

OFFERING MEMORANDUM

11218 LONG BEACH BLVD  
LYNWOOD, CA 90262



COMMERCIAL  
BEVERLY HILLS



Douglas Elliman  
REAL ESTATE

PRIME COMMERCIAL LAND





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**OFFERING MEMORANDUM | 11218 LONG BEACH BLVD**

Section 01

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*Executive  
Summary*



11218 LONG BEACH BLVD | LYNWOOD, CA 90262

# EXECUTIVE SUMMARY

## *Lynwood's Premier Commercial Land Opportunity*

11218 Long Beach Blvd, Lynwood, CA 90262 presents a unique opportunity for investors and developers seeking a prime commercial land parcel in the heart of Los Angeles.

Situated within the vibrant Lynwood submarket, this property offers a lot size of approximately 2,401 square feet (0.06 acres), providing ample space for a variety of commercial development projects.

Originally built in 1925, the property boasts a rich history and is currently zoned LYC2\*, allowing for a wide range of potential uses. The location's strategic position along Long Beach Boulevard ensures excellent visibility and accessibility, making it an ideal spot for businesses looking to establish a strong presence in the area.

The property's versatile zoning, coupled with its prime location within the Los Angeles metropolitan area, makes it an attractive prospect for investors and developers alike. Whether you envision a retail establishment, office space, or other commercial venture, 11218 Long Beach Blvd offers the potential to bring your vision to life.



ADDRESS	11218 LONG BEACH BLVD, LYNWOOD, CA 90262
SUBMARKET	LOS ANGELES
PROPERTY TYPE	COMMERCIAL LAND
LOT SIZE	± 2,401 SF / 0.06 AC
ZONING	LYC2*
PARCEL NUMBER	6173-002-008



# EXECUTIVE SUMMARY

## *Investment Highlights*

- Prime commercial land opportunity in the heart of Los Angeles' Lynwood submarket
- Lot size of approximately 2,401 square feet (0.06 acres), providing ample space for various development projects
- Zoned LYC2\*, allowing for a wide range of potential commercial uses
- Excellent visibility and accessibility along Long Beach Boulevard, ensuring high exposure for businesses
- Located within the vibrant Los Angeles metropolitan area, offering a strong economic backdrop
- Versatile property suitable for retail establishments, office spaces, or other commercial ventures



# EXECUTIVE SUMMARY

## Development Potential

The property at 11218 Long Beach Blvd is zoned LYC2, a Light Commercial designation that permits a variety of commercial uses.

This zoning is designed to facilitate small to medium-scale commercial developments that serve the local community.

### Conditional Uses

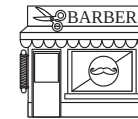
These uses may require additional permits or approvals from the city:

- Automobile Service Stations
- Outdoor Sales and Storage
- Drive-Through Establishments
- Larger Commercial Developments

### Permitted Uses



**Retail Stores and Shops**  
Clothing, electronics, grocery stores, and specialty shops.



**Service Establishments**  
Beauty salons, barber shops, dry cleaners, and repair services.



**Offices**  
Business, professional, and governmental offices.



**Food and Beverage Establishments** | Restaurants, cafes, and fast-food outlets.



**Banks and Financial Institutions**  
Branches and ATMs.



**Healthcare Services**  
Medical and dental offices, clinics.



# EXECUTIVE SUMMARY

## *Development Standards*

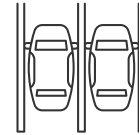


### *Potential Development Scenario*

Given the small lot size of 2,401 sq ft, a realistic development scenario might include a single-story commercial building with a footprint of approximately 1,200 sq ft, allowing space for required parking and landscaping. This could house a small retail store, an office space, or a service establishment.

#### **Setbacks**

FRONT YARD	15 Feet
SIDE YARD	5 Feet
REAR YARD	15 Feet



### *Parking Requirements*

Parking spaces must be provided based on the type and size of the development. For example, retail spaces generally require one parking space per 200-300 sq ft of gross floor area.

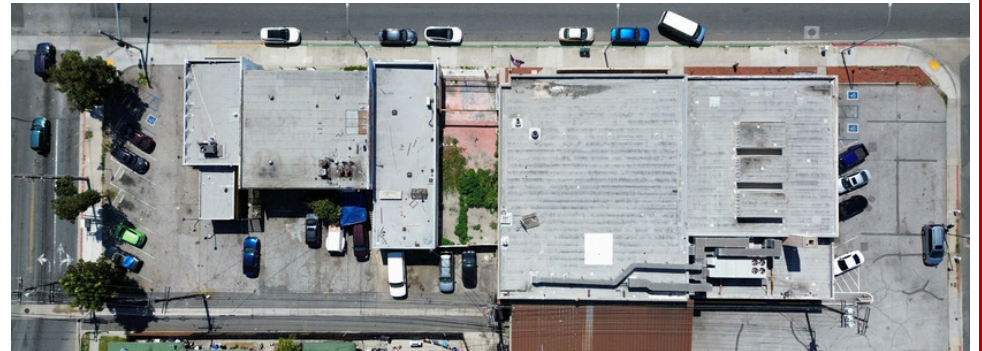


### *Landscaping*

A portion of the site must be dedicated to landscaping. This often includes green buffers around the property and within parking areas, typically accounting for 10-20% of the site area.



# PHOTOS



Section 02

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*Location  
Overview*



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# LOCATION OVERVIEW

## *Market Overview* *Lynwood, CA 90262*

Lynwood, California, is a city located in Los Angeles County, approximately 13 miles south of downtown Los Angeles. With a population of around 67,000 as of the 2020 census, Lynwood is a diverse community with a predominantly Hispanic population.

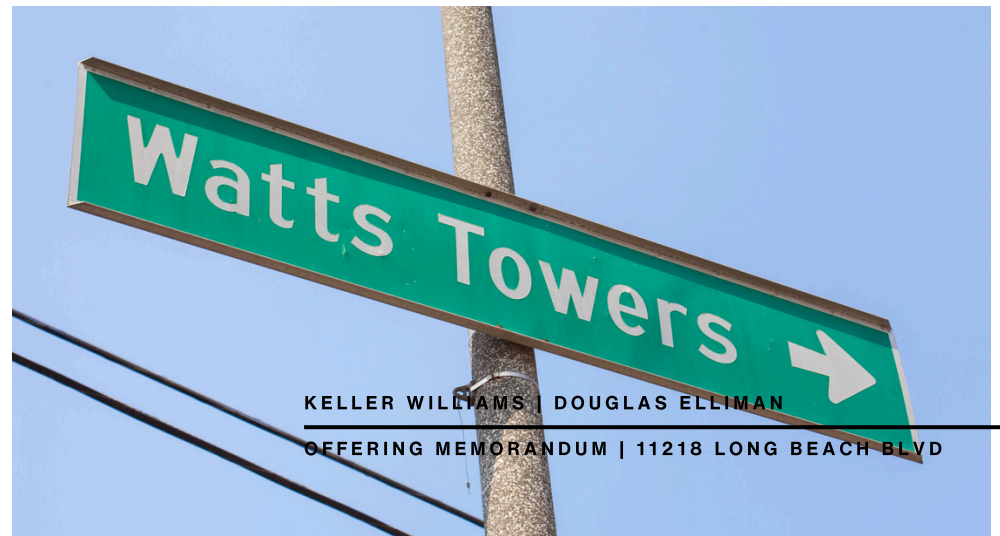
The city is situated near major attractions such as the Watts Towers, the Aquarium of the Pacific, and the Lynwood Skate Park, which is a popular destination for skateboarders.

Lynwood is well-connected by various transportation options, including the Metro Green Line light rail, which has a station in the city, and several bus routes operated by the Los Angeles County Metropolitan Transportation Authority (Metro).

The city's economy is primarily driven by the retail and service sectors, with the Plaza Mexico shopping center being a major contributor to the local economy.

The city is also home to St. Francis Medical Center, a major healthcare facility serving the region.

POPULATION **67,000**



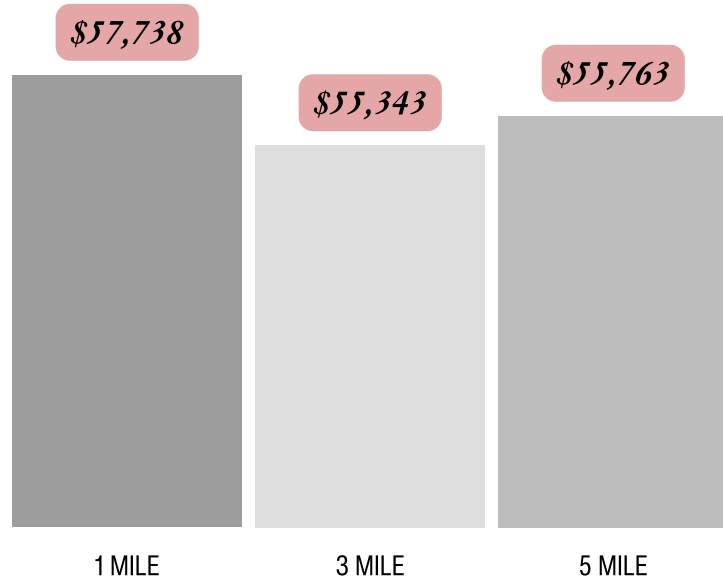
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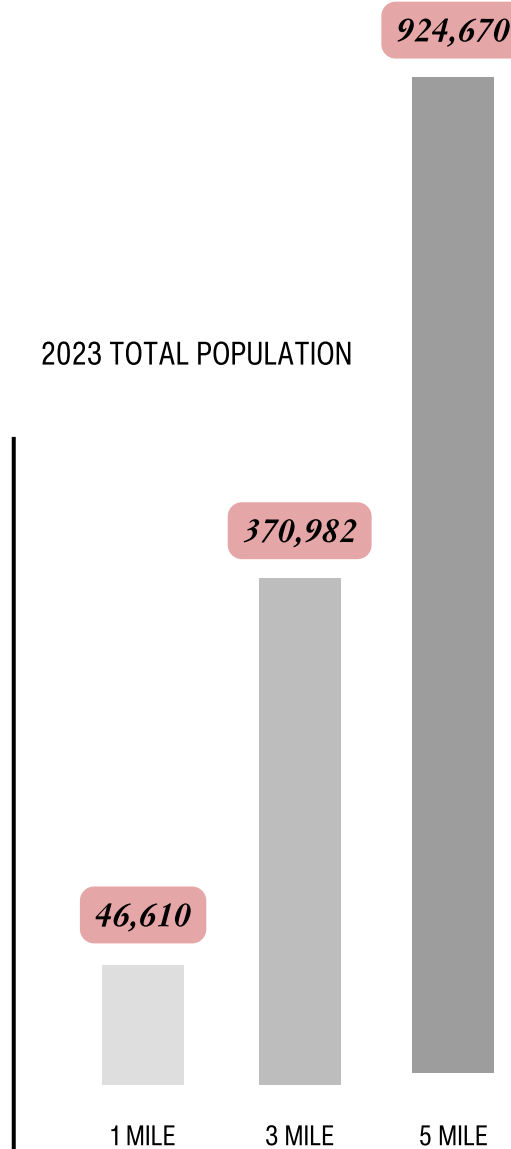
# LOCATION OVERVIEW

## Demographics Snapshot

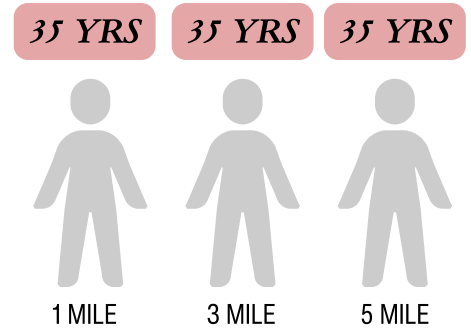
MEDIAN HOUSEHOLD INCOME



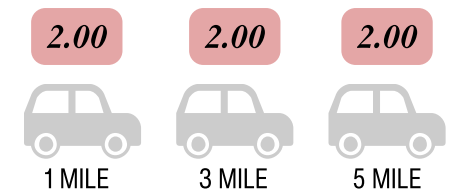
2023 TOTAL POPULATION



AVERAGE AGE



2023 AVERAGE HH VEHICLES





# LOCATION OVERVIEW

## *Demographics At-A-Glance*

	1 MILE	3 MILE	5 MILE
2023 TOTAL POPULATION	46,610	370,982	924,670
2028 POPULATION EST	44,942	359,611	897,124
POP GROWTH 2023 - 2028	(3.58%)	(3.07%)	(2.98%)
AVERAGE AGE	35	35	35
2023 TOTAL HOUSEHOLDS	9,404	83,530	223,480
HH GROWTH 2023 - 2028	(4.75%)	(3.64%)	(3.46%)
MEDIAN HOUSEHOLD INCOME	\$57,738	\$55,343	\$55,763
AVG HOUSEHOLD SIZE	4.40	4.20	4.00
2023 AVG HH VEHICLE	2.00	2.00	2.00
MEDIAN HOME VALUE	\$449,270	\$438,227	\$457,535
MEDIAN YEAR BUILT	1956	1957	1958

# LOCATION OVERVIEW

## Amenity Map





Section 03

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*Financial  
Overview*



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# FINANCIAL OVERVIEW

## *Price Snapshot*

SUGGESTED ASKING PRICE	\$395,000
LOT SIZE	2,401 SF
LOT PSF	\$164.51

## *Lot Snapshot*

LOT #	220
SUBMARKET	MID-CITIES
MARKET	LOS ANGELES
TAX YEAR	2022
ASSESSED YEAR	2023
CENSUS	540203
TOTAL SF	1,850



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Section 04

*The Team*



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# THE TEAM



## *Francisco Williams, CCIM*

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Francisco is a Senior Vice President at Keller Williams specializing in retail investment with a focus on single-tenant net lease (NNN) and multi-tenant retail properties in Southern California.

He began his career in mortgage banking origination at Capital Direct Funding, Inc., servicing real estate principals throughout California. In 2015, he transitioned into commercial real estate brokerage as an investment analyst. Throughout his career, Francisco has expanded his expertise significantly and has completed and advised on transactions totaling over \$100 million in commercial real estate volume.

### *Affiliations & Memberships*

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**Certified Commercial Investment Member (CCIM)**

*Active designee, past president, current board member Los Angeles Chapter*

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**Urban Land Institute (ULI), Los Angeles**

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**International Council of Shopping Centers (ICSC)**

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**National Association of Hispanic Real Estate**

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**Professionals (NAHREP-LA) past board member**

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### *Select Client List*

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**Applebee's**

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**CVS Health**

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**Flynn Restaurant Group**

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**Wendy's**

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### *Education & Licenses*

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**Bachelor of Arts in international studies, minor in political science**

*University of California, Irvine*

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**Certificate of Financial Management for Family Office**

*Pepperdine University, George L. Graziadio School of Business and Management*

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**California Bureau of Real Estate broker license**

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## FRANCISCO WILLIAMS

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# THE TEAM



## *Laura Milshteyn*

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Laura Milshteyn joined Douglas Elliman in 2022 bringing diverse experience in commercial real estate.

Prior to joining, she worked for Compass, BRC Advisors, and Sperry CGA. Over the course of her career, she has worked in the industry for 12 years taking part in all aspects of real estate and property management.

With an emphasis on being a multi-lingual interpreter, Laura graduated from one of the most prestigious business schools in the world!

Her foreign background allows Laura to establish profound and deep connections with people of all ethnicities.

She uses the latest real estate technology for fast and precise results, and has extensive experience and knowledge in all real estate computing systems.

Laura uses her unique abilities to acquire new deals that are yet to come to the market (pocket listings). By connecting her new and existing clients, she constantly creates new investment opportunities that are not available to other real estate professionals.

Furthermore, she has extensive experience with commercial, multi-family investments, development sites, 1031 exchange clientele, income, and residential assets.

Ms. Milshteyn never leaves her clients without a quick and viable solution. Laura is constantly growing her client base in all aspects of commercial real estate.

She has a keen ability to quickly adapt to fast-paced and constantly changing environments and is able to find the best alternatives for clients expeditiously and effectively.

**LAURA MILSHTEYN**

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