

RETAIL SPACE FOR LEASE

LONG BEACH & NORTON

10930 LONG BEACH BLVD | LYNWOOD, CA 90262



DAVE O'CONNELL

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LEASING

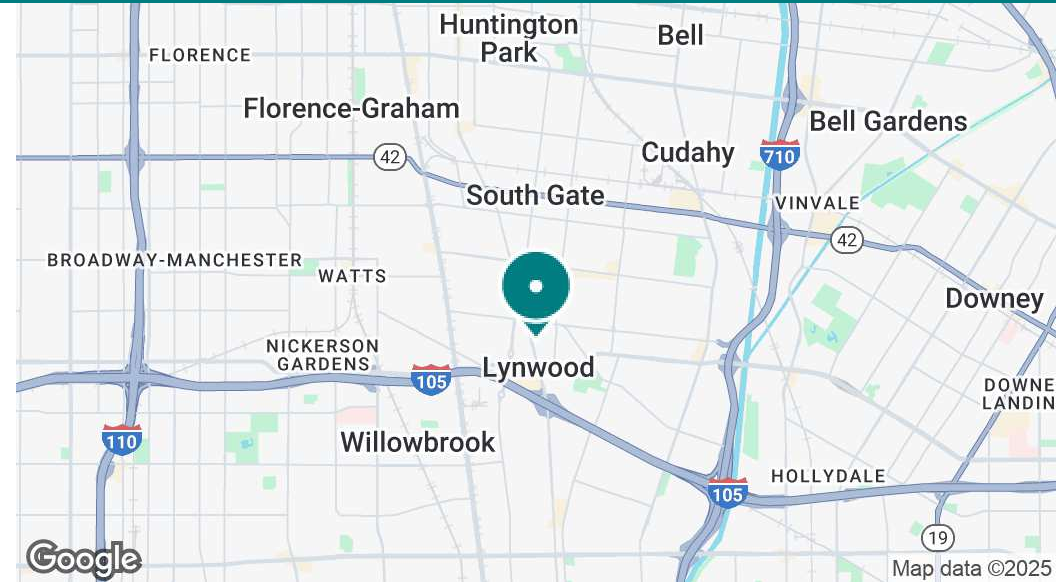
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

LONG BEACH & NORTON | 10930 LONG BEACH BLVD, LYNWOOD, CA 90262

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PROPERTY HIGHLIGHTS

- RETAIL & OFFICE SPACE AVAILABLE WITH HIGH IDENTITY SIGNAGE AND GREAT VISIBILITY
- SIGNALIZED INTERSECTION
- GREAT TENANT MIX INCLUDING NATIONAL TENANTS SUCH AS BASKIN ROBBINS, METRO PCS AND SUCCESSFUL LOCAL OPERATORS SUCH AS INFINITE NAIL SPA
- DENSELY POPULATED AREA
- EASY FREEWAY ACCESS (105 FWY)
- STRONG HISPANIC DEMOGRAPHICS
- EXCELLENT PARKING
- TWO POINTS OF INGRESS/EGRESS
- APPROX. 13' HIGH CEILINGS

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	1,592 SF
Building Size:	7,806 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,386	98,019	242,955
Total Population	51,848	415,943	984,383
Average HH Income	\$49,352	\$48,573	\$49,292

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INTERIOR FLOOR PLAN

LONG BEACH & NORTON | 10930 LONG BEACH BLVD, LYNWOOD, CA 90262

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Not To Scale: Floor plan is provided as a courtesy only, all measurements are estimates and should be independently verified by Tenant and/or Landlord

Parking Lot



Norton Ave

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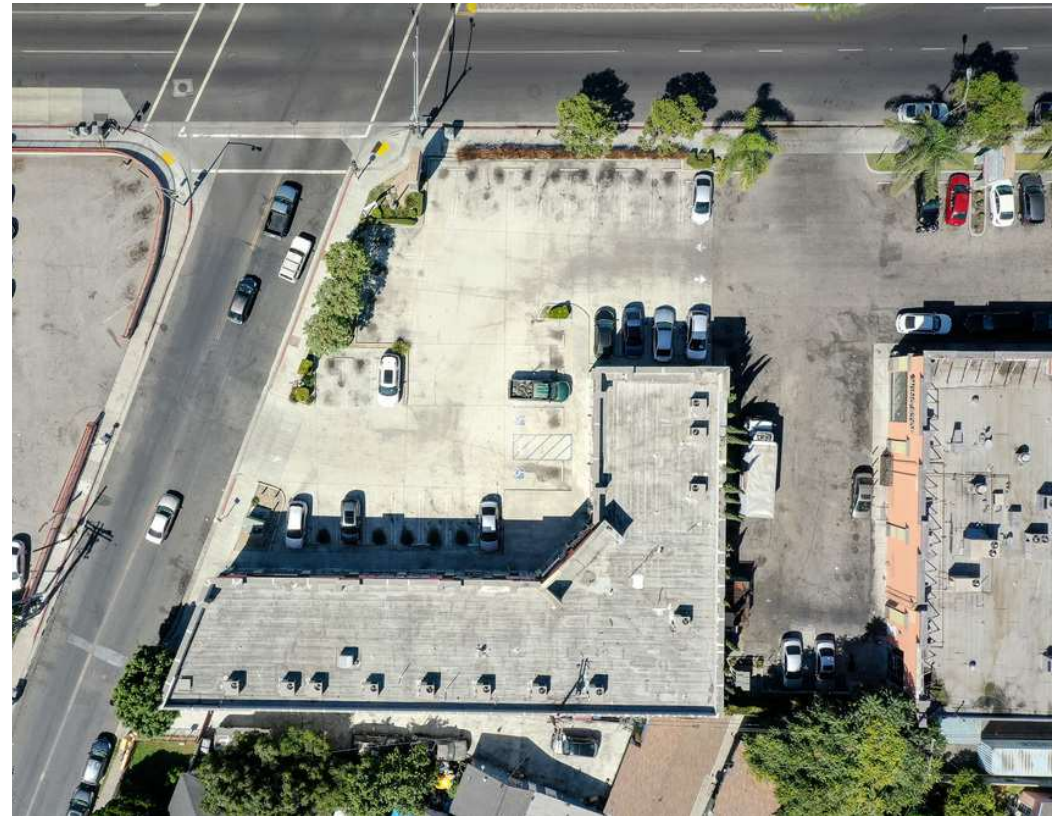
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ADDITIONAL PHOTOS

LONG BEACH & NORTON | 10930 LONG BEACH BLVD, LYNWOOD, CA 90262

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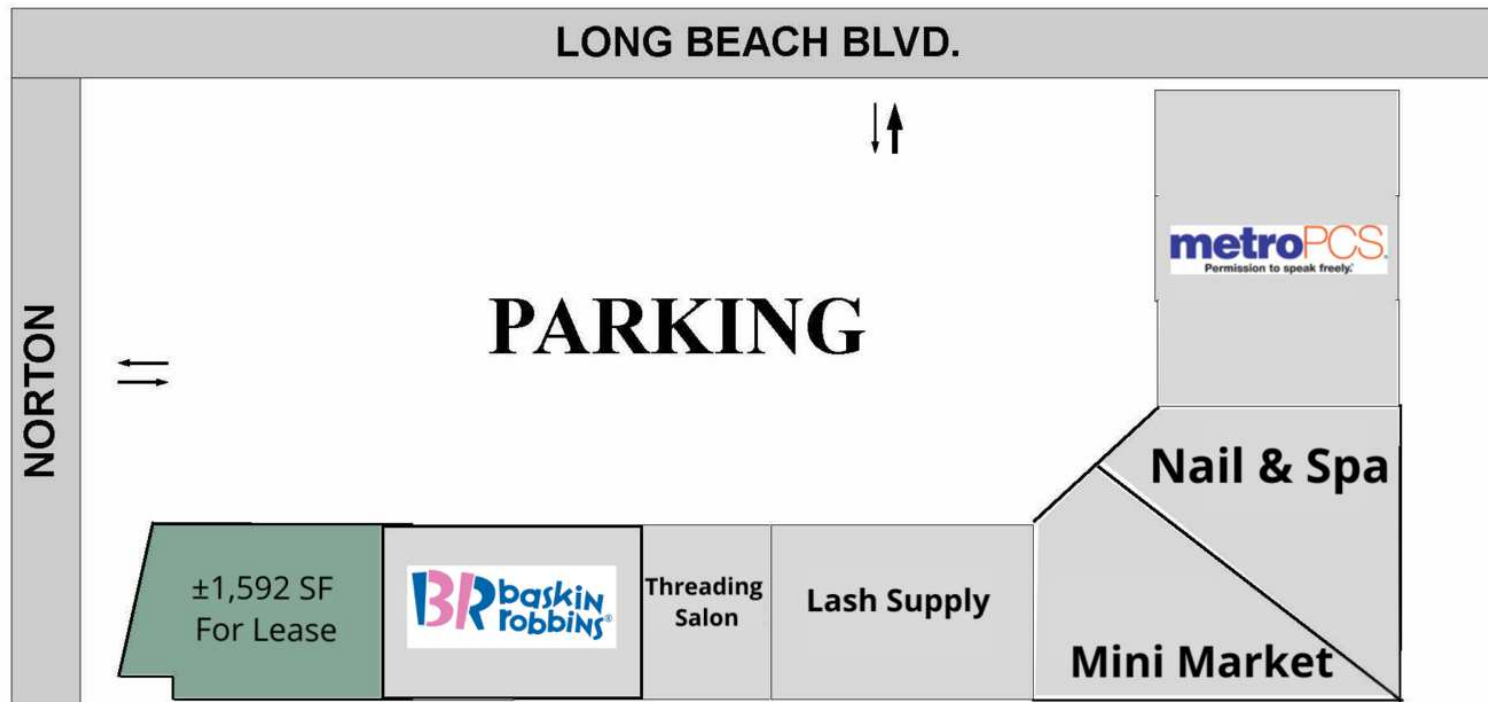
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PLANS

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SUITE	TENANT	SIZE
Suite 1-3	Available	1,592 SF
4-5	Baskin Robins	1,068 SF
6	Threading Salon	534 SF
Ste 7	-	534 SF
Ste 8	Mini Market	1,000 SF
9-10	Nail & Spa	1,540 SF
11-12 End-Cap Space	Metro PCS	1,538 SF

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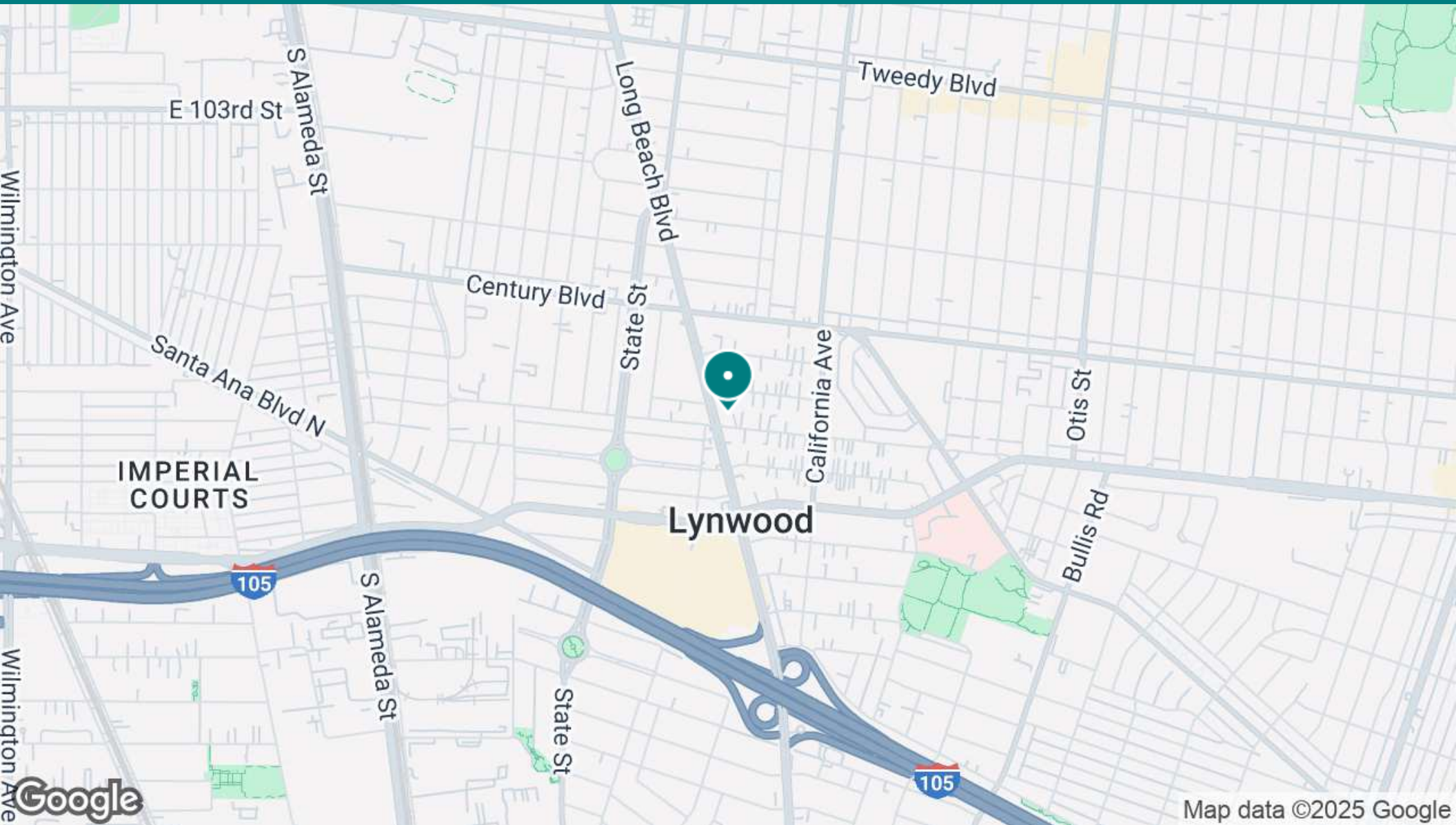
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	51,848	415,943	984,383
Average Age	28.8	27.3	27.8
Average Age (Male)	27.4	26.2	26.8
Average Age (Female)	30.1	28.3	28.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,386	98,019	242,955
# of Persons per HH	4.6	4.2	4.1
Average HH Income	\$49,352	\$48,573	\$49,292
Average House Value	\$391,507	\$377,440	\$374,211

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	89.0%	84.2%	80.1%

TRAFFIC COUNTS

Norton and Long Beach Blvd	34,794/day
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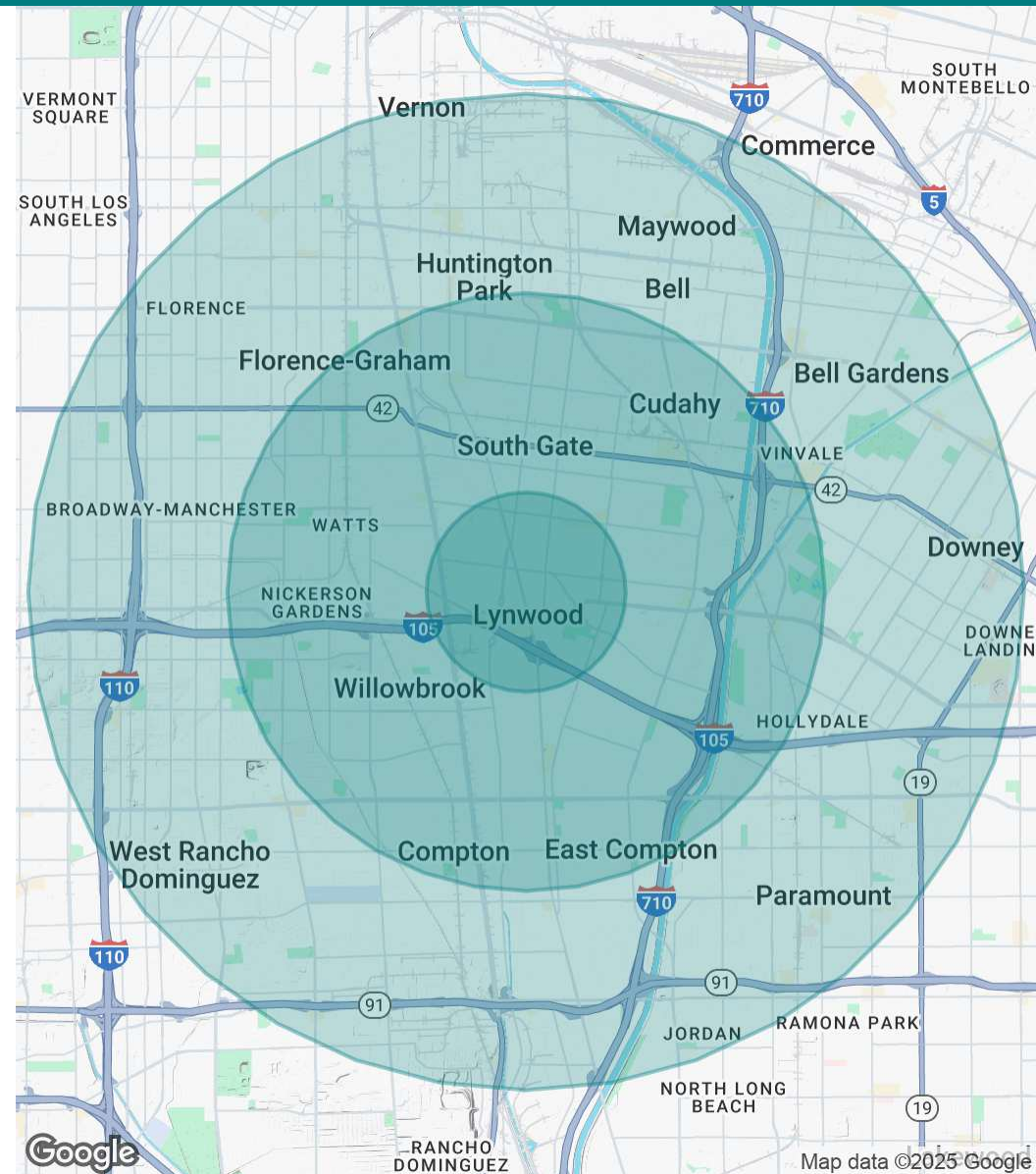
* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM

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DAVE O'CONNELL

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