

±4,802 SF MEDICAL OFFICE FOR LEASE

 COLDWELL BANKER
COMMERCIAL BLAIR



1081 LONG BEACH BOULEVARD

LONG BEACH, CA 90802

SHEVA HOSSEINZADEH
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Coldwell Banker Commercial is pleased to offer approximately 4,802 SF of ground-floor retail and medical office space at Urban Village Apartments, a prominent mixed-use development featuring 129 market-rate residential units above.

Strategically located directly across from St. Mary Medical Center and adjacent to the Long Beach Metro station, the property offers exceptional visibility, accessibility, and consistent pedestrian traffic.

The available suite is currently configured as a fully improved medical office, offering a rare plug-and-play opportunity for healthcare providers and professional office users alike. The existing layout includes:

- Reception and waiting area
- Nine (9) exam rooms with sinks
- Five (5) private offices
- Three (3) lab areas
- Breakroom
- Two (2) restrooms

The property also includes seventeen (17) unreserved parking spaces, including five (5) ADA-designated stalls available for tenant use.

This space is ideally suited for a wide range of medical and healthcare-related users, including urgent care clinics, specialty medical practices, dental groups, physical therapy providers, imaging labs, behavioral health services, and outpatient care operators.

Urban Village Apartments offers an exceptional opportunity to establish a presence in one of Long Beach's most active and rapidly growing urban corridors.

FOR MORE INFORMATION CONTACT:

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AVAILABLE: ±4,802 SF

RATE: \$2.35/SF
PLUS NNN \$1.27 PSF

HIGHLIGHTS

- Prime Downtown Long Beach location across from St. Mary Medical Center
- Ground floor space with 129 market-rate residential units above
- Adjacent to Long Beach Metro station with excellent accessibility
- Strong visibility and pedestrian traffic
- Existing turnkey medical office buildout
- Seventeen (17) gated parking spaces, including five (5) ADA-designated stalls
- Ideal for urgent care, specialty medical, dental, therapy, imaging, and outpatient users

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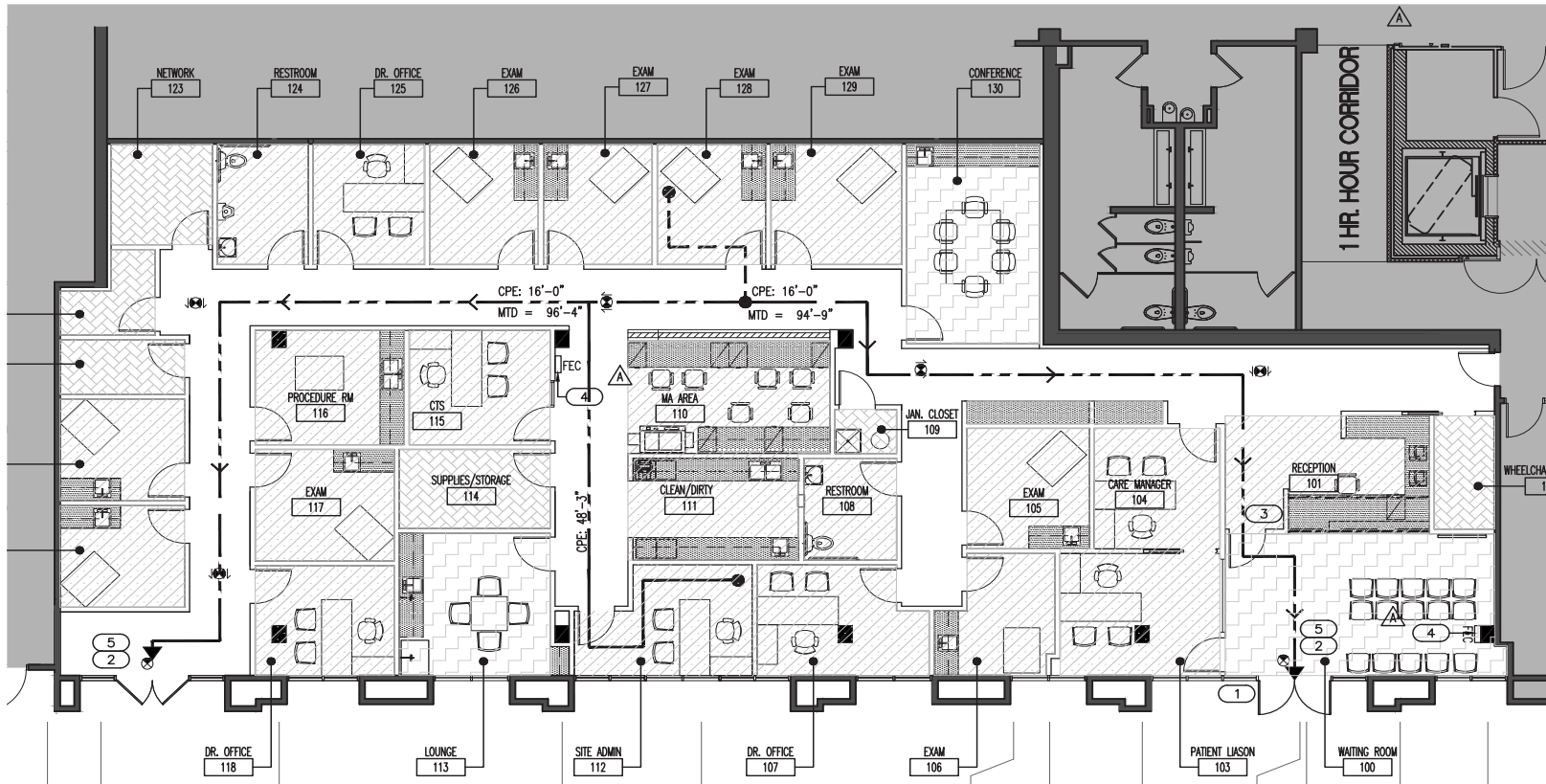
L O N G B E A C H , C A 9 0 8 0 2

Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities, and services. Today, there are many facets that contribute to Downtown's unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.



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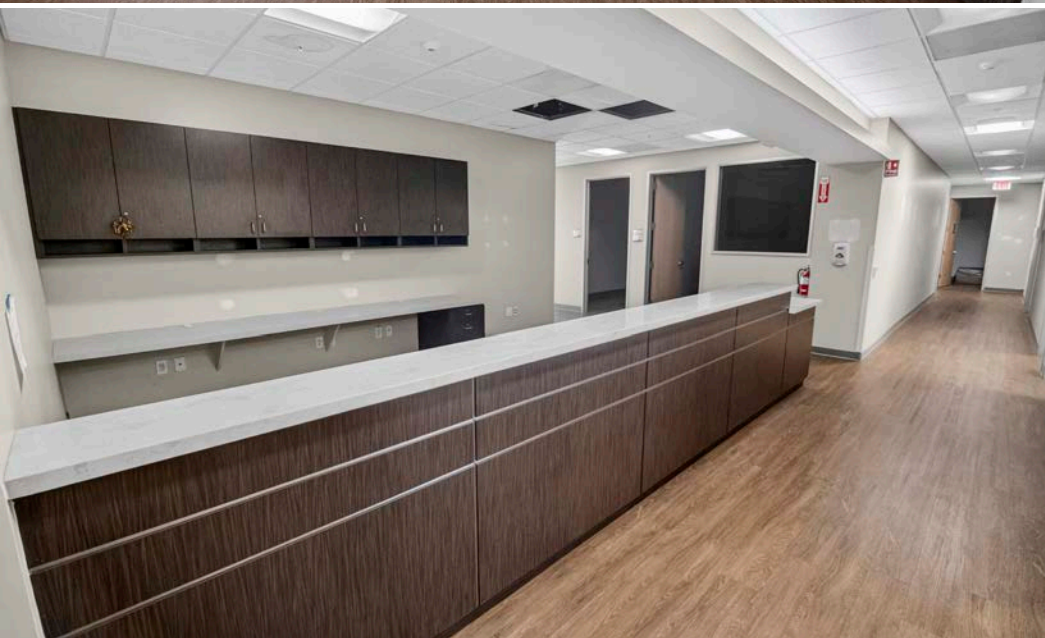
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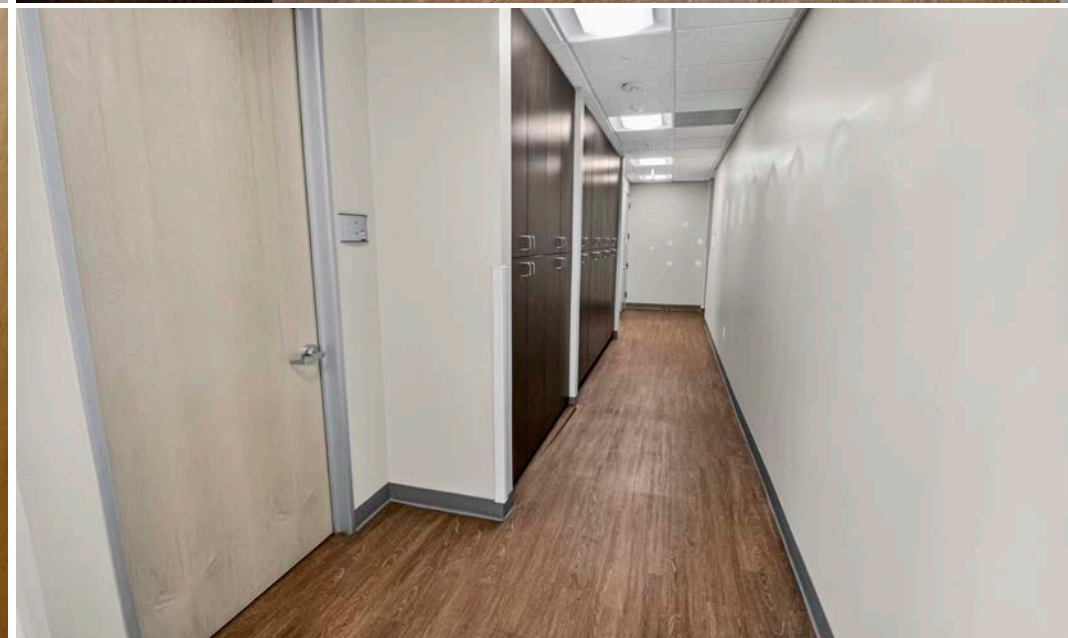
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The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social “visioning process” that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like.

This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community’s vision, and (2) provide specific standards and guidelines to reference when working with developers.

Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.

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1 Mile

2 Miles

3 Miles

Population

| | | | | | | |
|---|--------|-----|---------|-----|---------|-----|
| 2025 Population | 58,111 | --- | 145,289 | --- | 222,842 | --- |
| 2030 Projected Population | 60,324 | --- | 148,844 | --- | 226,831 | --- |
| 2030 Projected Population (High Estimate) | 64,186 | --- | 156,047 | --- | 235,917 | --- |
| 2030 Projected Population (Low Estimate) | 56,743 | --- | 143,179 | --- | 219,594 | --- |
| % Projected Annual Change (2025 - 2030) | 0.8% | --- | 0.5% | --- | 0.4% | --- |
| % Projected Annual Change (High Estimate) | 2.1% | --- | 1.5% | --- | 1.2% | --- |
| % Projected Annual Change (Low Estimate) | -0.5% | --- | -0.3% | --- | -0.3% | --- |

| | | | | | | |
|-------------------------------|--------|-----|---------|-----|---------|-----|
| 2010 Census Population | 58,375 | --- | 156,532 | --- | 230,587 | --- |
| 2020 Census Population | 58,179 | --- | 146,832 | --- | 225,895 | --- |
| % Annual Change (2020 - 2025) | 0.0% | --- | -0.2% | --- | -0.3% | --- |
| Population Density | 23,168 | | 13,882 | | 11,371 | |

Households

| | | | | | | |
|---|--------|-----|--------|-----|--------|-----|
| 2025 Households | 26,991 | --- | 57,460 | --- | 87,230 | --- |
| 2030 Projected Households | 28,217 | --- | 59,167 | --- | 89,049 | --- |
| % Projected Annual Change (2025 - 2030) | 0.9% | --- | 0.6% | --- | 0.4% | --- |
| 2010 Households | 23,238 | --- | 53,337 | --- | 81,924 | --- |
| 2020 Households | 26,791 | --- | 57,777 | --- | 88,151 | --- |
| % Annual Change (2020 - 2025) | 3.1% | --- | 1.7% | --- | 1.5% | --- |

Quarterly Population

| | | | | | | |
|---------|--------|-----|---------|-----|---------|-----|
| 2025 Q2 | 58,111 | --- | 145,289 | --- | 222,842 | --- |
| 2025 Q1 | 58,112 | --- | 145,140 | --- | 222,610 | --- |
| 2024 Q4 | 58,051 | --- | 145,112 | --- | 222,963 | --- |
| 2024 Q3 | 57,777 | --- | 144,813 | --- | 222,395 | --- |
| 2024 Q2 | 57,305 | --- | 144,390 | --- | 222,058 | --- |
| 2024 Q1 | 57,268 | --- | 144,272 | --- | 221,977 | --- |
| 2023 Q4 | 57,178 | --- | 143,743 | --- | 221,435 | --- |
| 2023 Q3 | 57,148 | --- | 143,784 | --- | 221,580 | --- |
| 2023 Q2 | 57,207 | --- | 143,916 | --- | 221,797 | --- |

| | | | | | | |
|---------------------------------------|--------|-----|--------|-----|--------|-----|
| Growth Stability Indicator (-1 to +1) | 0.0551 | --- | 0.0914 | --- | 0.0755 | --- |
|---------------------------------------|--------|-----|--------|-----|--------|-----|

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| | 1 Mile | | 3 Miles | | 5 Miles | |
|----------------------------------|----------|-------|----------|-------|-----------|-------|
| Income (2025) | | | | | | |
| Per Capita Income | \$45,176 | --- | \$39,102 | --- | \$42,495 | --- |
| Average Household Income | \$97,261 | --- | \$98,869 | --- | \$108,559 | --- |
| Median Household Income | \$79,576 | --- | \$79,975 | --- | \$88,063 | --- |
| Less than \$15,000 | 2,966 | 11.0% | 5,686 | 9.9% | 7,704 | 8.8% |
| \$15,000 - \$19,999 | 983 | 3.6% | 1,946 | 3.4% | 2,555 | 2.9% |
| \$20,000 - \$24,999 | 895 | 3.3% | 1,859 | 3.2% | 2,624 | 3.0% |
| \$25,000 - \$29,999 | 787 | 2.9% | 1,763 | 3.1% | 2,412 | 2.8% |
| \$30,000 - \$34,999 | 988 | 3.7% | 2,085 | 3.6% | 2,763 | 3.2% |
| \$35,000 - \$39,999 | 1,137 | 4.2% | 1,974 | 3.4% | 2,594 | 3.0% |
| \$40,000 - \$44,999 | 1,057 | 3.9% | 2,083 | 3.6% | 2,749 | 3.2% |
| \$45,000 - \$49,999 | 763 | 2.8% | 1,755 | 3.1% | 2,456 | 2.8% |
| \$50,000 - \$54,999 | 815 | 3.0% | 1,931 | 3.4% | 2,791 | 3.2% |
| \$55,000 - \$59,999 | 784 | 2.9% | 1,704 | 3.0% | 2,349 | 2.7% |
| \$60,000 - \$64,999 | 934 | 3.5% | 2,037 | 3.5% | 2,739 | 3.1% |
| \$65,000 - \$69,999 | 774 | 2.9% | 1,864 | 3.2% | 2,616 | 3.0% |
| \$70,000 - \$79,999 | 1,515 | 5.6% | 3,800 | 6.6% | 5,514 | 6.3% |
| \$80,000 - \$89,999 | 1,343 | 5.0% | 3,114 | 5.4% | 4,793 | 5.5% |
| \$90,000 - \$99,999 | 1,244 | 4.6% | 2,679 | 4.7% | 4,196 | 4.8% |
| \$100,000 - \$125,000 | 2,780 | 10.3% | 5,663 | 9.9% | 9,250 | 10.6% |
| \$125,000 - \$149,999 | 2,084 | 7.7% | 4,304 | 7.5% | 7,288 | 8.4% |
| \$150,000 - \$199,999 | 2,733 | 10.1% | 5,708 | 9.9% | 9,769 | 11.2% |
| \$200,000 - \$249,999 | 1,353 | 5.0% | 3,088 | 5.4% | 5,640 | 6.5% |
| \$250,000 - \$499,999 | 579 | 2.1% | 1,324 | 2.3% | 2,417 | 2.8% |
| \$500,000+ | 477 | 1.8% | 1,094 | 1.9% | 2,010 | 2.3% |
| Education (2025) | | | | | | |
| Less than 9th Grade | 4,767 | 10.9% | 16,694 | 16.1% | 23,209 | 14.4% |
| Some High School | 3,600 | 8.2% | 10,032 | 9.7% | 13,144 | 8.2% |
| High School Grad | 6,722 | 15.3% | 17,620 | 17.0% | 27,304 | 17.0% |
| Some College | 10,757 | 24.5% | 22,610 | 21.8% | 35,411 | 22.0% |
| Associate Degree | 2,371 | 5.4% | 5,897 | 5.7% | 9,609 | 6.0% |
| Bachelors Degree | 10,328 | 23.5% | 21,328 | 20.5% | 34,975 | 21.8% |
| Masters Degree | 3,543 | 8.1% | 6,693 | 6.4% | 11,834 | 7.4% |
| Doctorate or Professional Degree | 1,803 | 4.1% | 3,008 | 2.9% | 5,208 | 3.2% |

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