

MEDICAL OFFICE FOR LEASE



COLDWELL BANKER
COMMERCIAL | BLAIR



1081 LONG BEACH BOULEVARD

LONG BEACH, CA 90802

SHEVA HOSSEINZADEH

Principal
LIC# 01922147

VACHEL MCKEEVER

Associate Vice President
LIC# 02074710

1081 LONG BEACH BOULEVARD

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

Coldwell Banker Commercial is pleased to offer approximately 1,900 - 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 premises can be demised as well as per the enclosed alternate floor plans

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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Principal	Associate Vice President
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AVAILABLE: ± 4,802 SF

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

ALT. PLANS: ± 1,900 - 2,900 SF

RATE: \$2.50/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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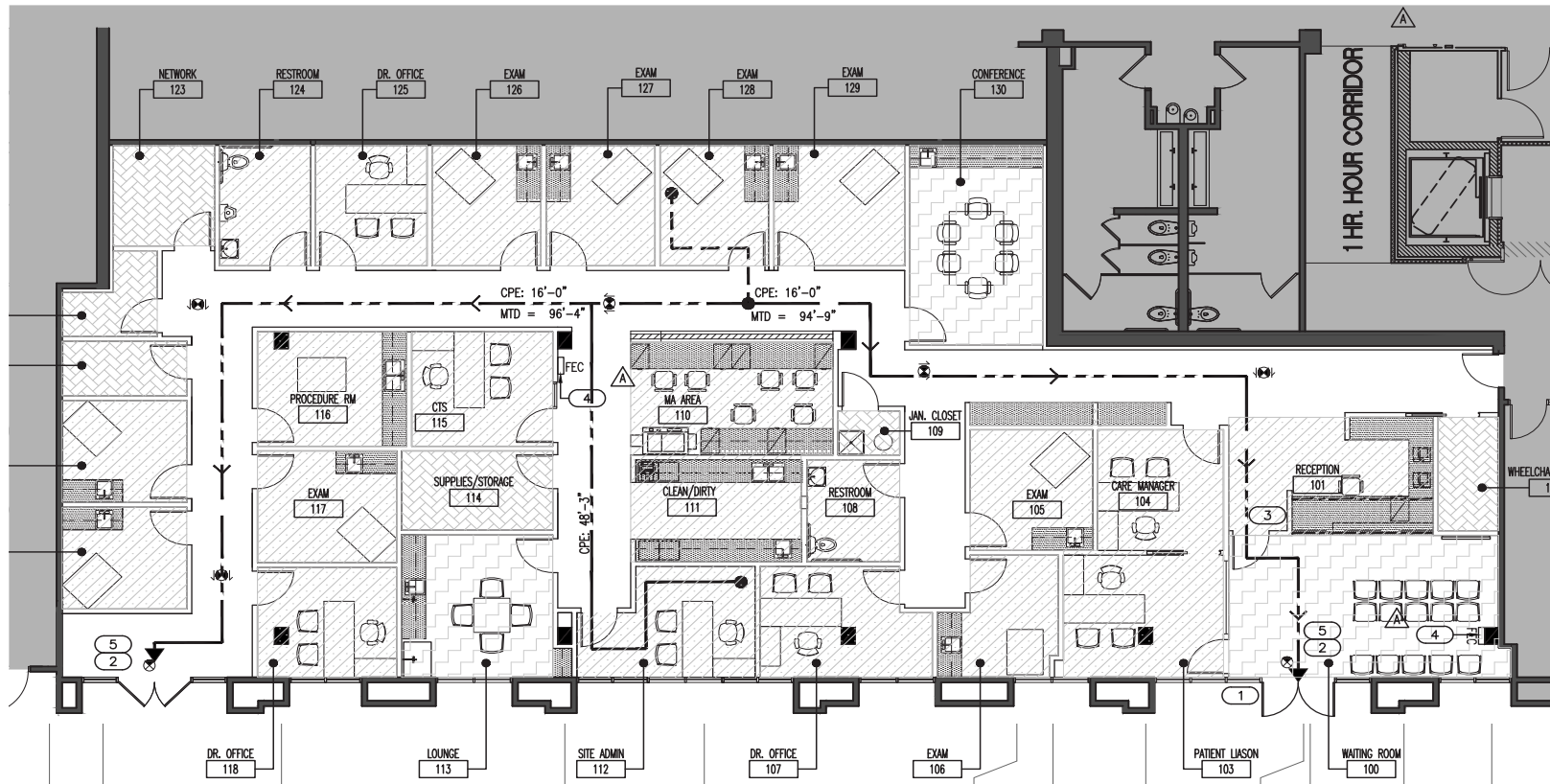


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Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central 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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18201 Von Karman Avenue, Suite 120 T 949.724.8958 Irvine, CA 92612

515 South Flower Street, Suite 100 T 213.929.1400 Los Angeles, CA 90071

535 Mission Street, Suite 1563 T 415.390.6793 San Francisco, CA 94105

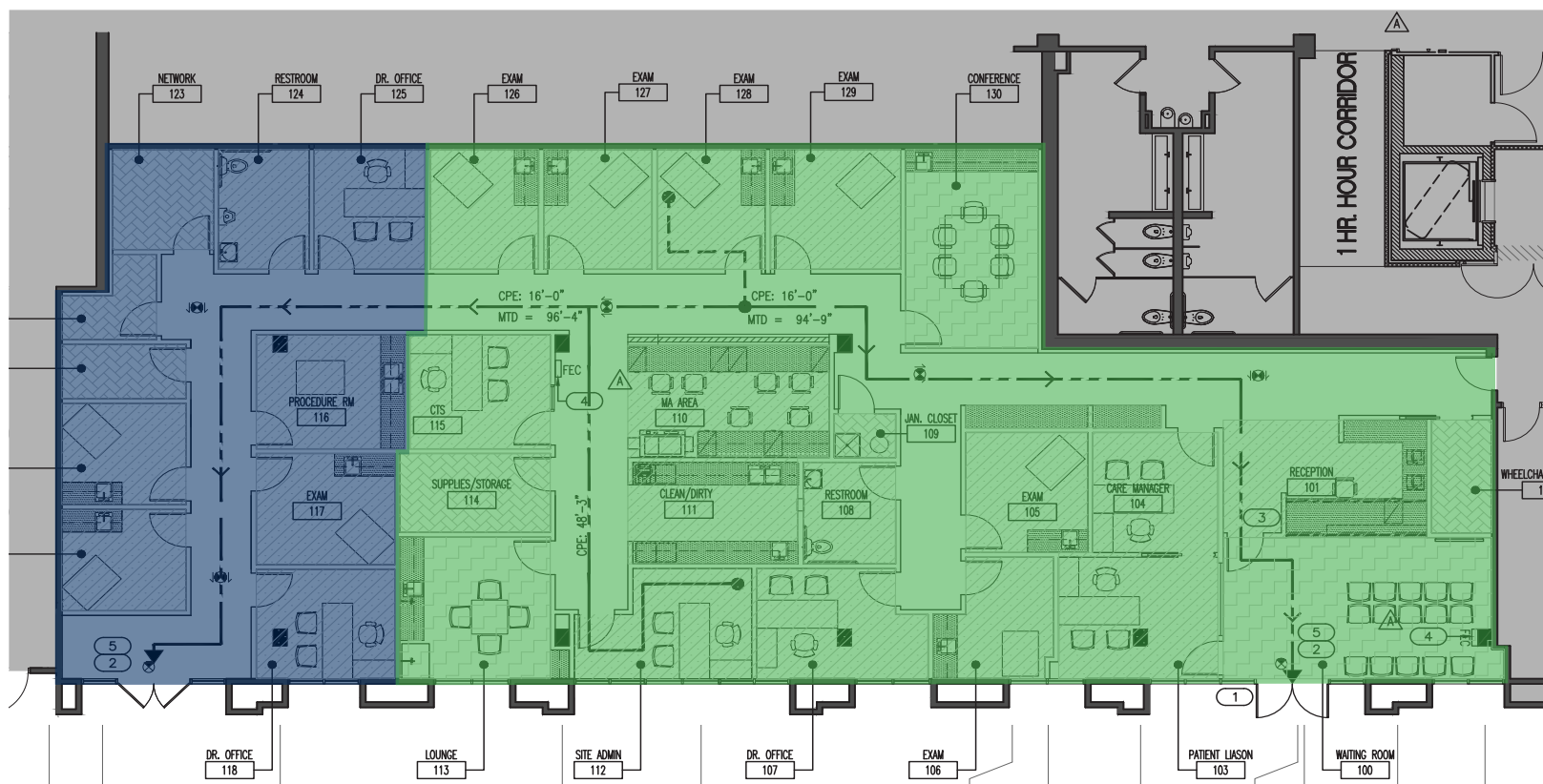
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120 East 23rd Street, 5th Floor T 917.512.6688 New York, NY 10010

www.saaia.com

SEAL AND STAMP:



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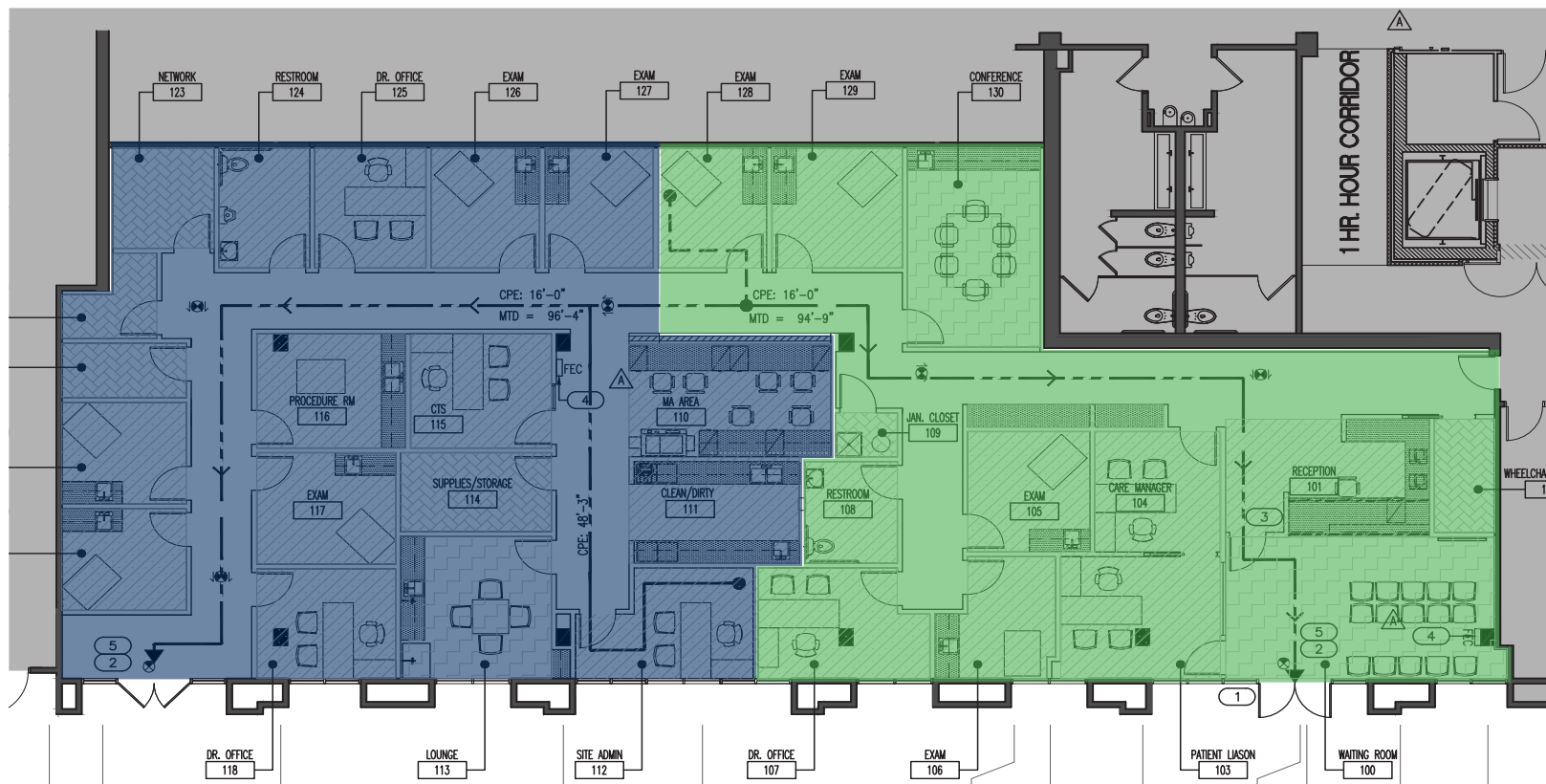
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SEAL AND STAMP:



- Approximately ± 1,900 - 2,100 SF
- Approximately ± 2,700 - 2,900 SF

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SEAL AND STAMP:



- Approximately ± 2,400 - 2,500 SF
- Approximately ± 2,250 - 2,400 SF

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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.

1081 LONG BEACH BOULEVARD

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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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