



expanding
INNOVATIVE VISIONS >

City of Cerritos



LOCATION



a tradition of visionary leadership > Cerritos offers your business a strategic location in a community with a strong fiscal position, exceptional services and a tradition of visionary leadership. Located in the center of the Los Angeles/Orange County metropolitan area, Cerritos is directly served by the 5 (Santa Ana), 605 (San Gabriel) and 91 (Artesia) Freeways.

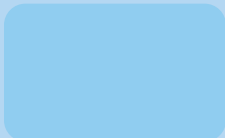
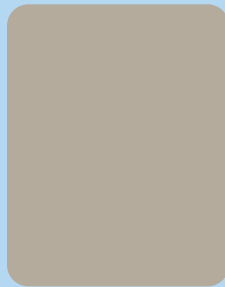
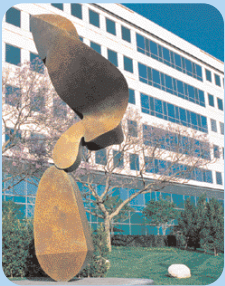
Dedication to planning and high development standards have made Cerritos one of the most appealing cities in Southern California, attracting such companies as *AT&T Wireless Services*, *Delta Dental*, *Isuzu*, *Advanced Data Processing*, *Xerox Corporation* and *United Parcel Service*. In a recent telephone survey of Cerritos business owners conducted by *Godbe Research & Analysis*, an unprecedented 95 percent of business owners reported they are satisfied with the services provided by the City. Companies also rated Cerritos' business climate as excellent.

Cerritos is committed to enhancing the community's infrastructure and has invested \$26 million in street improvements during the past nine years. The City is also known for its impeccably maintained parks and public facilities. Landscaping in parks and other public areas is irrigated with a recycled water system, saving 815 million gallons of drinking water and thousands of dollars every year. Utilities are built underground in Cerritos, improving safety and aesthetics. The thriving local economy and the City's efforts to improve the community have resulted in a \$4.9 billion assessed property valuation for Cerritos and \$2.5 billion in annual taxable retail sales.

central location and convenient access > A Kosmont Cost of Doing Business Survey rated Cerritos “one of the most affordable and business-friendly cities in Southern California.” Companies and households in Cerritos are not charged a utility users tax, and business license and building permit fees are among the lowest in Los Angeles and Orange Counties. Businesses also benefit from Cerritos’ low crime rate. The City built the state-of-the-art Cerritos Sheriff’s Station/Community Safety Center in 1997 to improve community policing. Sheriff’s deputies are available to assist businesses with crime-prevention information.

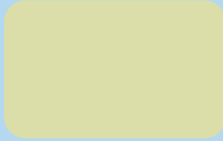
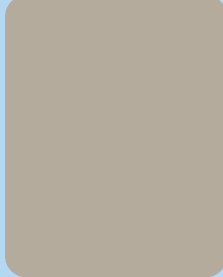
Cerritos is home to hundreds of firms for which central location and convenient access to the vast Los Angeles and Orange County marketplace is a top priority. Located adjacent to Orange County at the convergence of the 5 (Santa Ana), 605 (San Gabriel) and 91 (Artesia) Freeways, Cerritos offers unparalleled travel convenience to sales staffs, freight forwarders, light manufacturers and clientele shopping at our thriving retail centers. From our clean and safe suburban environment, Cerritos drivers are within a half-hour commute of Downtown Los Angeles, Long Beach and the Orange County Airport in Irvine.

Cerritos Towne Center, a development combining office, retail, hotel and entertainment facilities in one masterplanned project, is a prime location for businesses. Located adjacent to the 91 Freeway, the Cerritos Towne Center’s amenities include 1 million square feet of first-class office space, a variety of restaurants, convenient shopping and the Cerritos Center for the Performing Arts. Cerritos Towne Center is also a Verizon SmartPark®, offering a robust telecommunications infrastructure.



ACCESS

CULTURE

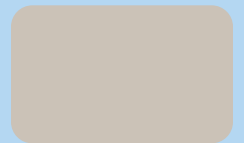
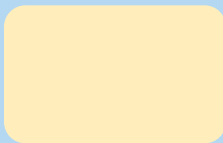


enriched arts and culture > The Cerritos Industrial Park has 845 acres of light industrial land with 16,300,000 square feet of industrial space. The area is beautifully landscaped and has a clean, park-like atmosphere.

Cerritos Auto Square was the first and is currently the most successful regional auto mall in the world according to *J.D. Powers and Associates*. The Cerritos Auto Square generates nearly \$1 billion in auto sales and leases every year. The *Auto Square Dealers Association's* joint advertising campaigns and the auto mall's location next to the 605 Freeway contribute to its growing success.

Los Cerritos Center, an enclosed regional mall, attracts some 16.5 million shoppers every year. The shopping center's sales exceed \$453 per square foot, making it the most successful mall in the region.

The quality of life is also enriched by extensive cultural programs. The Cerritos Center for the Performing Arts, a City owned and operated theater, presents such world-class performers as Tony Bennett, the McCoy Tyner Trio, Philadelphia Orchestra and the Perm State Ballet. The Cerritos Center has a flexible theater with configurations that are changed to suit the performance, and is consistently ranked among the top 20 venues of its size in the nation by *Amusement Business* magazine. The City also has a flourishing artwork in public places program with abstract and figurative sculptures highlighting many business parks and retail centers. In addition, the City is constructing a museum to showcase exhibitions of artwork, historical artifacts, natural history, science and technology.



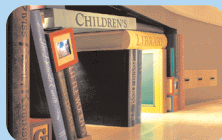


a wealth of resources > Cultural programs and a wealth of resources are offered at the new Cerritos Library. Cerritos Library is the world's first "experience library" with themed spaces, museum-quality educational exhibits and a conference center. A 15,000 gallon saltwater aquarium and 40-foot-long Tyrannosaurus-rex authentic fossil replica are some of the Cerritos Library's highlights. The facility also offers lectures, presentations by authors and extensive programs for children.

Cerritos is home to 26 parks and recreation facilities, including a nine-hole executive golf course, indoor Olympic-size swimming pool and extensive fields for baseball and soccer. The City also offers the popular Cerritos Senior Center at Pat Nixon Park with services, classes and social opportunities for those age 50 and older. An extensive program of recreation classes and excursions for all ages is provided by the City.

Public transit in Cerritos is affordable and convenient on a fixed-route system called Cerritos on Wheels (COW). A Dial-A-Ride service provides door-to-door transportation for disabled residents and seniors.

RESOURCES



“Cerritos’ healthy sales tax revenue and generally high quality of life make it something of a regional envy among Southeast L.A. cities.”

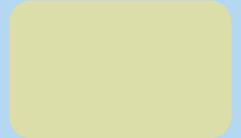
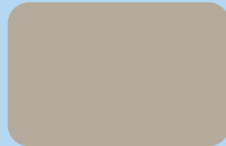
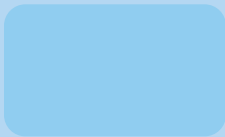
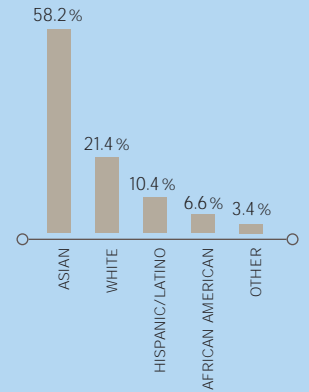
PRESS-TELEGRAM

EDITORIAL

March 20, 2002



VISION



expanding innovative visions >The community is served by the ABC Unified School District, which is known throughout California as a leader in educational planning and innovation. The District has received county, state and national recognition for its educational programs. Students have been recognized as National Merit scholars, academic decathlon winners and participants in the Model United Nations program. Approximately 85 percent of the graduating students go on to higher education. The City is also home to Cerritos College. The college offers degrees and certificates in 87 areas of study in nine divisions.

Cerritos' central location, financially secure local economy, beautiful environment and innovative approach to development and services make it the premier site for Southern California businesses.

SELECTED DEMOGRAPHIC INFORMATION

Source 2001 Census and DataQuik Information Services

POPULATION	51,488
TOTAL LAND AREA	8.9 square miles
ELEVATION	34 feet
MEDIAN AGE	39.3
MEDIAN HOUSEHOLD INCOME	\$73,030
HOUSING	
TOTAL UNITS	15,612
OWNER OCCUPIED	12,852
RENTER OCCUPIED	2,538
MEAN HOUSEHOLD SIZE	3.34
MEDIAN HOUSING VALUE	\$400,000
EDUCATION	
GRADUATE DEGREE	11%
B.A.	26%
A.A.	10%
SOME COLLEGE	22%
HIGH SCHOOL GRADUATES	20%
GRADE 12 OR LESS	11%

City of Cerritos

TO LEARN MORE ABOUT HOW YOUR BUSINESS CAN BENEFIT FROM A CERRITOS LOCATION, PLEASE CALL OR WRITE THE CITY.

CONTACT INFORMATION

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