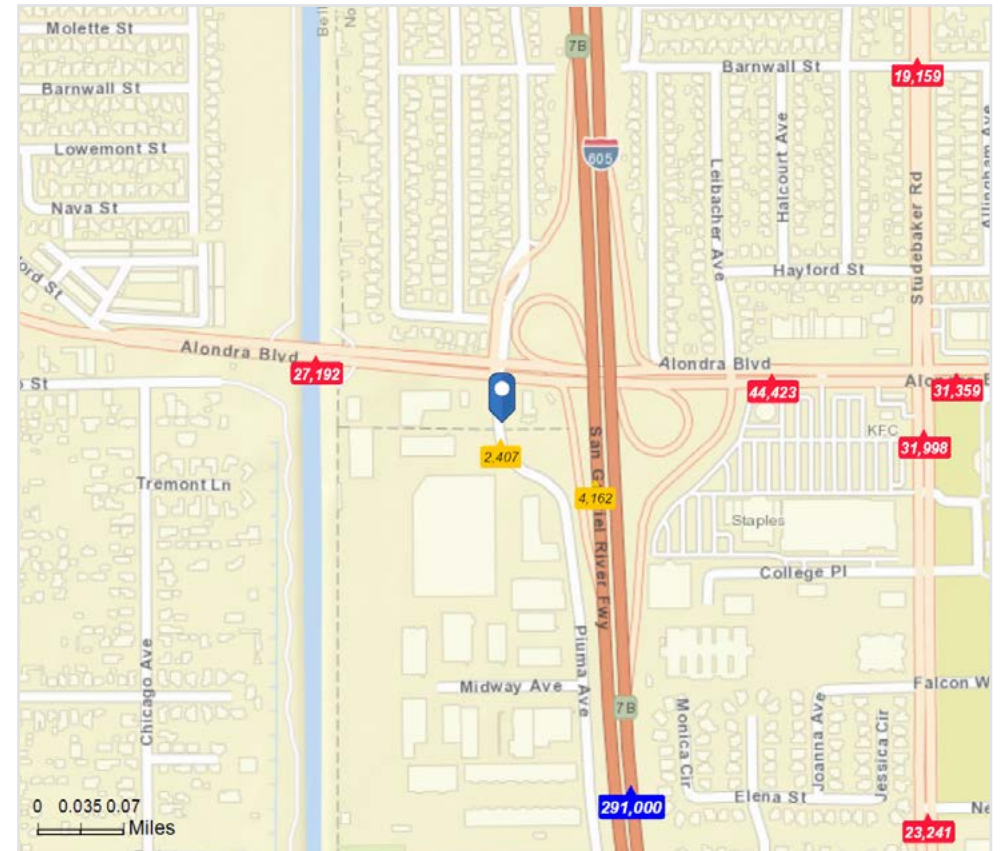
Population	1 Mile	3 Miles	5 Miles
Total Population	33,957	283,310	685,063
Median Age	33.5	34.9	34.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,963	81,535	198,570

Population	1 Mile	3 Miles	5 Miles
Average Household Size	3.39	3.44	3.42
Average Household Income	\$79,744	\$85,222	\$89,353

Source: U.S. Census Bureau, ESRI Forecasts for 2019 and 2024.

## TRAFFIC COUNTS

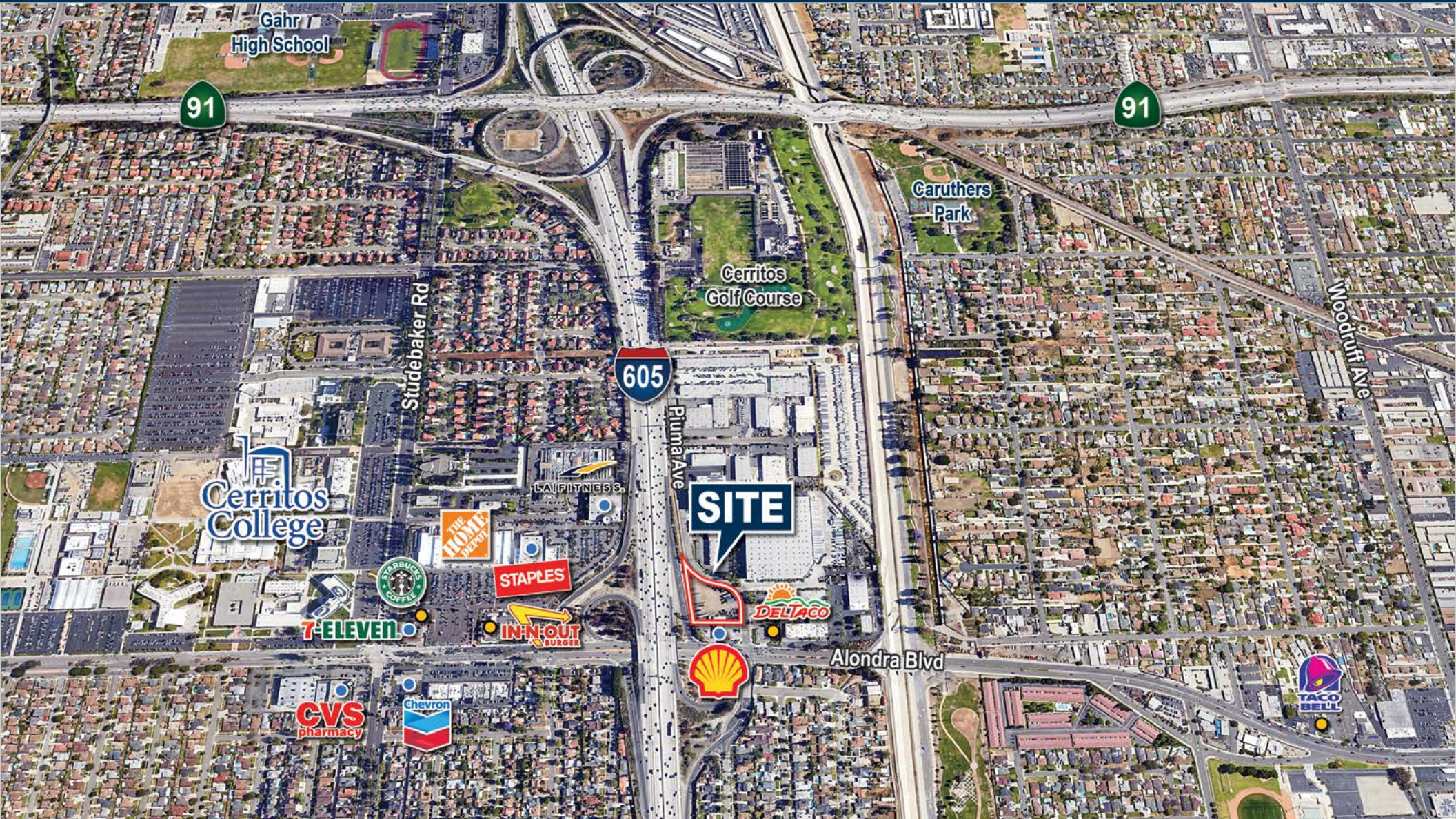


Source: ESRI Forecasts.



# FOR GROUND LEASE

15912 Piuma Ave., Cerritos/Norwalk, CA



ADVISORY  
TEAM:



MIKE BOUMA, SIOR  
Senior Vice President  
Lic #01070753  
714.935.2340  
mbouma@voitco.com



ERIC SMITH  
Vice President  
Lic #01940591  
714.935.2310  
esmith@voitco.com

**Voit**  
REAL ESTATE SERVICES

**BOUMA • CAPUTO**  
for Success in Commercial Real Estate