

# FOR LEASE

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



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[CBM1.COM](http://CBM1.COM)

**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

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

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### FEATURES & AMENITIES

- +/- 2,000 SF RETAIL SPACE AVAILABLE SOON
- +/- 5,040 SF 2nd GENERATION RESTAURANT AVAILABLE
- HIGH VISIBILITY AT CORNER OF MAJOR SIGNALIZED INTERSECTION
- +/- 260 SPACE CONVENIENT PARKING LOT
- EASY ACCESS WITH 5 POINTS OF INGRESS/EGRESS
- APPROX. 37,000 CPD AT THE INTERSECTION
- DENSELY POPULATED WITH ALMOST 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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## CUSTOM PAGE

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

+/- 2,000 SF RETAIL AVAILABLE SOON. The retail store is in excellent condition with hardwood floors. There is a back entrance/exit conveniently to the back parking lot. In addition to the front retail are, the back room has 2 ADA compliant bathrooms, breakroom area with a sink, and spacious for extra storage space and/or office space. DO NOT DISTURB TENANT.

+/- 5,040 SF 2ND GENERATION RESTAURANT AVAILABLE OR DRIVE-THRU PAD GROUND LEASE. The unit offers high visibility at the signalized corner, prime building signage opportunities, ample parking with +/- 260 parking spaces, 5 ingress and egress points for convenient accessibility, and a steady stream of daily consumer traffic.

### 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:	\$2.15 - 2.65 SF/month (NNN)
Available SF:	2,000 - 5,040 SF
Building Size:	87,492 SF

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## SITE PLANS

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## FLOOR PLAN - RETAIL UNIT 8169

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## FLOOR PLANS - DRIVE-THRU PAD GROUND LEASE 1

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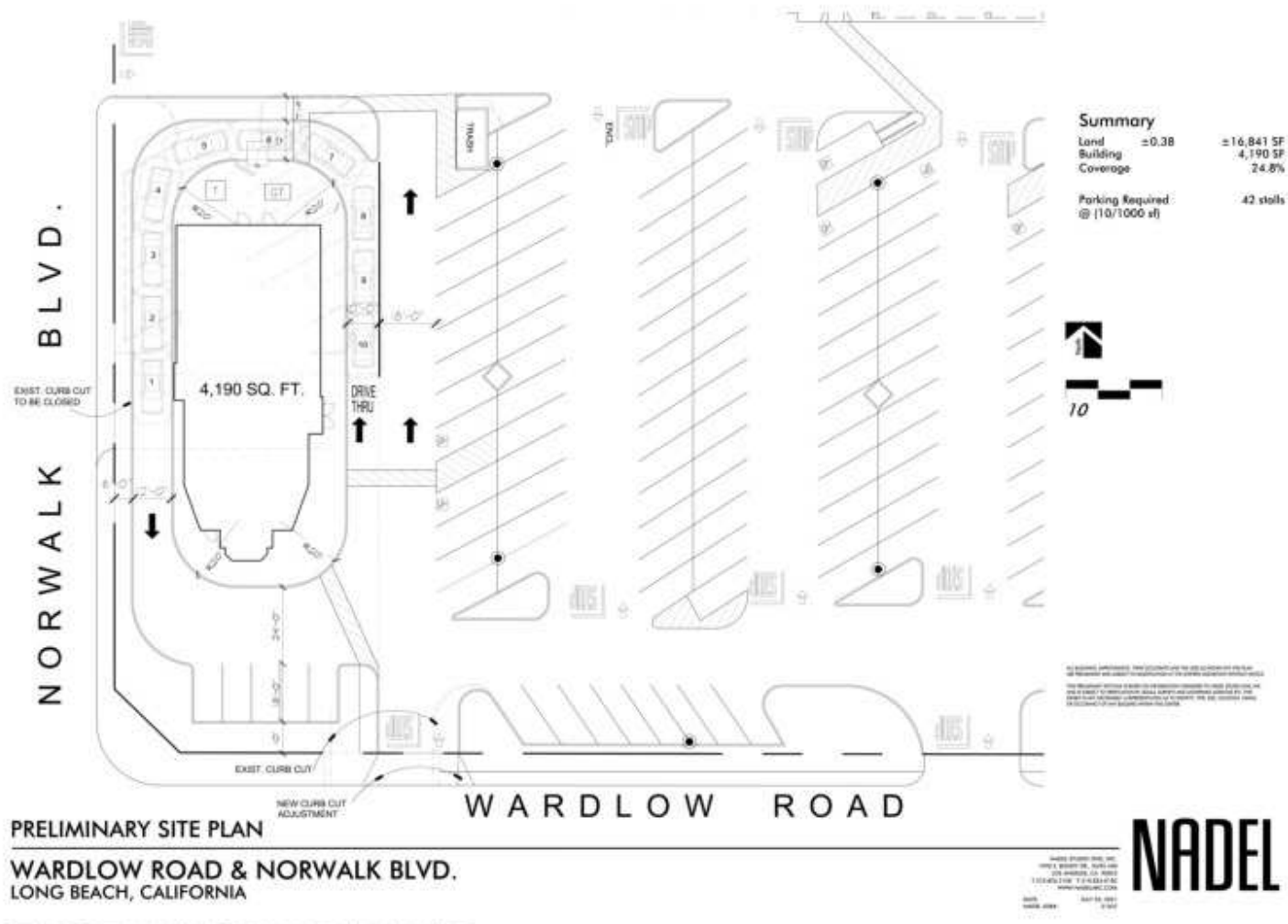
818.380.9968

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## FLOOR PLAN - DRIVE-THRU PAD GROUND LEASE 2

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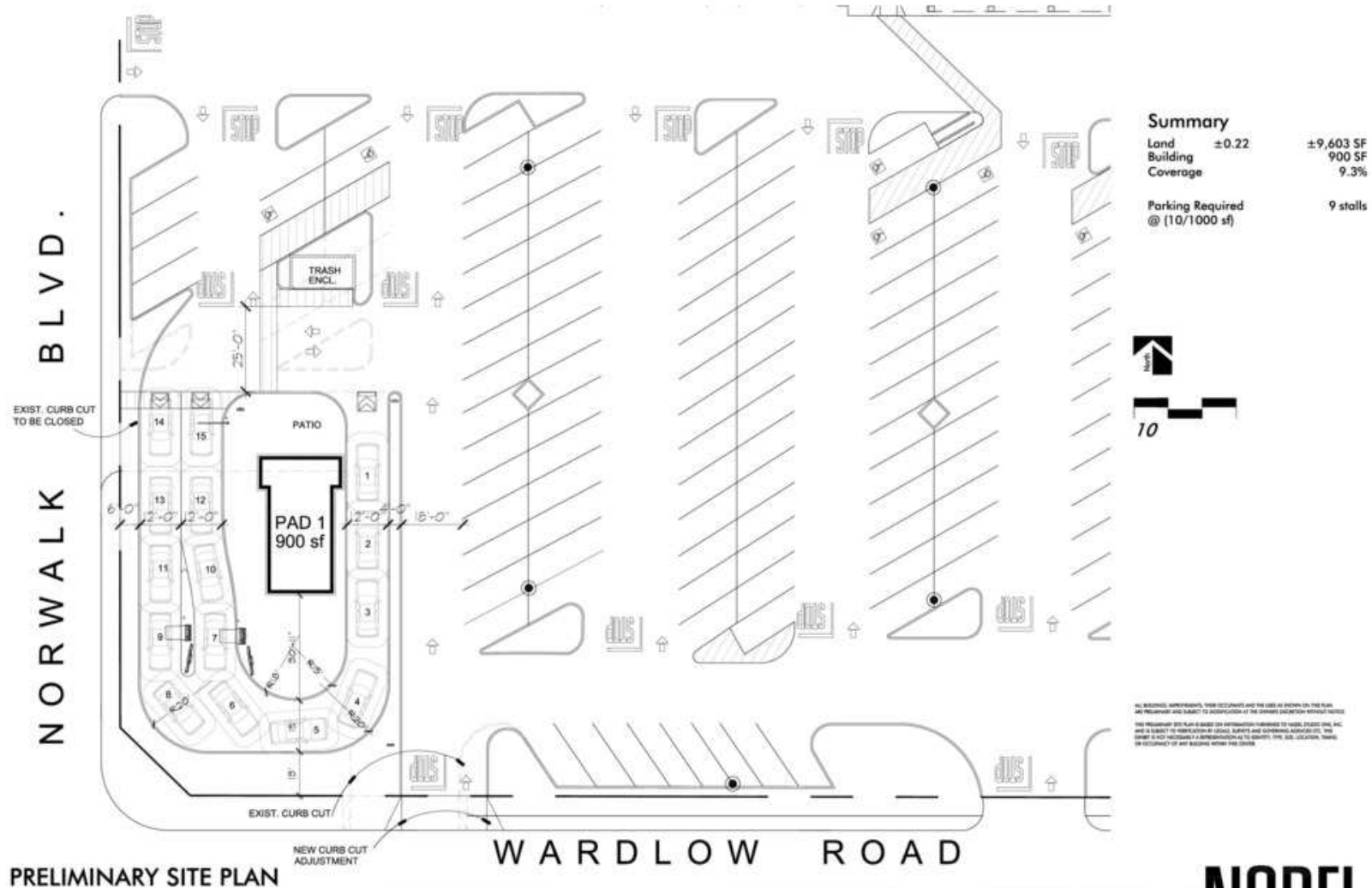
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## FLOOR PLAN - DRIVE-THRU PAD GROUND LEASE 3

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### PRELIMINARY SITE PLAN

WARDLOW ROAD & NORWALK BLVD.  
LONG BEACH, CALIFORNIA

NADEL STUDIO ONE, INC.  
1995 S. BURNETT DR., SUITE 400  
LOS ANGELES, CA 90007  
T 310.854.2140 F 310.854.8782  
WWW.NADELSTUDIO.COM



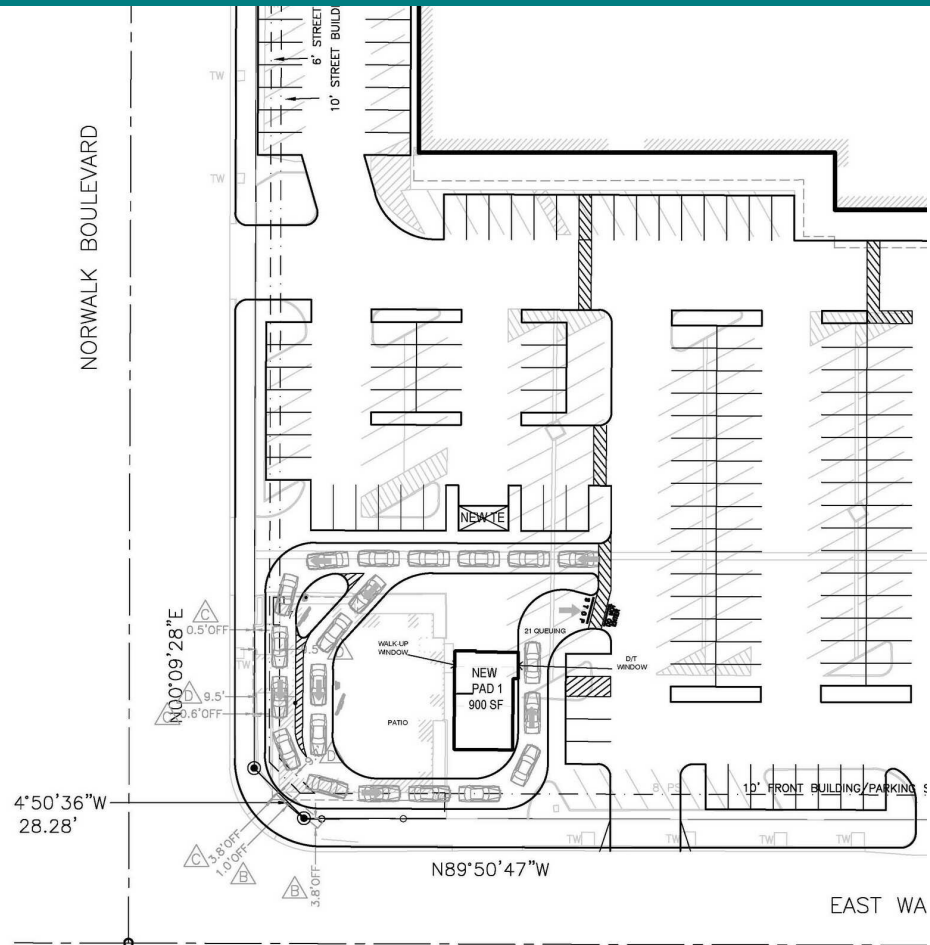
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## FLOOR PLAN - DRIVE-THRU PAD GROUND LEASE 4

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### EL DORADO CENTER

Long Beach, CA

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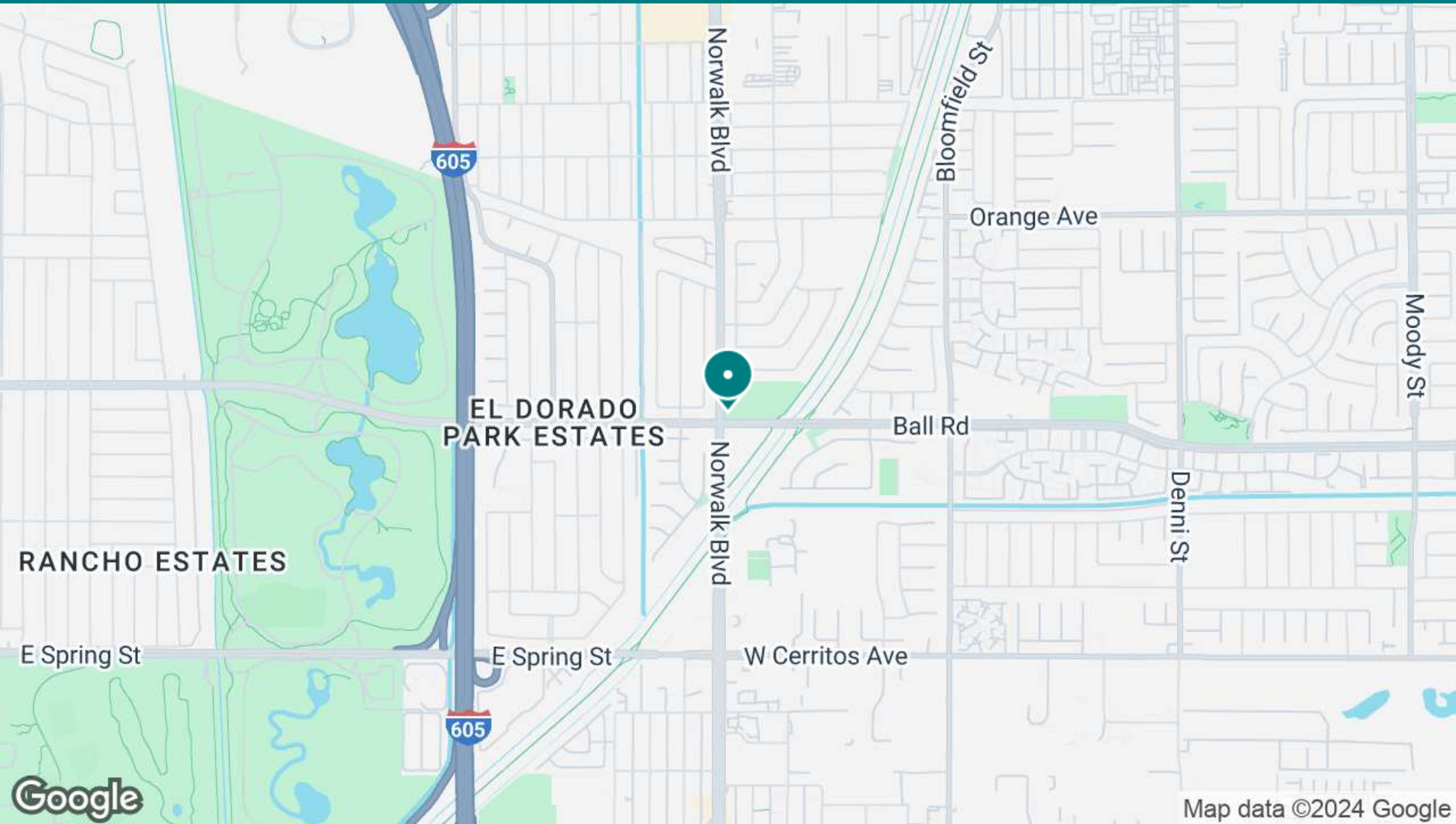
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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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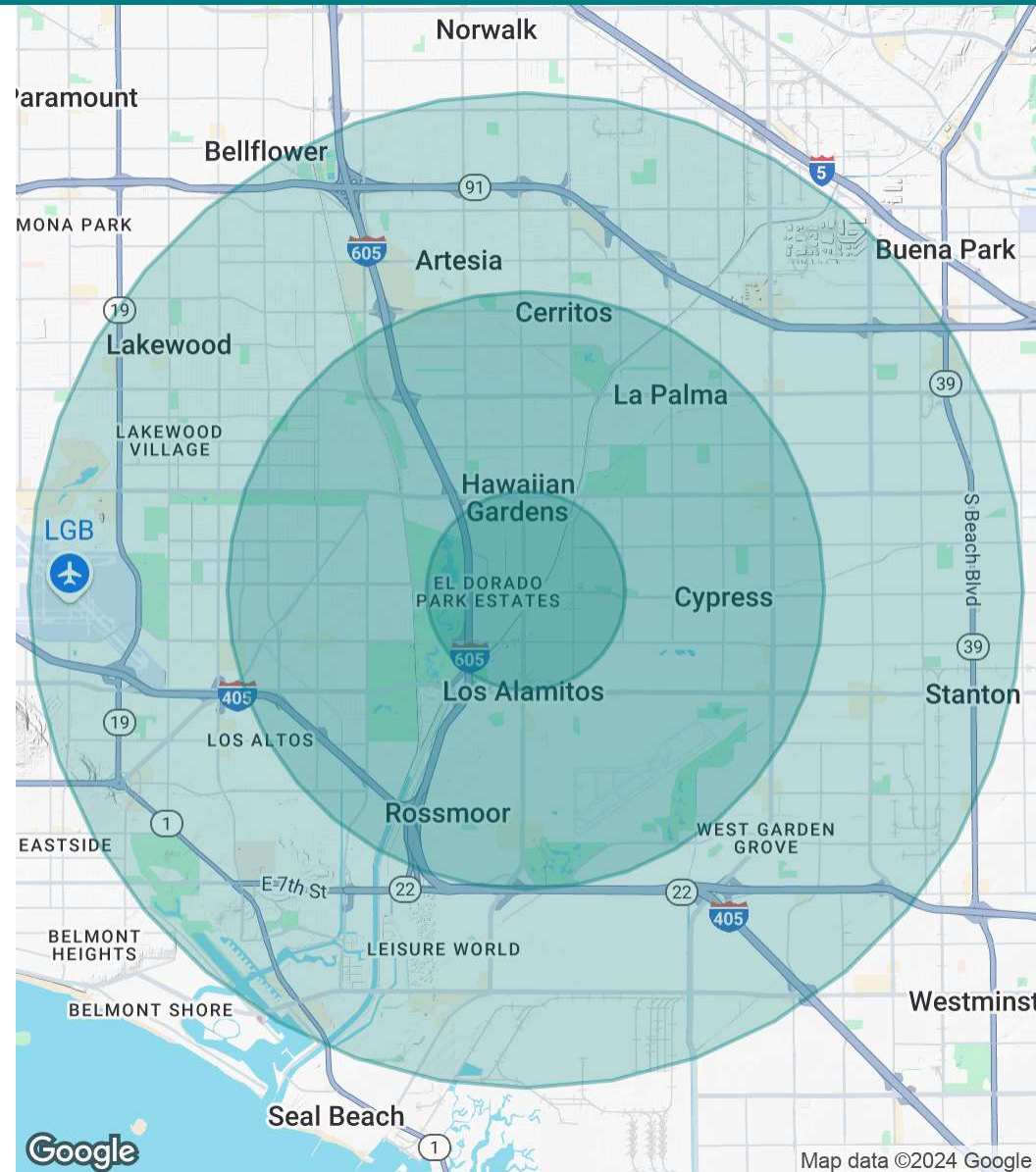
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,088	190,004	510,416
Average Age	38.5	42.1	41.4
Average Age (Male)	37.2	40.6	39.9
Average Age (Female)	38.3	43.0	42.5

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

2020 American Community Survey (ACS)



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## MEET THE TEAM

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**DAVE O'CONNELL**

Managing Principal

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