

Retail Space For Lease

1310 Long Beach Blvd Long Beach, CA, 90813

Property Highlights

- Renovated retail center located at a prime signalized intersection
- Across the street from the Beacon Pointe Apartments, which is a 160-unit housing complex
- Adjacent to the Anaheim St Metro Station (Blue A Line), which for the month of October 2023 had a total ridership of 1.7 million.
- Pole signage available
- Traffic Counts: 47,547 CPD (Long Beach Blvd & Anaheim St)
- Strong 1-mile demographics with over 76,00 residents and 27,000 households, a daytime population of 19,000, and an average household income over \$69,000

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Available:
±5,000 SF
(Divisible)

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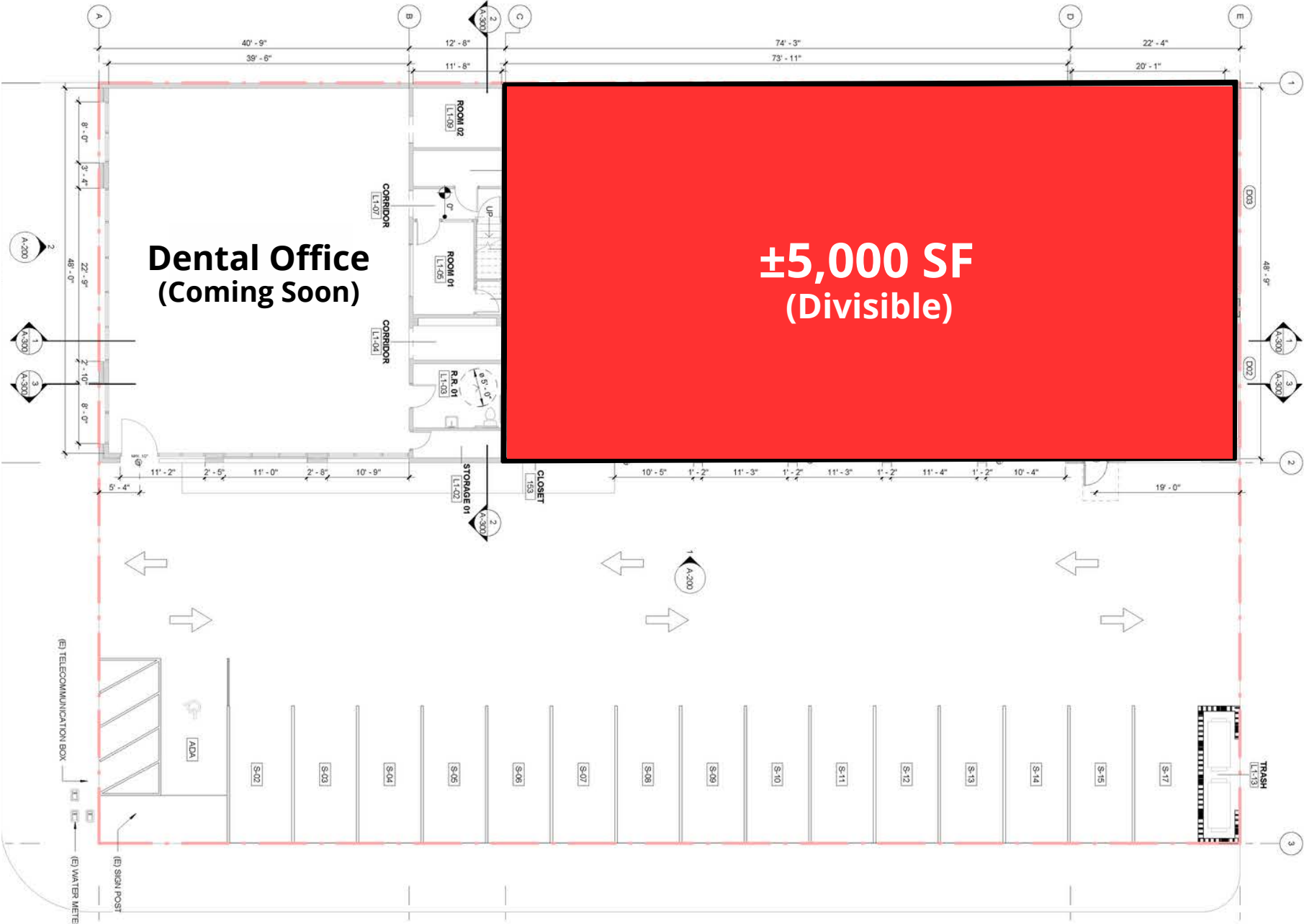
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Site Plan

Long Beach Blvd (19,012 CPD)

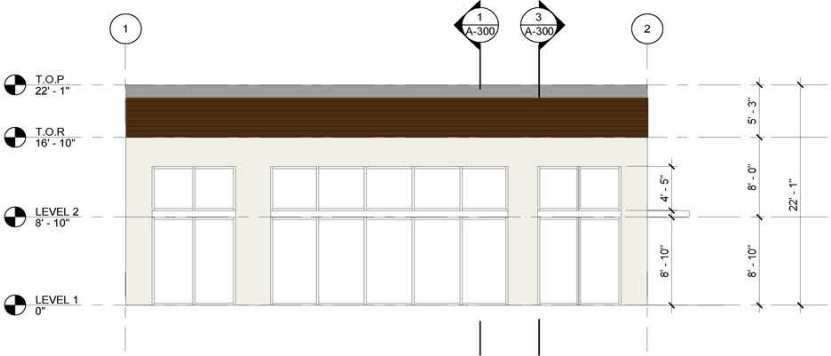


Anaheim St (28,535 CPD)

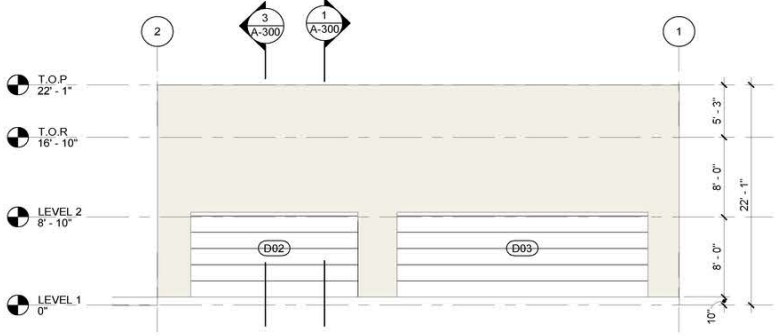
Elevations



① SOUTH ELEVATION
1/8" = 1'-0"



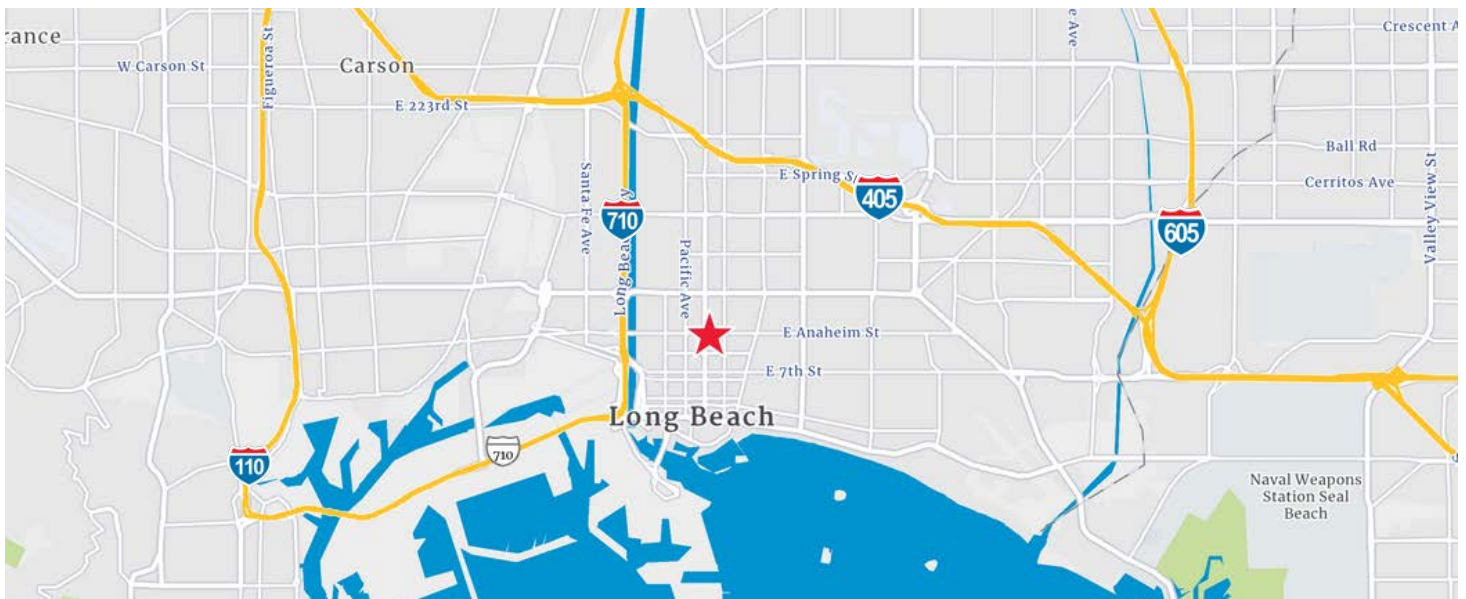
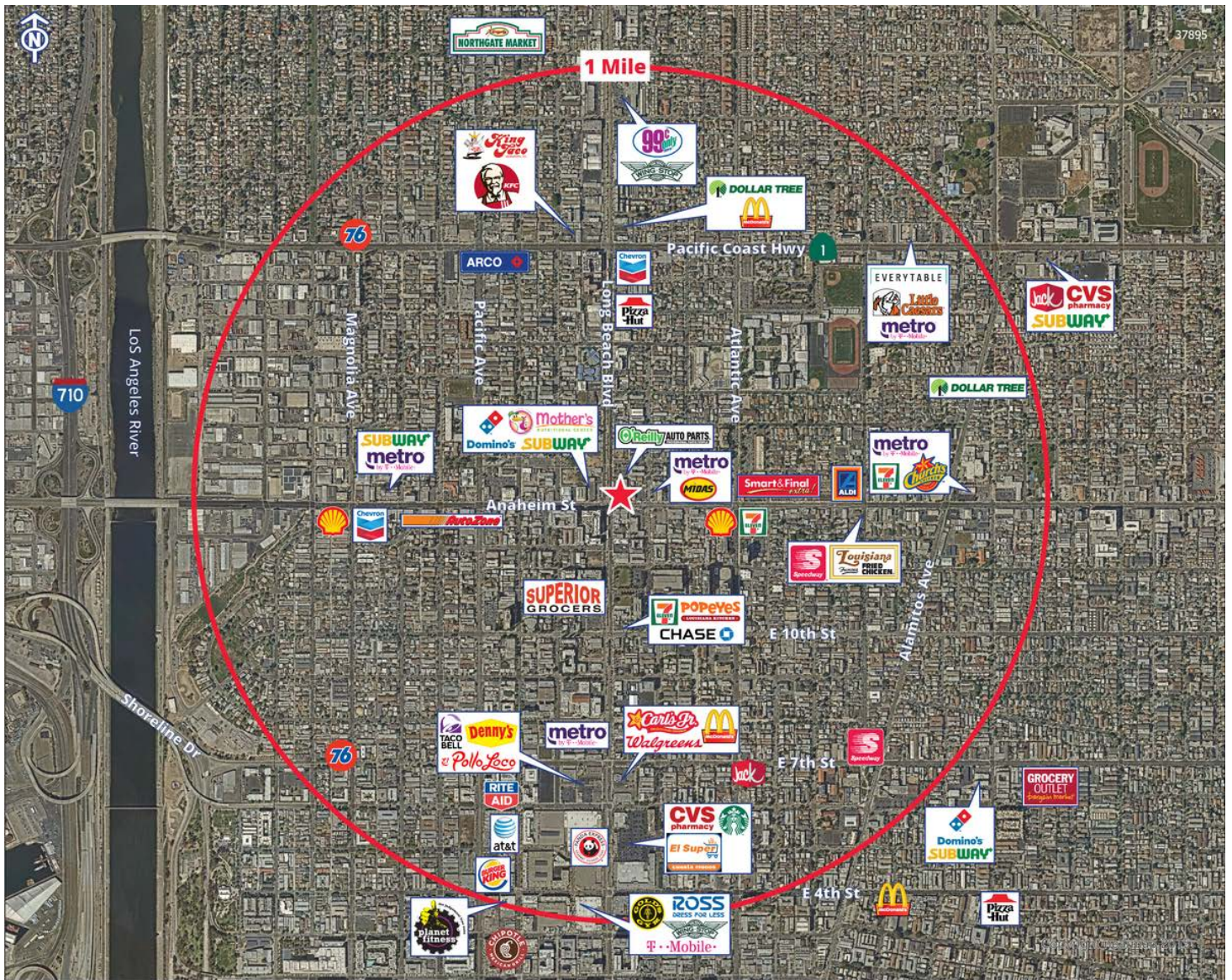
② WEST ELEVATION
1/8" = 1'-0"



③ EAST ELEVATION
1/8" = 1'-0"

*Subject to change

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	76,745	253,989	445,397
Total Households	27,873	97,730	163,829
Total Family Households	17,059	53,690	98,375
Average Household Size	2.66	2.51	2.65
Median Age	30.7	34.1	35.0
Population Age 25+	47,131	170,179	298,748
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.46%	-0.01%	0.04%
2020-2023 Total Population: Annual Growth Rate (CAGR)	0.28%	-0.18%	-0.36%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	0.28%	-0.13%	-0.22%
Households	0.62%	0.10%	-0.02%
Families	0.52%	0.10%	-0.01%
Median Household Income	2.33%	3.24%	2.47%
Current Year Population by Sex			
Male Population	38,793	126,618	221,079
% Male	50.6%	49.9%	49.6%
Female Population	37,952	127,371	224,318
% Female	49.5%	50.2%	50.4%
Current Year Race and Ethnicity			
Total	76,745	253,989	445,398
White Alone	17.3%	25.5%	29.1%
Black Alone	15.4%	13.5%	11.0%
American Indian Alone	2.0%	1.7%	1.6%
Asian Alone	11.7%	15.1%	13.9%
Pacific Islander Alone	0.6%	0.8%	0.9%
Some Other Race Alone	39.9%	29.4%	28.8%
Two or More Races	13.2%	14.0%	14.8%
Hispanic Origin	58.7%	47.4%	48.0%
Diversity Index	87.4	89.4	88.9
Current Year Educational Attainment			
Total	47,131	170,182	298,742
Less than 9th Grade	18.5%	12.8%	11.4%
9th - 12th Grade, No Diploma	12.4%	7.7%	7.6%
High School Graduate	16.3%	16.5%	17.0%
GED/Alternative Credential	3.0%	2.2%	2.2%
Some College, No Degree	20.9%	20.0%	19.4%
Associate Degree	6.0%	7.2%	7.7%
Bachelor's Degree	16.1%	22.9%	23.1%
Graduate/Professional Degree	6.8%	10.7%	11.7%
Current Year Income and Households Summary			
Median Household Income	\$50,736	\$65,053	\$74,643
Average Household Income	\$69,127	\$92,016	\$105,425
Per Capita Income	\$25,399	\$35,567	\$38,950
Current Year Summary Business Data			
Total Businesses	2,291	10,672	17,711
Total Daytime Population	62,870	256,879	450,174
Daytime Population: Workers	19,625	128,109	219,055
Daytime Population: Residents	43,245	128,770	231,119

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