

FOR SALE

Retail/Office/Medical Opportunity

5453 E Stearns St | Long Beach, CA 90815



FOR SALE

5,022 SF

BLDG-5453: Freestanding Building

APN: 7223-029-036

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

Adam Handfield

949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

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610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

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DESCRIPTION

- Bellflower Blvd and Stearns St is a high traffic intersection with over 42,000 cars per day
- Huge visibility with possible facade remodel and signage redesign
- Average household incomes of \$120,000+ within a 1,3 and 5 mile radius with well above average residential and daytime densities
- Nearby national retailers include Target, Lazy Acres, Big Lots, Trader Joe's, CVS Pharmacy, T.J. Maxx, Chase Bank, Starbucks and more
- Close proximity to Cal State University of Long Beach (approximately 1.1 mile; 37,000 enrolled students)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,737	194,735	534,513
Average Household Income	\$156,528	\$140,574	\$127,449
Daytime Population	12,386	84,455	225,318

Source: Esri

TRAFFIC COUNTS

Bellflower Boulevard	approx. 37,000 cars per day
Stearns Street	approx. 9,850 cars per day

Source: Costar

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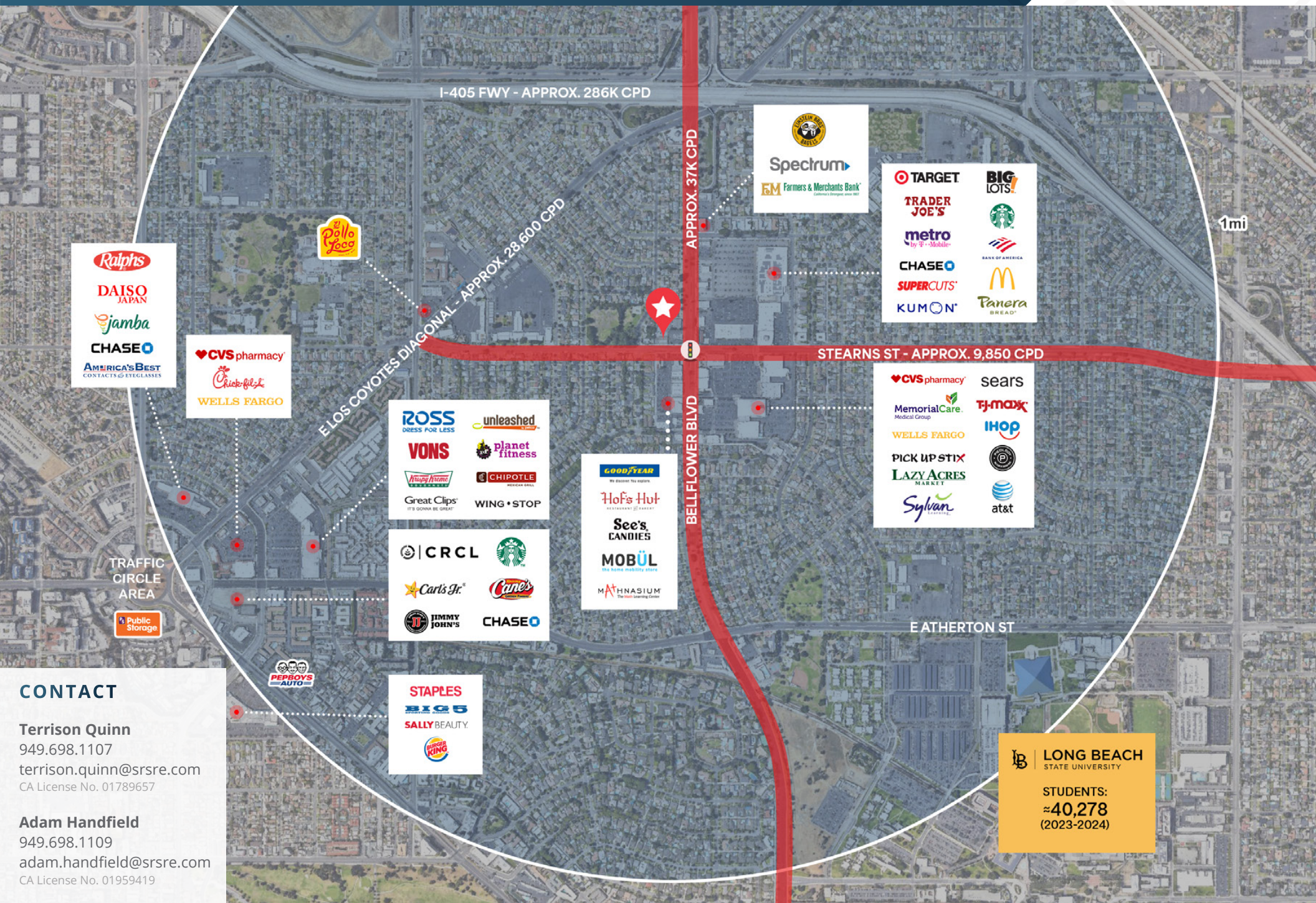
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I-405 FWY - APPROX. 286K CPD

APPROX. 37K CPD

ELOS COYOTES DIAGONAL - APPROX. 28,600 CPD

STEARNS ST - APPROX. 9,850 CPD

BELLFLOWER BLVD

E ATHERTON ST

1mi

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**LONG BEACH
STATE UNIVERSITY**

STUDENTS:
~40,278
(2023-2024)