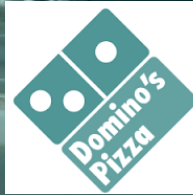


# FOR LEASE

## RETAIL / OFFICE SPACE AVAILABLE



NEIGHBORING  
RETAILERS



11324 LONG BEACH BLVD | LYNWOOD, CA 90262

## FEATURES + AMENITIES

- ±1,963 SF BRAND NEW RETAIL SHELL AVAILABLE , LAST UNIT AVAILABLE
- RECENTLY REMODELED SPACE WITH EXPOSED BRICK AND BOW TRUSS CEILINGS
- LOCATED DIRECTLY ACROSS FROM PLAZA MEXICO
- EXCELLENT SIGNAGE & VISIBILITY
- NEIGHBORED BY NATIONAL TENANTS
- DENSELY POPULATED
- CONVENIENT ACCESS TO THE 105 FREEWAY + IMPERIAL HWY



EXCLUSIVELY REPRESENTED BY

**DAVE O'CONNELL**

CA REAL ESTATE LIC #01398651  
818.380.9967

DAVE@CBM1.COM

**DAVID GUARDADO**

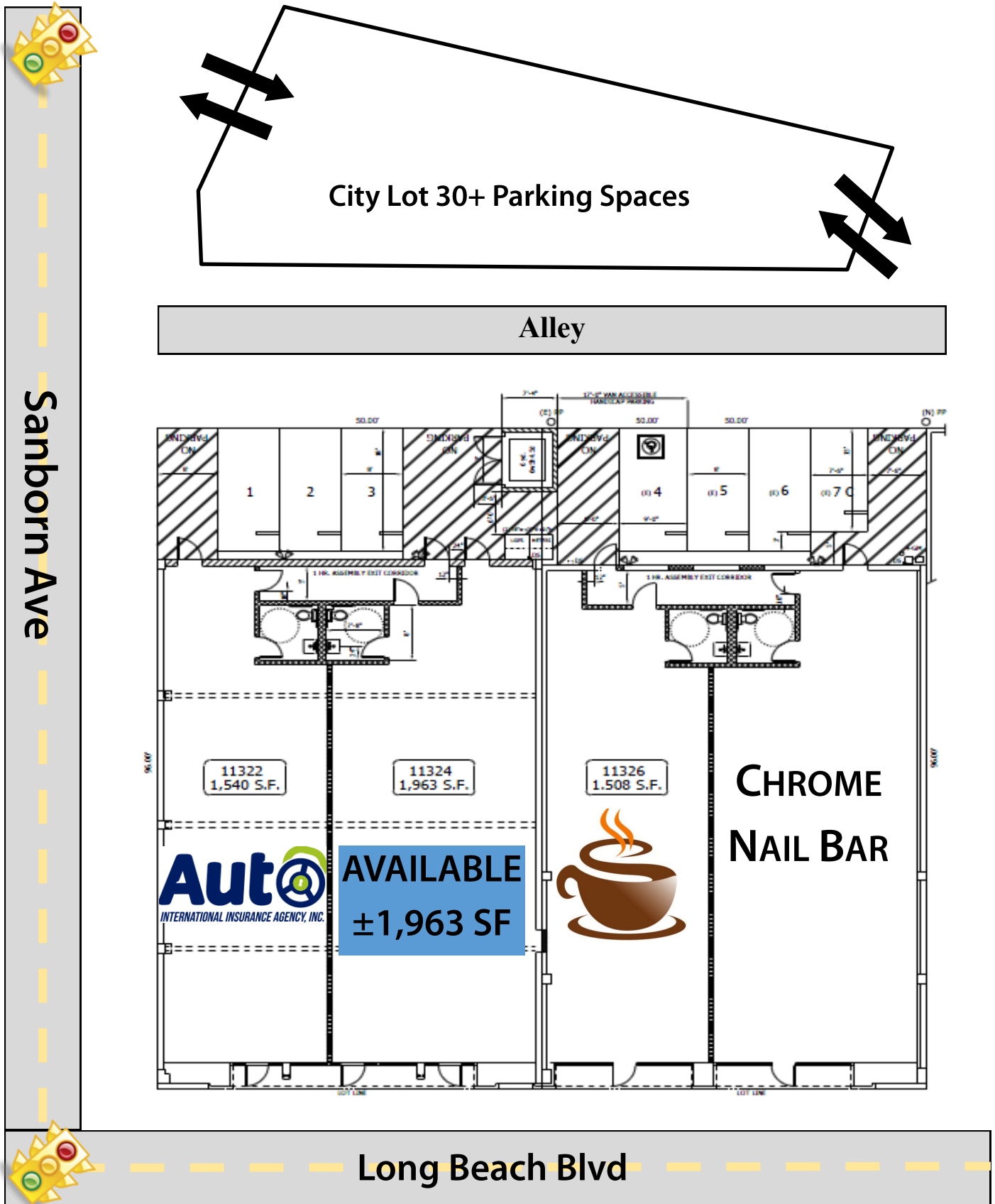
CA REAL ESTATE LIC #01837493  
818.380.9972

DAVIDG@CBM1.COM

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	50,502	398,579	992,342
AVG HH INCOME	\$58,528	\$57,753	\$58,079

# SITE PLAN

11324 LONG BEACH BLVD. | LYNWOOD, CA 90262



# ADDITIONAL PHOTOS

11324 LONG BEACH BLVD. | LYNWOOD, CA 90262



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# JOIN NEW DONUT SHOP - WINSTAR DONUTS

11324 LONG BEACH BLVD. | LYNWOOD, CA 90262



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17030 VENTURA BLVD #200  
ENCINO, CA 91316

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# JOIN BEAUTIFUL NEW TENANT - CHROME NAIL BAR

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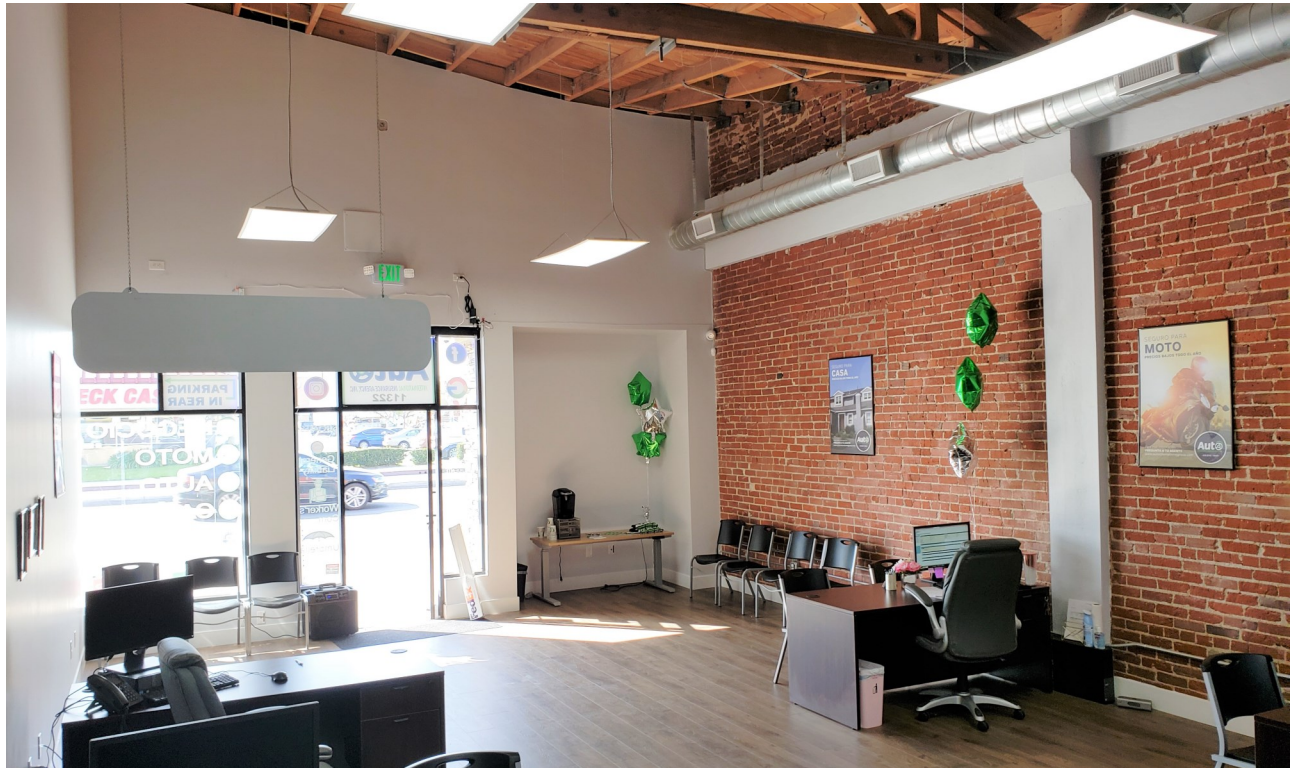


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# JOIN AUTO INTERNATIONAL'S NEWEST INSURANCE OFFICE

11324 LONG BEACH BLVD. | LYNWOOD, CA 90262



DAVE O'CONNELL | 818.380.9967 | DAVE@CBM1.COM

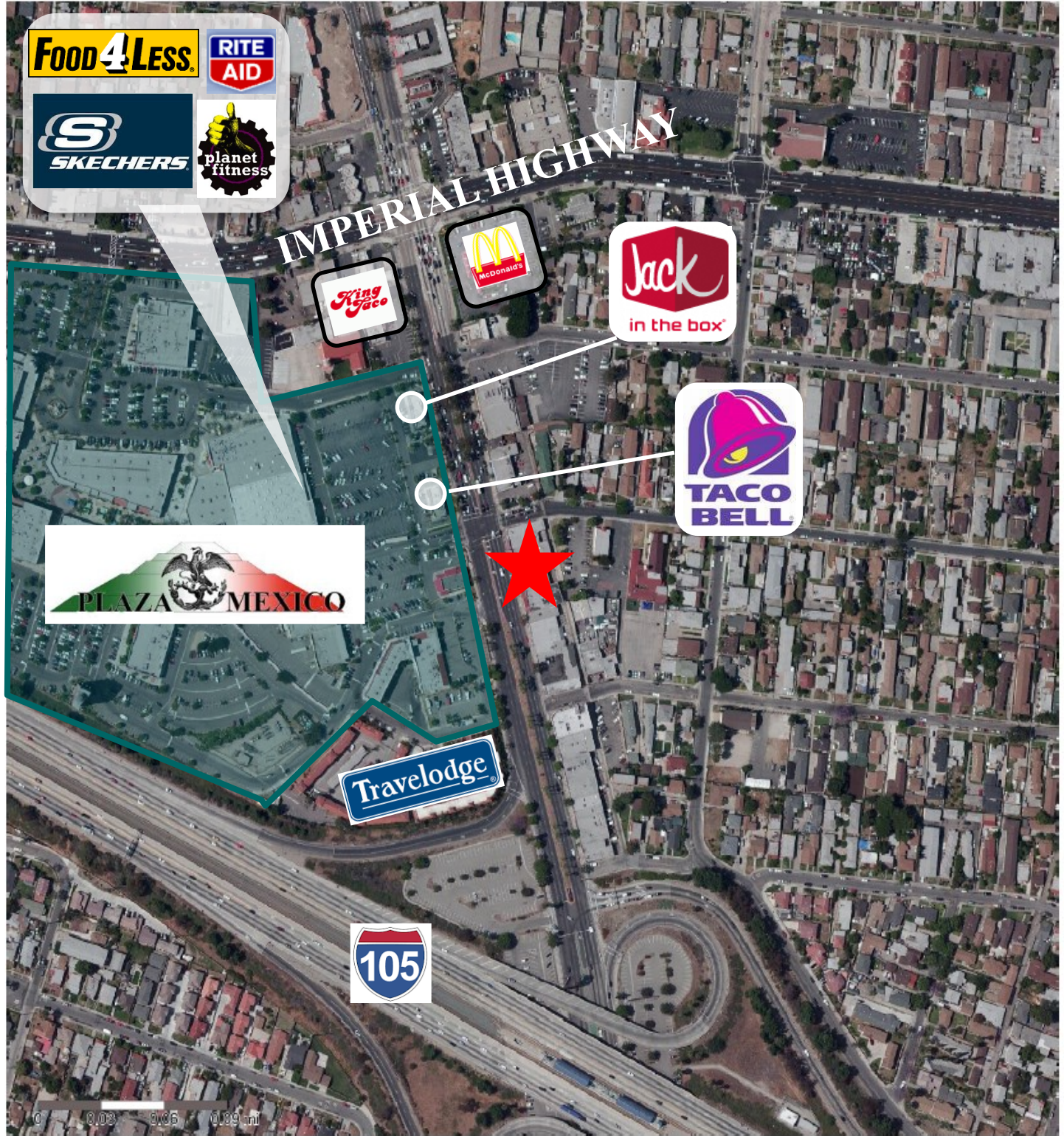
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# AERIAL PHOTO

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	51,348	387,631	1,000,859
2019 Estimate	50,877	385,415	990,931
2010 Census	49,983	385,821	969,362
Growth 2019-2024	0.93%	0.57%	1.00%
Growth 2010-2019	1.79%	(0.11%)	2.23%
2019 Population Hispanic Origin	45,241	319,282	790,491
<b>2019 Population by Race:</b>			
White	44,147	307,741	774,096
Black	4,519	59,106	154,118
Am. Indian & Alaskan	772	6,927	17,611
Asian	498	3,593	21,316
Hawaiian & Pacific Island	184	1,670	5,388
Other	757	6,378	18,402
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>8</b>	<b>119</b>
<b>Households:</b>			
2024 Projection	10,930	89,546	246,265
2019 Estimate	10,814	88,994	243,836
2010 Census	10,553	88,960	238,797
Growth 2019 - 2024	1.07%	0.62%	1.00%
Growth 2010 - 2019	2.47%	0.04%	2.11%
Owner Occupied	4,558	40,190	100,805
Renter Occupied	6,256	48,804	143,031
<b>2019 Avg Household Income</b>	<b>\$54,858</b>	<b>\$56,925</b>	<b>\$57,883</b>
<b>2019 Med Household Income</b>	<b>\$43,782</b>	<b>\$44,463</b>	<b>\$44,329</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	2,722	24,285	67,643
\$25,000 - \$50,000	3,416	25,126	67,636
\$50,000 - \$75,000	2,230	16,389	43,228
\$75,000 - \$100,000	1,219	10,763	30,026
\$100,000 - \$125,000	602	6,071	16,174
\$125,000 - \$150,000	268	2,868	8,735
\$150,000 - \$200,000	250	2,540	6,872
\$200,000+	105	954	3,521