

FOR LEASE

HIGH VISIBILITY RETAIL | EL DORADO CENTER
8105-8195 E WARDLOW RD | LONG BEACH, CA 90808

UNIT 8137
1,173 SF



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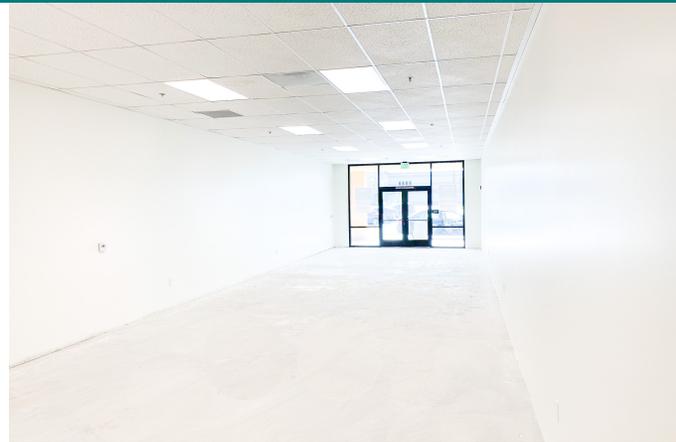
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 1,173 SF RETAIL SPACE AVAILABLE SOON
- UNIT ADJACENT TO GROCERY OUTLET
- ± 260 SPACE CONVENIENT PARKING LOT
- EASY ACCESS WITH 5 POINTS OF INGRESS/EGRESS
- HIGH VISIBILITY AT CORNER OF MAJOR SIGNALIZED INTERSECTION AT ± 37,000 CPD
- SERVING THE AFFLUENT EL DORADO PARK ESTATES NEIGHBORHOOD WITH ± 200,000 RESIDENTS IN A 3 MILE RADIUS

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
Total Population	26,088	190,004	510,416
Average HH Income	\$110,641	\$120,939	\$109,271

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

± 1,173 SF HIGH VISIBILITY RETAIL AVAILABLE SOON. Adjacent to the Grocery Outlet anchor, this retail store is in excellent condition with concrete floors, a private restroom, and fire sprinklers. The busy, grocery-anchored center offers ample parking with ± 260 parking spaces, 5 ingress and egress points for convenient accessibility, and a steady stream of daily consumer traffic. DO NOT DISTURB TENANT.

LOCATION DESCRIPTION

El Dorado Center is situated at the major signalized intersection of Wardlow + Norwalk near the prestigious El Dorado neighborhood (in northeast Long Beach). Both Wardlow Road and Norwalk Boulevard serve as major thoroughfares, with traffic counts of approx. 37,000 cars per day. The center is surrounded by a densely populated residential area, with nearly 200,000 residents within a 3-mile radius.

OFFERING SUMMARY

Lease Rate:	\$2.65 SF/month (NNN)
Available SF:	1,173 SF
Building Size:	87,492 SF

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SITE PLANS

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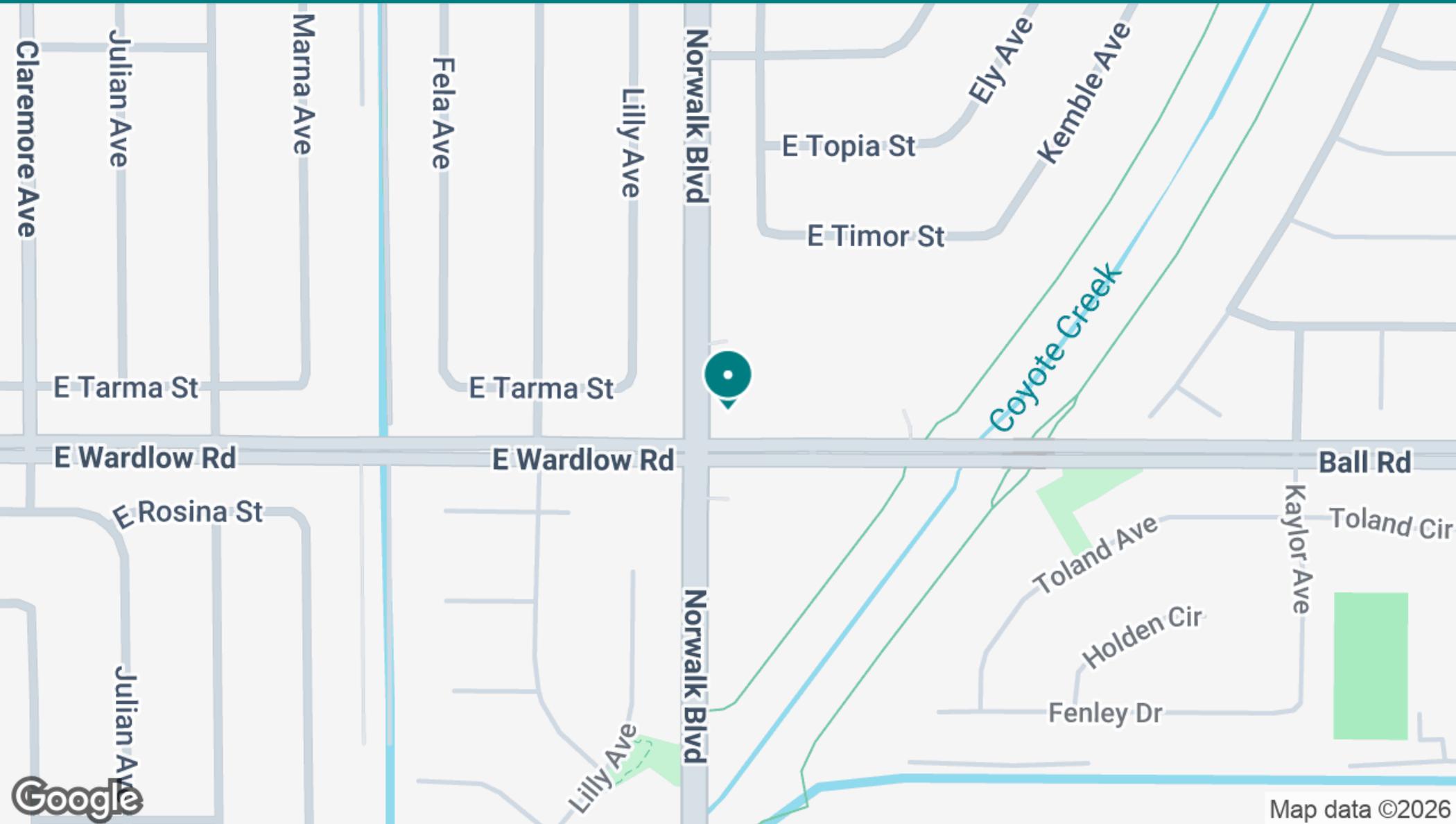
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LOCATION MAP

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Map data ©2026

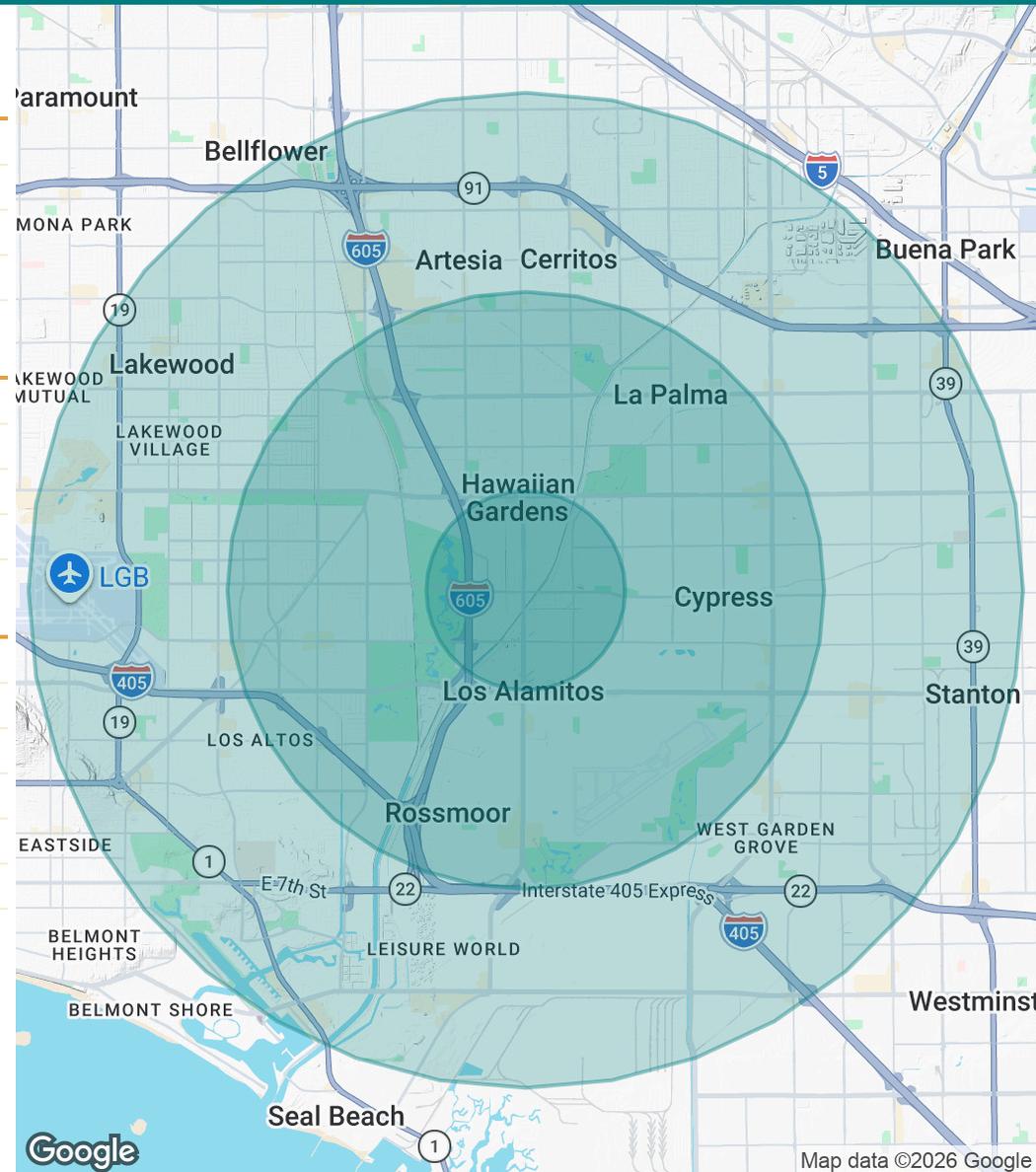
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,088	190,004	510,416
Average Age	38.5	42.1	41.4
Average Age (Male)	37.2	40.6	39.9
Average Age (Female)	38.3	43.0	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$110,641	\$120,939	\$109,271
Average House Value	\$547,346	\$657,172	\$605,615
RACE	1 MILE	3 MILES	5 MILES
% White	42.9%	50.1%	50.8%
% Black	2.6%	4.7%	5.1%
% Asian	16.4%	26.1%	25.9%
% Hawaiian	0.1%	0.4%	0.4%
% American Indian	0.7%	0.6%	0.5%
% Other	28.9%	10.5%	10.0%

2020 American Community Survey (ACS)



Map data ©2026 Google

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MEET THE TEAM

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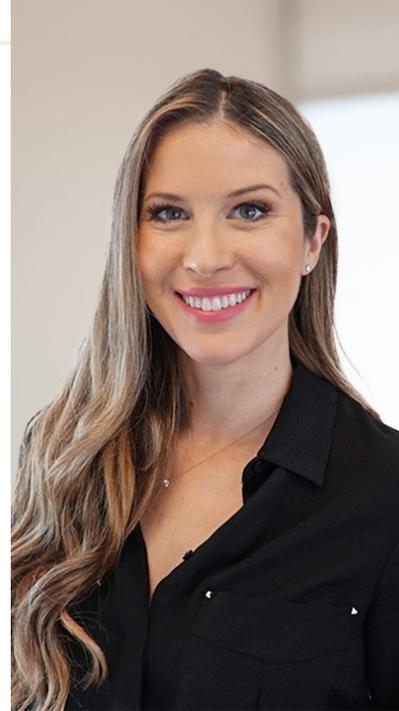


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