

RETAIL CENTER FOR LEASE

CROSSROADS CENTER



18120–18182 Pioneer Blvd | Artesia, CA 90703

23,211 SF

TOTAL GLA

8,940 SF

AVAILABLE

5

AVAILABLE SUITES

2007

YEAR BUILT

85

PARKING SPACES

Signalized Corner: Pioneer Blvd & 183rd St | 3 Buildings | Immediate Possession

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CROSSROADS CENTER

Crossroads Center is a 23,211 SF neighborhood retail center located at the signalized intersection of Pioneer Blvd and 183rd Street in Artesia, CA 90703. The three-building property was built in 2007 and sits at one of the corridor's highest-traffic nodes along the Little India / Pioneer Blvd retail district.

The center serves a dense, high-income trade area with 236,678 residents within 3 miles, a median household income exceeding \$106,000, and a strong ownership rate of 62%. The surrounding daytime population of 215,194 within 3 miles supports consistent daily traffic throughout the week.

Available suites range from 1,039 SF in-line spaces to a 2,755 SF freestanding turnkey restaurant pad. The center offers flexible configurations including a contiguous end-cap and in-line combination of 2,793 SF.

PROPERTY HIGHLIGHTS

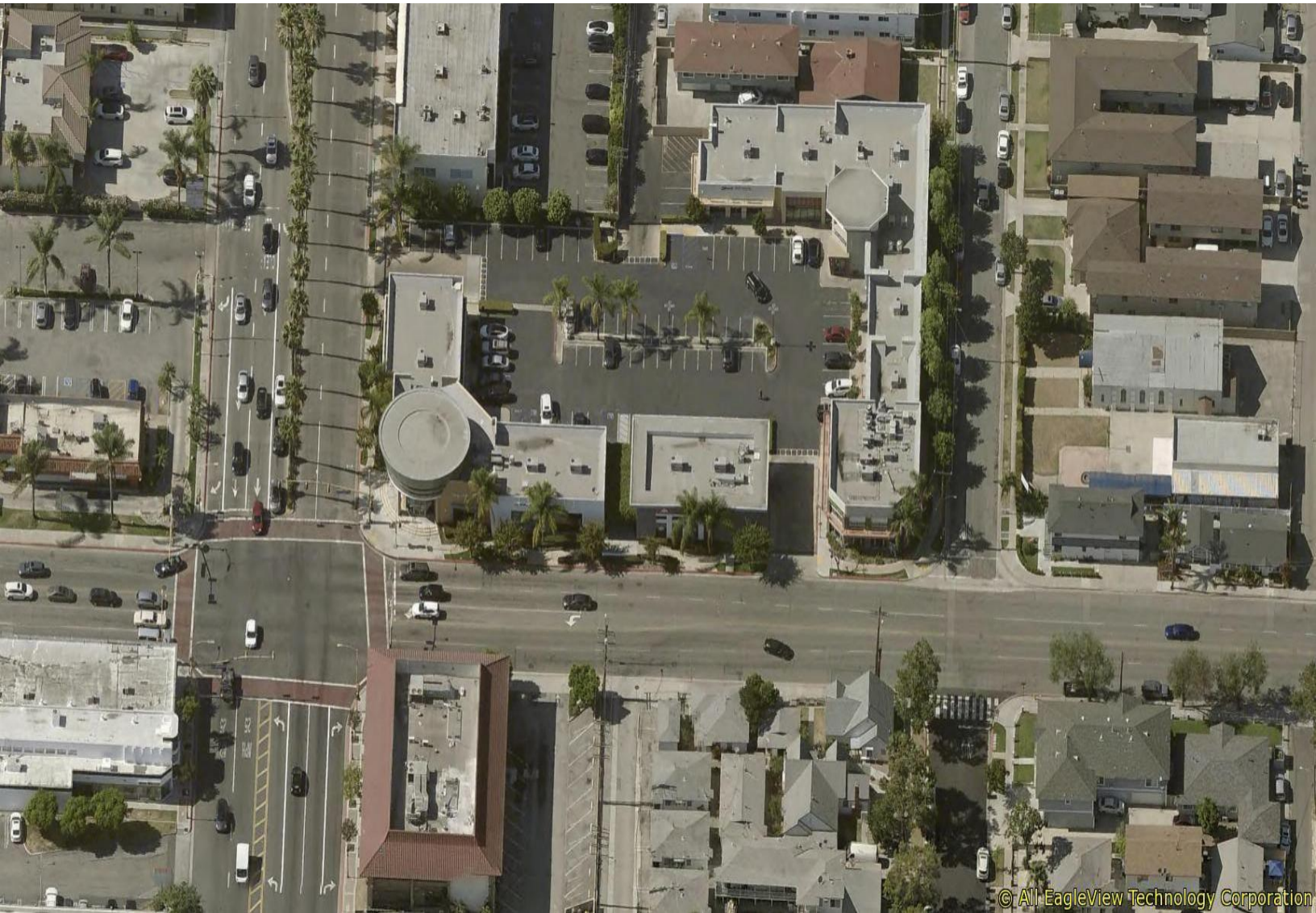
- Signalized intersection: Pioneer Blvd & 183rd St
- 3 buildings, multiple suite configurations
- Turnkey 2,755 SF restaurant pad with \$200K FF&E available
- Former HSBC bank end-cap with drive-through opportunity
- 85 surface parking spaces
- Adjacent to Little India / Pioneer Blvd dining corridor
- Immediate possession on all available suites

CENTER SPECIFICATIONS

Property Name	Crossroads Center
Address	18120-18182 Pioneer Blvd
City / ZIP	Artesia, CA 90703
GLA	23,211 SF
Year Built	2007
Buildings	3
Parking	85 Surface Spaces
Zoning	Commercial Retail
Total Available	8,940 SF (5 Suites)
Possession	Immediate
Lease Type	NNN
NNN Estimate	\$1.19/SF/mo
Lease Term	Negotiable



LOCATION & CONTEXT



NEARBY ANCHORS

Artesia Towne Center	0.1 mi
CA-91 Freeway	0.5 mi
Cerritos Auto Square	2.5 mi
Cerritos Mall	2.5 mi

CROSSROADS CENTER — ARTESIA, CA



23,211 SF

TOTAL GLA

3

BUILDINGS

85

PARKING SPACES

2007

YEAR BUILT

5

AVAILABLE SUITES

AVAILABLE SUITES — JUNE 2026

SUITE	SF	TYPE	CONDITION	ASKING RENT	NNN	MONTHLY
18158 Pioneer Blvd	2,755	Freestanding Pad	Turnkey / Fully Fixturized Restaurant	\$5.44/SF/mo	\$1.19/SF	\$15,000 + Key*
18120 Pioneer Blvd	1,553	End-Cap	Back on Market	\$2.00/SF/mo	\$1.19/SF	\$3,106
18124 Pioneer Blvd	1,240	In-Line	Grey Shell — 1 Restroom; LL Provides HVAC	\$2.00/SF/mo	\$1.19/SF	\$2,480
18144 Pioneer Blvd	1,039	In-Line	Shell — Drop Ceiling & Lights; 1 Restroom	\$2.00/SF/mo	\$1.19/SF	\$2,078
18178-18182 Pioneer	2,353	End-Cap	Turnkey Former HSBC Bank — Pioneer Frontage	\$3.00/SF/mo	\$1.19/SF	\$7,059
TOTAL AVAILABLE	8,940 SF					

* 18158 Pioneer: \$15,000/mo NNN + \$200,000 key money (FF&E package). Rate equivalent: \$5.44/SF/mo. Contiguous option: 18120 + 18124 = 2,793 SF at \$5,586/mo.

NNN: \$1.19/SF/mo (broker-confirmed, center-wide). Possession: Immediate. Lease term: Negotiable.

LEASE TERMS

Lease Type:	Triple Net (NNN)
NNN Charges:	\$1.19/SF/mo (center-wide)
Possession:	Immediate
Term:	Negotiable
Escalations:	TBD with landlord
Tenant Build-Out:	As-is or TI negotiable

CONTIGUOUS OPTION

2,793 SF

18120 + 18124 Pioneer Blvd

Combined: \$5,586/mo NNN

End-cap (1,553 SF) + adjacent in-line (1,240 SF). Ideal for expanded restaurant, retail, or service use.

18158 Pioneer Blvd — Freestanding Restaurant Pad



2,755 SF

AVAILABLE SIZE

\$15,000/mo

ASKING RENT (NNN)

\$5.44/SF

RATE EQUIVALENT

\$200K

KEY MONEY (FF&E)

Fully fixturized restaurant

Hood, grease trap, walk-in cooler

Freestanding pad — enhanced visibility

NNN: \$1.19/SF/mo

Possession: Immediate

TYPE:

Freestanding Restaurant Pad

CONDITION:

Turnkey / Fully Fixturized

NNN:

\$1.19/SF/mo

POSSESSION:

Immediate

BUILDING 1 — 18120, 18124 & 18144 PIONEER BLVD



18120 Pioneer Blvd

1,553 SF

End-Cap

Rate:	\$2.00/SF/mo
Monthly:	\$3,106/mo
NNN:	\$1.19/SF/mo
Condition:	Back on Market
Possession:	Immediate

End-cap location with Pioneer Blvd frontage. Can combine with 18124 for 2,793 SF contiguous.

18124 Pioneer Blvd

1,240 SF

In-Line

Rate:	\$2.00/SF/mo
Monthly:	\$2,480/mo
NNN:	\$1.19/SF/mo
Condition:	Grey Shell — 1 Restroom; LL Provides HVAC
Possession:	Immediate

Adjacent to 18120. Contiguous option: 18120 + 18124 = 2,793 SF at \$5,586/mo.

18144 Pioneer Blvd

1,039 SF

In-Line

Rate:	\$2.00/SF/mo
Monthly:	\$2,078/mo
NNN:	\$1.19/SF/mo
Condition:	Shell — Drop Ceiling & Lights; 1 Restroom
Possession:	Immediate

Compact in-line suite. Ideal for personal service, office, or food-adjacent retail.

CONTIGUOUS OPTION: 18120 + 18124 = 2,793 SF AT \$5,586/MO NNN — IMMEDIATE POSSESSION

18178–18182 Pioneer Blvd — Former HSBC Bank End-Cap



LEASING SPECIFICATIONS

Address	18178-18182 Pioneer Blvd
Size	2,353 SF
Type	End-Cap
Condition	Turnkey Former HSBC Bank
Pioneer Frontage	Yes — Primary Exposure
Asking Rate	\$3.00/SF/mo NNN
Monthly Rent	\$7,059/mo
NNN	\$1.19/SF/mo
Possession	Immediate
Term	Negotiable

PROPERTY HIGHLIGHTS

- End-cap position with direct Pioneer Blvd frontage and signalized corner access
- 2,353 SF of turnkey former bank space — built-out, move-in ready
- Former HSBC Bank — bank-grade construction, vault room potential
- Ideal for: restaurant, financial services, medical, specialty retail
- High visibility from both Pioneer Blvd and the center's main drive aisle
- Strong daytime traffic from adjacent Little India dining corridor
- Combined exposure from Pioneer Blvd and Artesia Towne Center (0.1 mi)

\$3.00/SF/mo

ASKING RENT | NNN + \$1.19/SF/MO

TRADE AREA DEMOGRAPHICS — ESRI 2025

METRIC	1 MILE	3 MILES	5 MILES
Population	23,698	236,678	603,581
Daytime Population	32,206	215,194	577,658
Households	7,134	75,392	192,809
Median HH Income	\$109,407	\$106,147	\$104,818
Average HH Income	\$137,573	\$132,485	\$131,841
Median Age	43.2	40.1	39.3
HH Income > \$75K	~67%	~66%	~66%
Owner Occupancy Rate	63%	62%	60%
Median Home Value	\$880,804	\$818,047	\$806,135
Wealth Index	134	121	117

Source: Esri Business Analyst, 2025 estimates (2026 release). Rings centered at 18158 Pioneer Blvd, Artesia CA 90703.

NEARBY TRAFFIC COUNTS

LOCATION	ADT	COUNT YEAR	DISTANCE
Pioneer Blvd & Artesia Blvd	33,769 ADT	2018	0.60 mi
South St / Pioneer Blvd (W)	24,993 ADT	2022	0.53 mi
Gridley Rd / 184th St (S)	17,820 ADT	2022	0.52 mi
N Pioneer Blvd	16,340 ADT	2022	0.48 mi
183rd St / Heather Ave (E)	13,475 ADT	2022	0.48 mi

RESTAURANT MARKET POTENTIAL — 1 MILE RING (ESRI 2025)

Dined at family restaurant (last 6 mo)	Fast food / drive-in (last 6 mo)	Fine dining \$201+/mo spend — MPI
70.2% of adults	90.9% of adults	162 vs. U.S. avg.
Family restaurant \$201+/mo — MPI	De'l Taco index	Carl's Jr. index
125 vs. U.S. avg.	MPI 303	MPI 285

MPI = Market Potential Index. 100 = U.S. average. Source: Esri Business Analyst 2025.

TRAFFIC COUNTS & SITE AERIAL

ESRI TRAFFIC COUNT MAP

SITE AERIAL (0.4-MILE RADIUS)

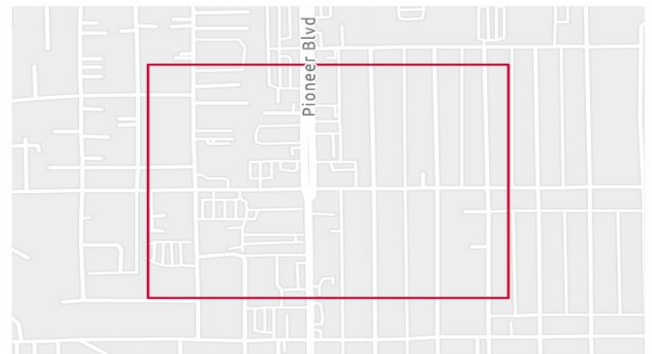
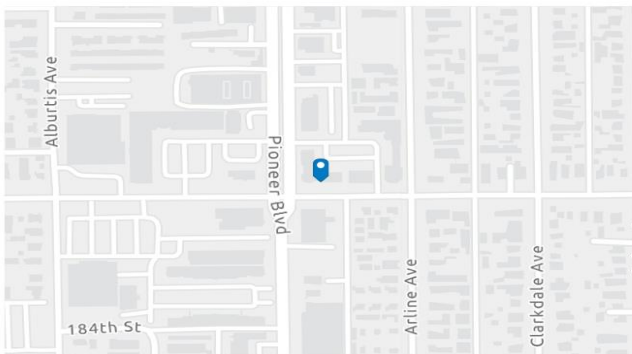
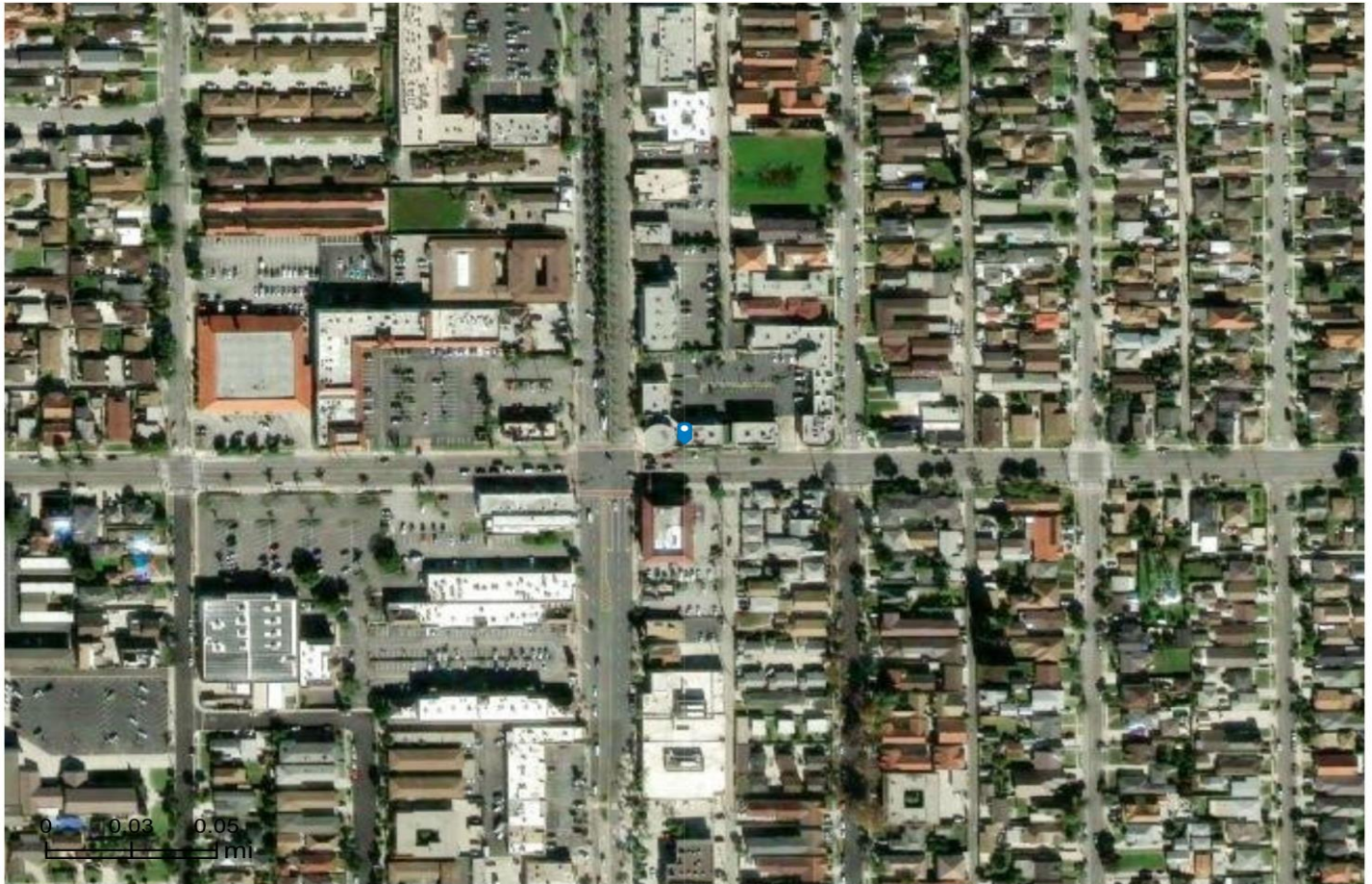
Site Map on Satellite Imagery - 0.4 miles wide

Hsbc Bank Usa, National Association

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 33.86589
Longitude: -118.08183



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Source: Esri Business Analyst 2025. Traffic count map shows volume bands; tabular counts on prior page are station-specific ADT (CoStar).

TRADE AREA & SUBMARKET

PIONEER BLVD / LITTLE INDIA CORRIDOR

Pioneer Boulevard between Artesia Boulevard and South Street is one of the most active ethnic retail and dining corridors in the Los Angeles mid-cities region. The stretch anchors a nationally recognized Little India district, drawing visitors from across Southern California for Indian groceries, restaurants, jewelry, and specialty retail.

Crossroads Center sits at the northern gateway of this corridor at 183rd Street, a signalized intersection with strong daytime traffic from both local residents and corridor visitors. The center benefits from both neighborhood convenience demand and the destination-driven draw of the broader corridor.

The surrounding trade area has a high homeownership rate (62-63% within 1-3 miles), above-average household incomes (median \$106,000 within 3 miles), and a demonstrated preference for dining out, with a 1-mile family restaurant market potential index of 125 and a fast food index of 90.9% participation.



MID-CITIES SUBMARKET SNAPSHOT

Submarket Vacancy (Q4 2024)	5.1%
Avg. NNN Asking Rent	\$2.40/SF/mo
5-Mile Peer Group Median Income	\$86,315
2024 Renewal Rate	80.8%

Source: CoStar, Q4 2024.





LEASING CONTACT



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