



Freestanding Commercial Building

# 1840 Long Beach Blvd Long Beach, CA, 90806

## Property Highlights & Details

- Prime freestanding commercial building located at a strong signalized intersection
- Adjacent to the Anaheim St Metro Station (Blue A Line), which for the month of March 2024 had a total ridership of 1.8 million
- Traffic Counts:  $\pm 59,866$  CPD (Long Beach Blvd & Pacific Coast Hwy)
- Strong 2-mile demographics with over 185,000 residents, 67,000 households, a daytime population of 88,000, and an average household income of \$82,000.

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Available:

$\pm 9,003$  SF

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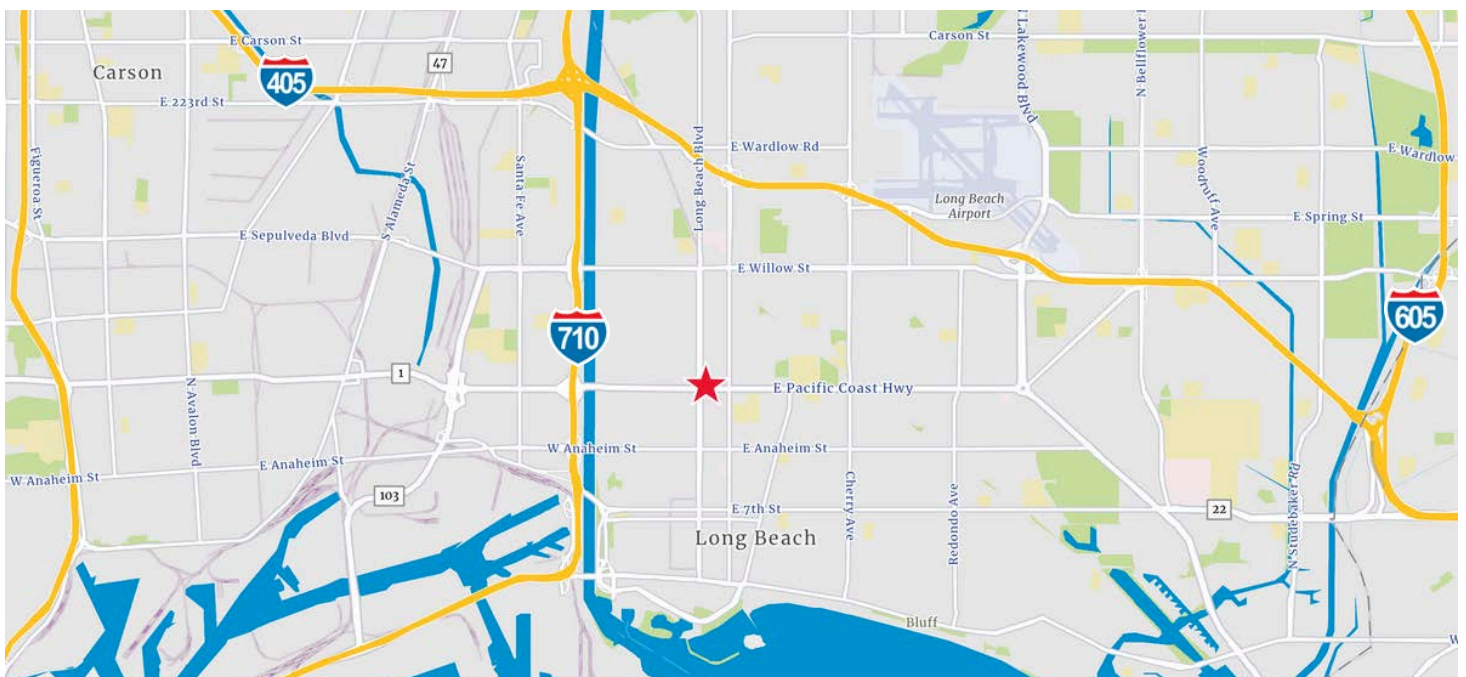
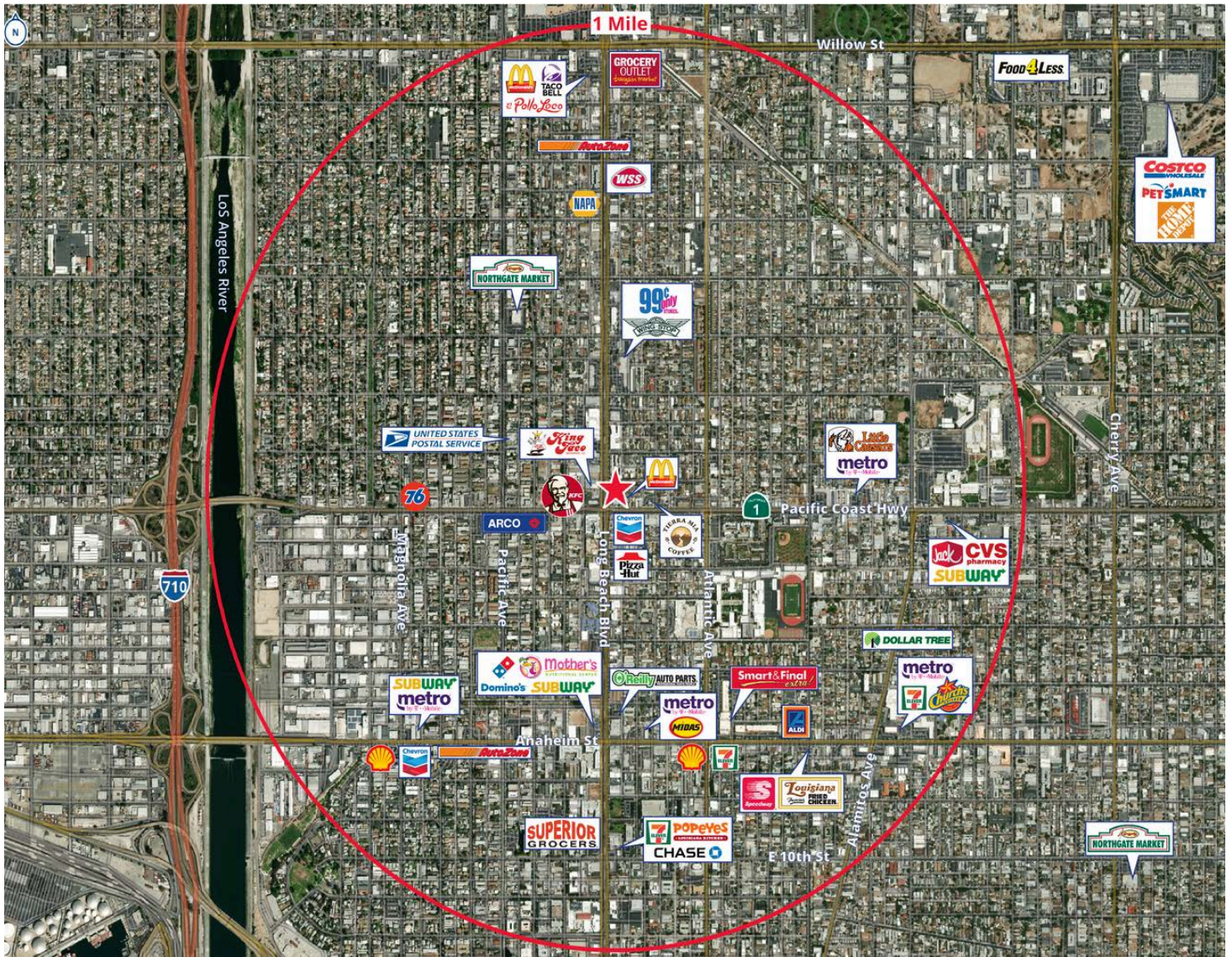
# Site Plan



# Photos



# Location Maps



# Demographics

	1 mile radius	2 mile radius	3 mile radius
<b>Current Year Summary</b>			
Total Population	63,375	185,112	260,786
Total Households	20,292	67,917	99,162
Total Family Households	14,812	40,209	55,501
Average Household Size	3.08	2.64	2.55
Median Age	29.4	32.7	34.2
Population Age 25+	37,310	119,265	174,405
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.56%	-0.18%	0.00%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.15%	-0.08%	-0.19%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	0.02%	-0.04%	-0.13%
Households	0.24%	0.25%	0.10%
Families	0.26%	0.19%	0.09%
Median Household Income	2.48%	2.97%	3.22%
<b>Current Year Population by Sex</b>			
Male Population	31,571	93,028	130,064
% Male	49.8%	50.3%	49.9%
Female Population	31,804	92,084	130,722
% Female	50.2%	49.8%	50.1%
<b>Current Year Race and Ethnicity</b>			
Total	63,375	185,113	260,787
White Alone	12.9%	20.2%	25.2%
Black Alone	15.0%	14.3%	13.6%
American Indian Alone	2.0%	1.8%	1.7%
Asian Alone	14.6%	15.8%	15.3%
Pacific Islander Alone	0.8%	0.7%	0.8%
Some Other Race Alone	41.7%	33.7%	29.3%
Two or More Races	13.1%	13.5%	14.1%
Hispanic Origin	60.9%	52.0%	47.4%
Diversity Index	86.8	89.1	89.4
<b>Current Year Educational Attainment</b>			
Total	37,315	119,266	174,404
Less than 9th Grade	22.8%	15.6%	12.6%
9th - 12th Grade, No Diploma	12.4%	9.3%	7.8%
High School Graduate	18.6%	17.0%	16.7%
GED/Alternative Credential	3.1%	2.6%	2.2%
Some College, No Degree	19.9%	20.1%	19.9%
Associate Degree	6.3%	7.0%	7.3%
Bachelor's Degree	13.1%	20.0%	22.9%
Graduate/Professional Degree	3.8%	8.4%	10.6%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$51,721	\$58,208	\$65,045
Average Household Income	\$72,575	\$82,707	\$92,536
Per Capita Income	\$23,464	\$30,557	\$35,445
<b>Current Year Summary Business Data</b>			
Total Businesses	1,495	7,140	11,287
Total Daytime Population	51,129	187,751	269,338
Daytime Population: Workers	13,866	88,762	135,927
Daytime Population: Residents	37,263	98,989	133,411

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