

FOR SALE

Retail/Office/Medical Opportunity

5453 E Stearns St | Long Beach, CA 90815



FOR SALE

5,022 SF

BLDG-5453: Freestanding Building

APN: 7223-029-036

CONTACT

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610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

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DESCRIPTION

- Bellflower Blvd and Stearns St is a high traffic intersection with over 42,000 cars per day
- Huge visibility with possible facade remodel and signage redesign
- Average household incomes of \$100,000+ within a 1,3 and 5 mile radius with well above average residential and daytime densities
- Nearby national retailers include Target, Lazy Acres, Big Lots, Trader Joe's, CVS Pharmacy, T.J. Maxx, Chase Bank, Starbucks and more
- Close proximity to Cal State University of Long Beach (approximately 1.1 mile; 37,000 enrolled students)

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 23,339 | 199,759 | 547,449 |
| Average Household Income | \$140,322 | \$131,964 | \$119,619 |
| Daytime Population | 8,074 | 93,023 | 247,864 |

Source: Esri

TRAFFIC COUNTS

Bellflower Boulevard approx. 37,000 cars per day
 Stearns Street approx. 9,850 cars per day

Source: Costar

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Ralphs
DAISO JAPAN
Jamba
CHASEO
 AMERICA'S BEST CONTACTS & EYEGLASSES

CVS pharmacy
Chick-fil-ee
WELLS FARGO

ROSS DRESS FOR LESS
VONS
Great Clips
unleashed
planet fitness
CHIPOTLE MEXICAN GRILL
WING + STOP

RITE AID
Carls Jr.
JIMMY JOHN'S
Starbucks
Cane's
CHASEO

STAPLES
HUGO BOSS
SALLY BEAUTY
HUNTS WING

GOODYEAR
Hof's Hut
See's CANDIES
MOBÜL
MATHNASIUM

Spectrum
Farmers & Merchants Bank

TARGET
TRADER JOE'S
metro
CHASE
SUPERCUTS
KUMON
BIG LOTS!
Starbucks
Bank of America
McDonald's
Panera

CVS pharmacy
MemorialCare Medical Group
WELLS FARGO
PICK UP STIX
LAZY ACRES MARKET
Sylvan
sears
TJ-maxx
IHOP
at&t

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LONG BEACH STATE UNIVERSITY
Students:
38,074
(Fall 2019)