

14,000 sqft Commercial Land for sale

11026 Long Beach Blvd, Lynwood CA 90262

11026 Long Beach Blvd

Commercial Land

“Mix Use”

“Retail”

“Apartment”

GREAT LOCATION

North of Plaza Mexico

Across from Oakwood Plaza

South of Norton Plaza

Heavy Traffic Volume



PROPERTY PROFILE & FEATURES

- Lot Size: 14,000 SF
- Year Built: New development
- Zone: LYC2A
- Build to suit or purchase opportunity
- Located in busiest area of Lynwood
- Lynwood Downtown Village II
- Across from Auto Zone - new building

DEMOGRAPHICS

2015 ESTIMATES	1MILE	3MILE	5MILE
POPULATION	46,886	408,180	982,793
DAYTIME POPULATION	41,566	331,579	895,851

AREA DESCRIPTION

- North of Plaza Mexico
- South of Norton Plaza
- Across from Oakwood Plaza & new Auto Zone
- Close to freeway 105 entrance and exit
- High Traffic volume area
- Over 41,000 day time population in 1 mile

HOUSEHOLDS

2015 ESTIMATES	1MILE	3MILE	5MILE
HOUSEHOLDS	9,948	92,738	237,618
AVERAGE INCOME	\$51,200	\$51,169	\$52,480

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For Information, please contact:

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8746 Holloway Dr

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AREA MAP

In the immediate area of:

- Freeway 105
- Plaza Mexico
- Oakwood Plaza
- Norton Plaza
- St Francis Medical Center

Asking Price:
\$700,000
\$50/sqft

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11016-11022 Long Beach Blvd



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REAL ESTATE AGENCY

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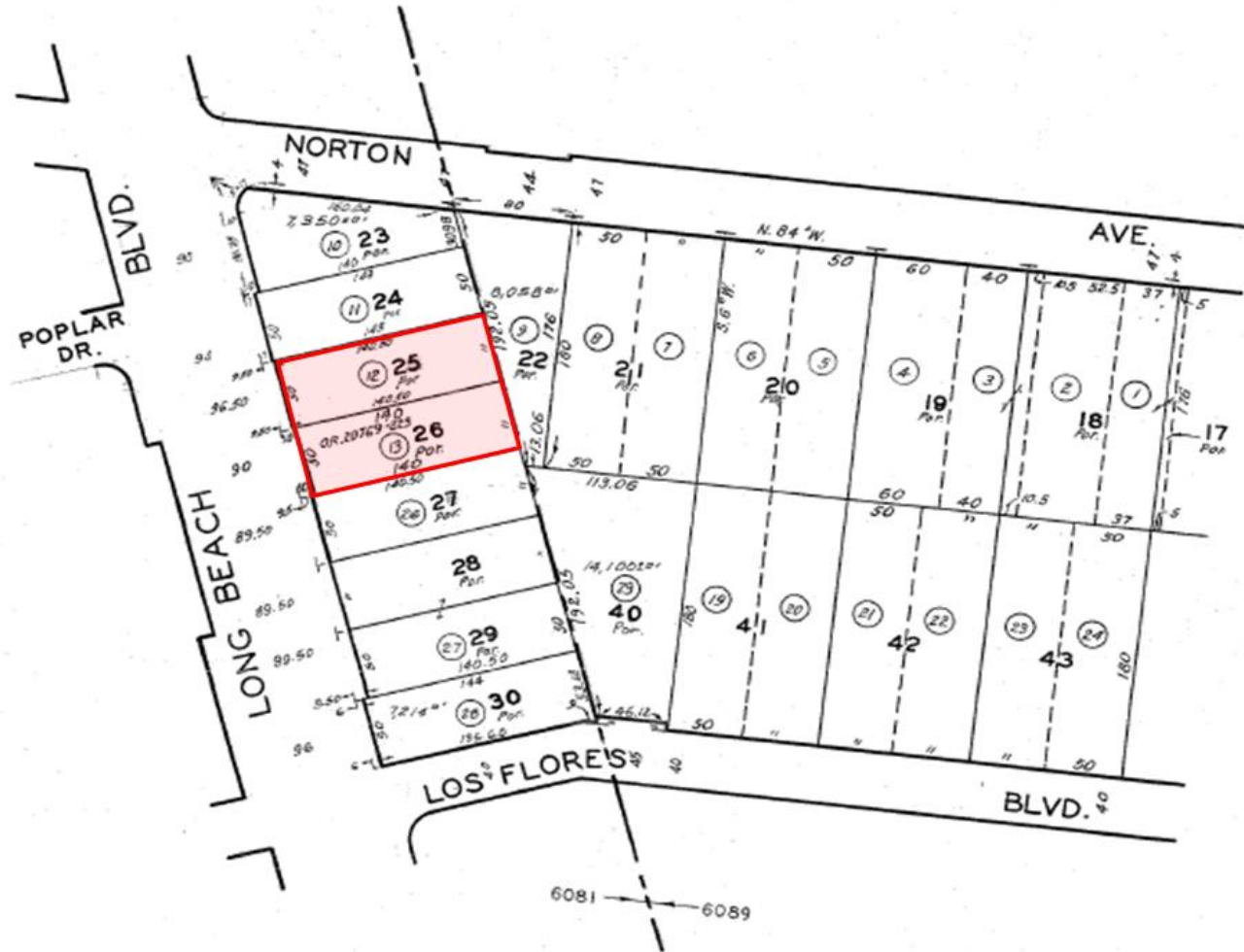
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Site Plan

Approximately 14,000 sqft of
Land for sale or build to suit

APN # 6191-008-012
& 013



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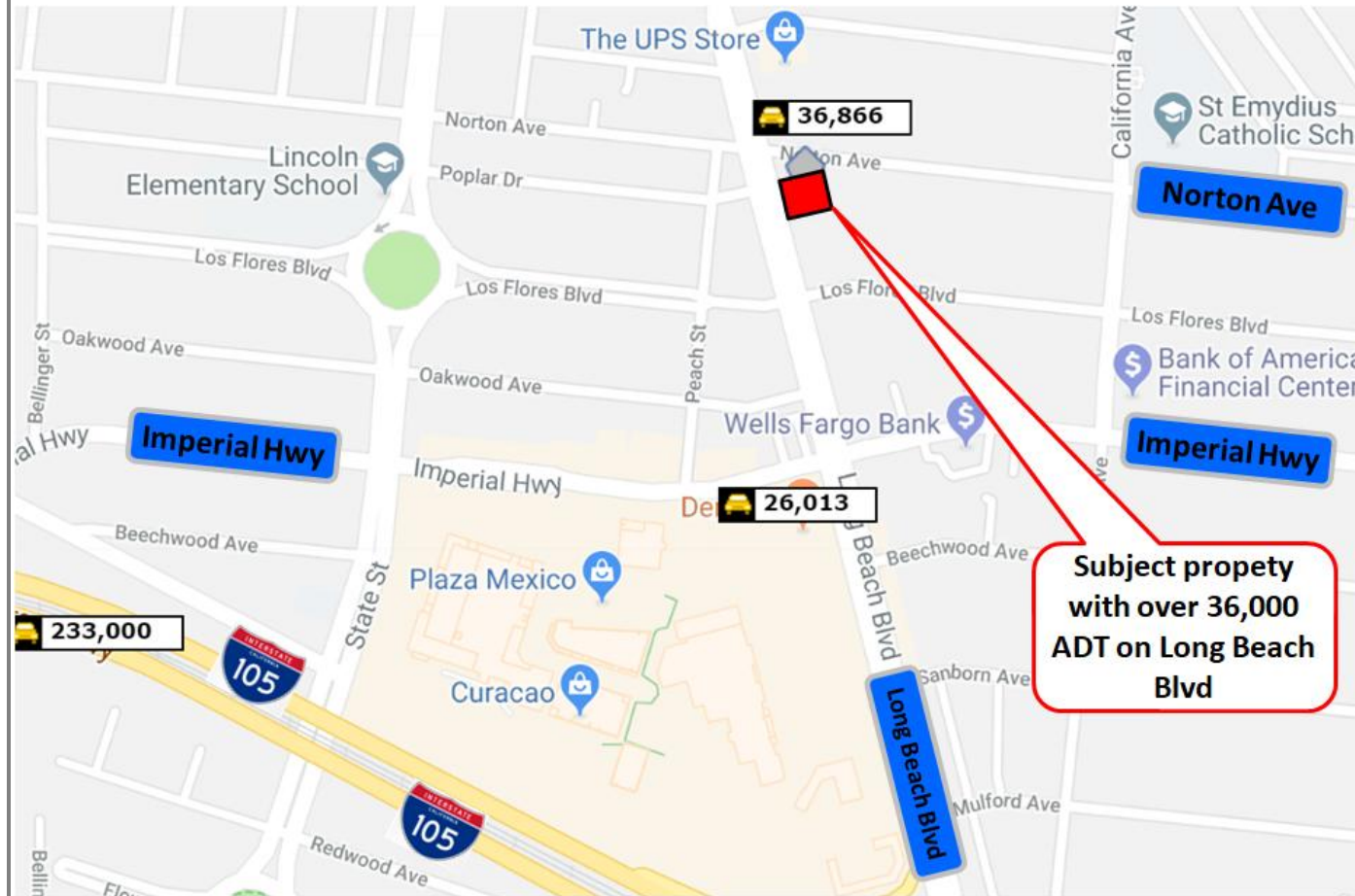
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Traffic Count

**Over 36,000
average daily
traffic on Long
Beach Blvd**



**Subject property
with over 36,000
ADT on Long Beach
Blvd**

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Allowed Uses (Residential)

Downtown Village II

P = Permitted

C = Conditional Use Permit

N = Not permitted

Use Category	Downtown Village II
RESIDENTIAL	
Assisted Living	C
Boarding, rooming and lodging facilities	C
Duplex	P
Mobile Home Park	N
Multiple-Family	P
Residential Care facilities (nursing home, rest home, convalescent home, or elderly congregate care)	C
Residential Housing for the Elderly	C
Single-Family Attached	P
Single-Family Detached	N

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Allowed Uses

(Commercial Services and Retail)

Downtown Village II

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N = Not permitted

Use Category	Downtown Village II
COMMERCIAL SERVICES AND RETAIL	
Ambulance service	N
Animal sales and services	P
Auto/recreational rentals/sales, new and used	N
Banks and Savings and Loans	P
Boarding, rooming and lodging facilities	C
Catering Services	P
Cemetery	N
Children's Day Care Services	C
Funeral and mortuary services	N
Grooming, indoor only	P
Massage parlors, escort service	N
Nurseries	N
Pawn Shops/Check Cashing	N
Personal Services	P
Recycling facilities	N
Retail Sales & Service	P
Retail sales and supply	P
Secondhand stores	N
Self Service Car Wash	N
Service Stations	N
Storage	N
Swap meets	N
Tattoo parlors	N
Vehicle equipment sales	C
Vehicle repair facilities	C
Veterinary services	P

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Allowed Uses (Commercial Recreation / Entertainment)

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Use Category	Downtown Village II
COMMERCIAL RECREATION/ENTERTAINMENT	
Adult Businesses	N
Amusement arcades	C
Bowling alleys	C
Dance halls	C
Golf Courses	N
Gyms, fitness centers < 2,000 square feet	P
Gyms, fitness centers > 2,000 square feet	P
Indoor sports/recreation	P
Live theater venues	C
Movie theaters	C
Pool/billiard halls	C
Tennis, swimming clubs	C

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Allowed Uses

(Community & Human Services, Eating & Drinking)

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Use Category	Downtown Village II
COMMUNITY AND HUMAN SERVICES	
Drug abuse and alcohol recovery centers	N
Emergency shelters	N
Hospitals, Medical Clinics	N
Public utility/communication facilities	N
Schools, public/vocational/trade	C
Transitional housing	N
Educational facilities	P
Facilities for the mentally disordered, handicapped, dependent, or neglected persons	N
Use Category	Downtown Village II
EATING AND DRINKING	
Bar, cocktail lounge, tavern	C
Bona-fide restaurant	P
Dinner Theatre	C
Drive through	C
Food court in/out door	P
Live entertainment/dancing (incidental)	C
Nightclub	C
Take out only	C
With fast food or take out	C

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Allowed Uses

***(Food &
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Mixed Use)***

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Use Category		Downtown Village II
<i>FOOD AND BEVERAGE SALES</i>		
Food markets, grocery stores		C
Food, mini-mart convenience stores		C
Liquor and wine stores		C
Supermarket		C
Use Category		Downtown Village II
<i>MIXED USE</i>		
Live/Work		N
Lofts		P
Mixed Uses, vertical/horizontal		P

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Allowed Uses

(Professional Office, Tourist Services, Temporary & Interim Uses)

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Use Category	Downtown Village II
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PROFESSIONAL OFFICE

Administrative and other offices	P
Medical/Dental, massage therapy, and chiropractic	P
Real Estate, Insurance	P
Temporary Office Uses	C

Use Category	Downtown Village II
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TOURIST SERVICES

Bed and breakfast	C
Hotel and motel	C
Recreational vehicle park	N
Single-room occupancy	N
Ticket agency	P
Travel agency	P

Use Category	Downtown Village II
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TEMPORARY AND INTERIM USES

Outdoor Uses (except plaza-related uses)	C
Outdoor vendor carts	N
Christmas Tree, Pumpkin, similar lots	C
Parking Lot Sales	C
Street/Craft Fair Farmers Markets	C

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	51,883	412,692	991,909
2021 Population:	53,371	424,314	1,019,593
Pop Growth 2016-2021:	2.87%	2.82%	2.79%
Average Age:	32.70	32.40	32.70
Households			
2016 Total Households:	11,297	96,030	244,712
HH Growth 2016-2021:	3.18%	3.01%	2.93%
Median Household Inc:	\$40,057	\$39,801	\$39,458
Avg Household Size:	4.40	4.20	4.00
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$304,635	\$284,738	\$296,697
Median Year Built:	1957	1957	1959

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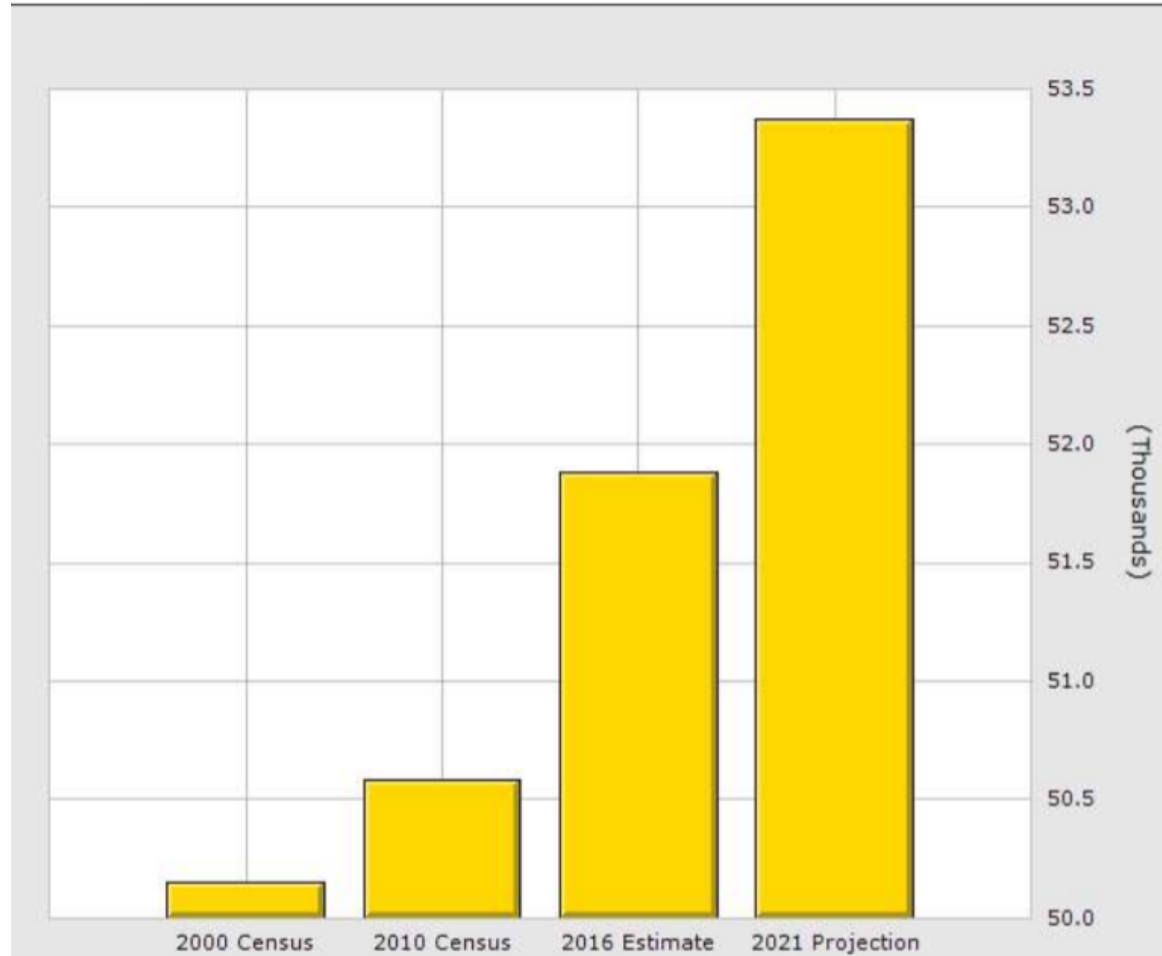
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DEMOGRAPHICS

Population

Population for 1 Mile Radius

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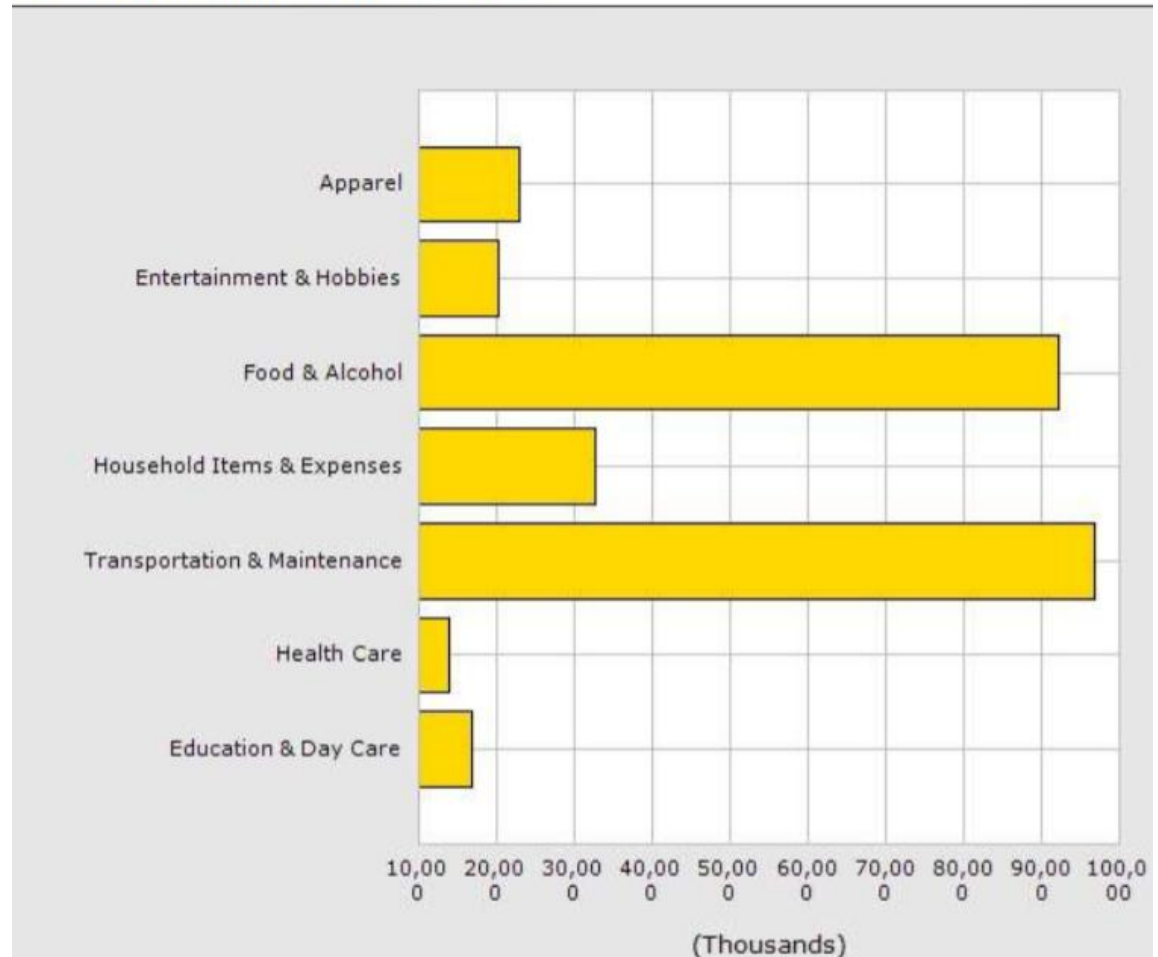
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DEMOGRAPHICS

Consumer Spending Totals

Consumer Spending Totals for 1 Mile Radius

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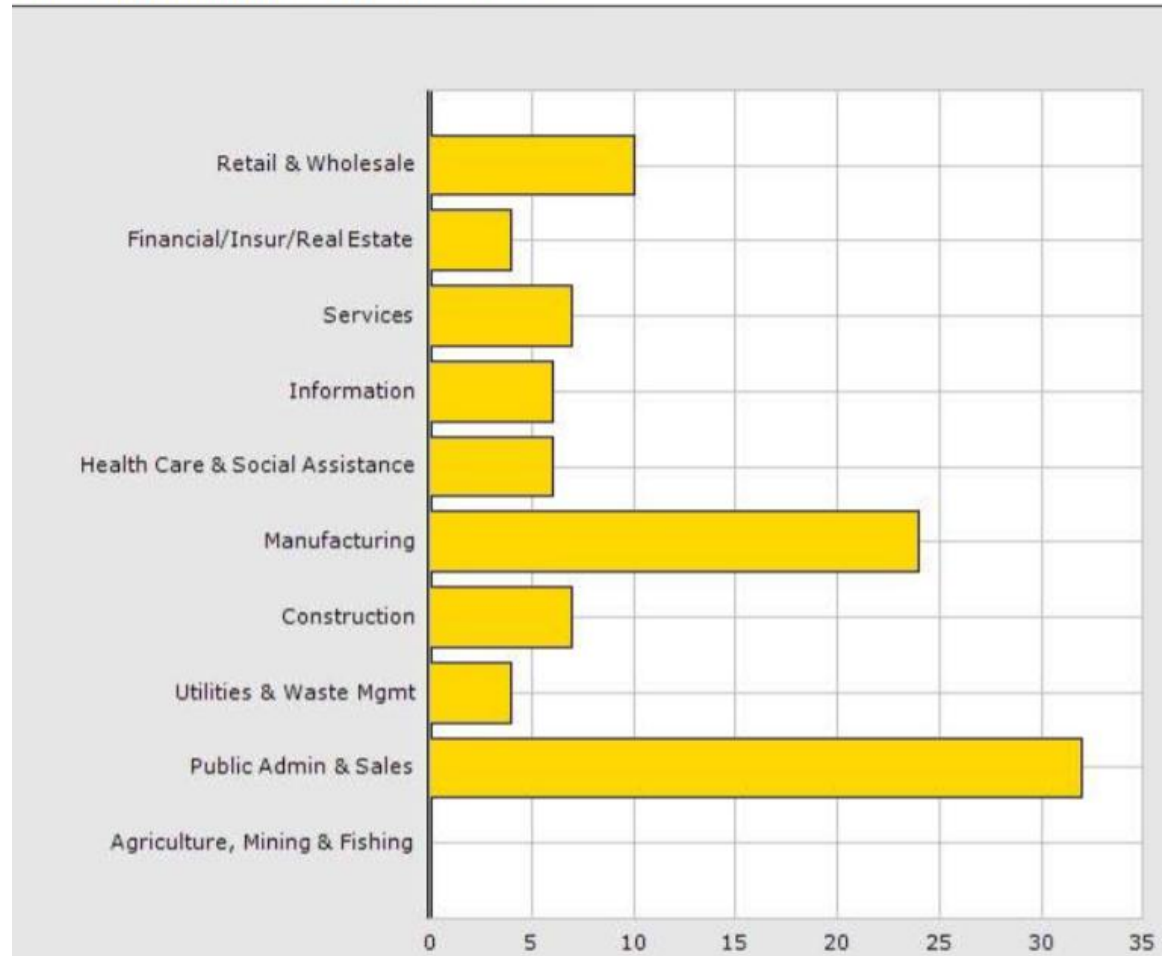
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DEMOGRAPHICS

Daytime Employment (Empl/Bus)

Daytime Employment (Empl/Bus) for 1 Mile Radius

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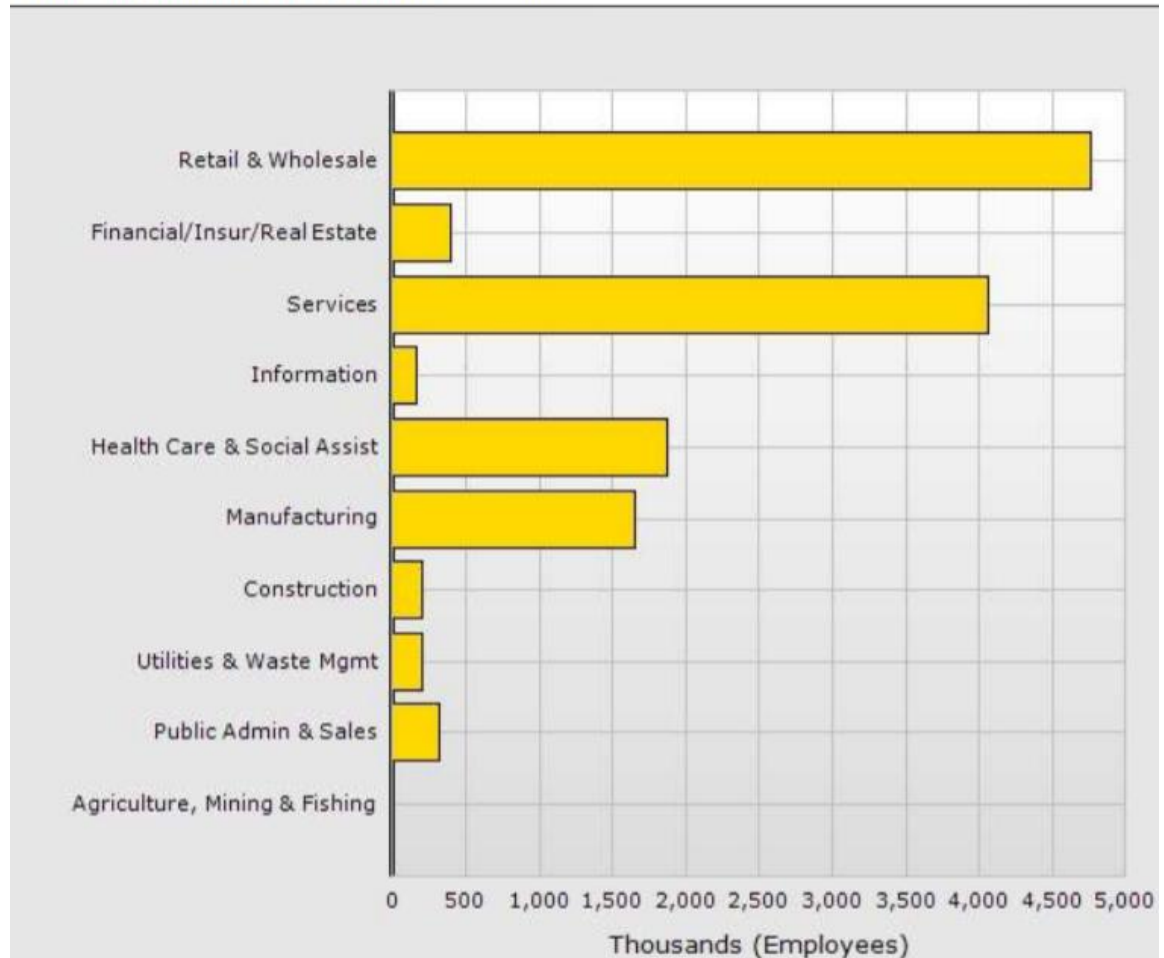
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DEMOGRAPHICS

Daytime Employment- # Employees

Daytime Employees for 1 Mile Radius

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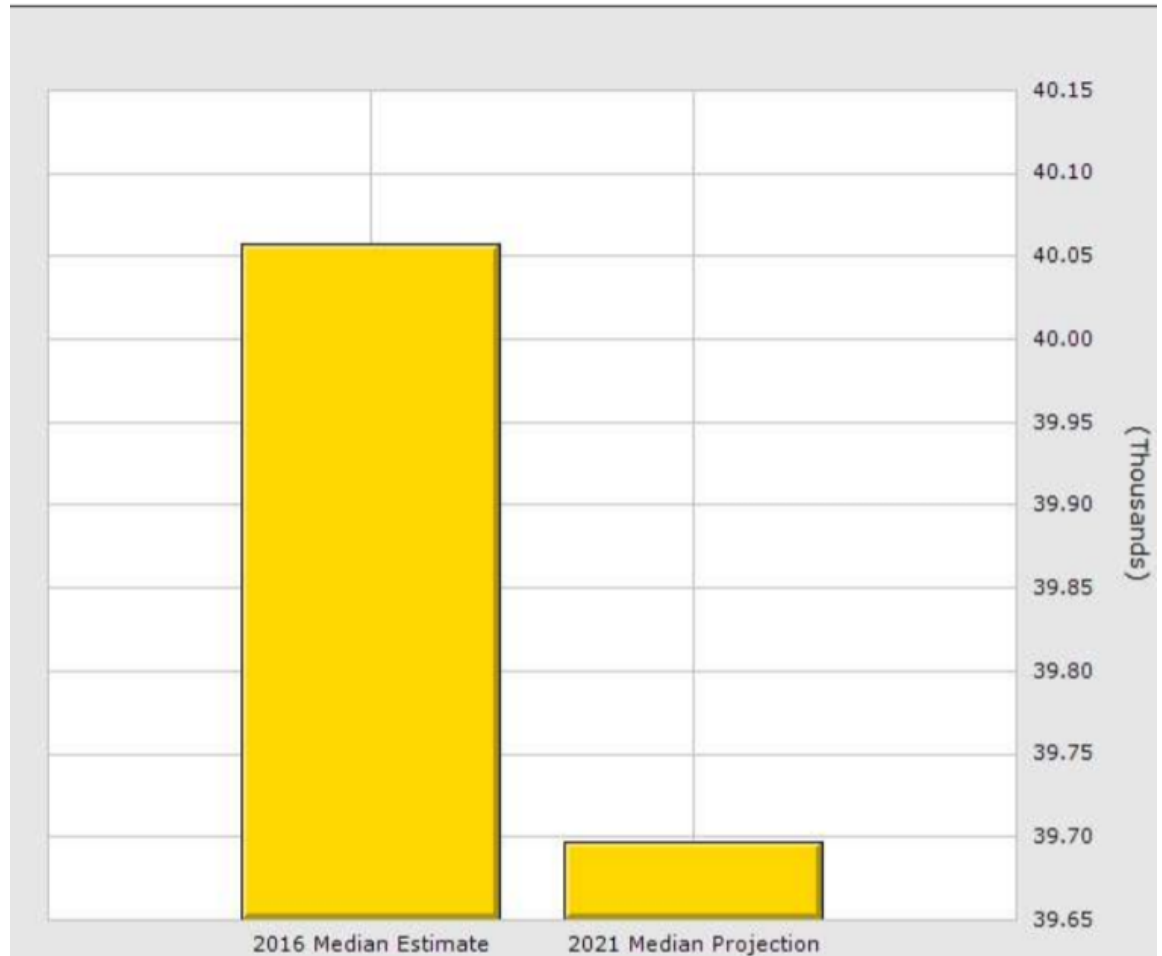
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DEMOGRAPHICS

Household Income

Household Income for 1 Mile Radius

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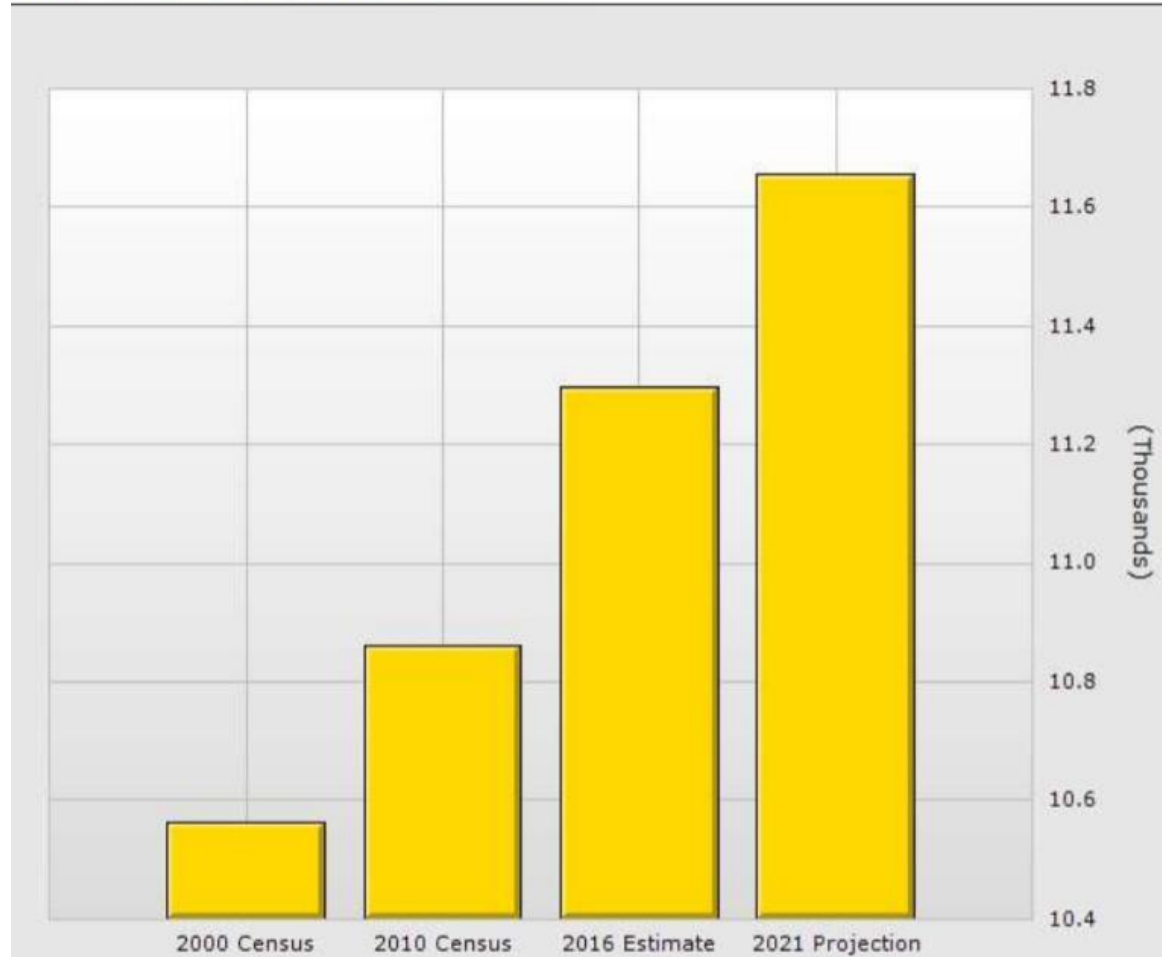
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DEMOGRAPHICS

Households

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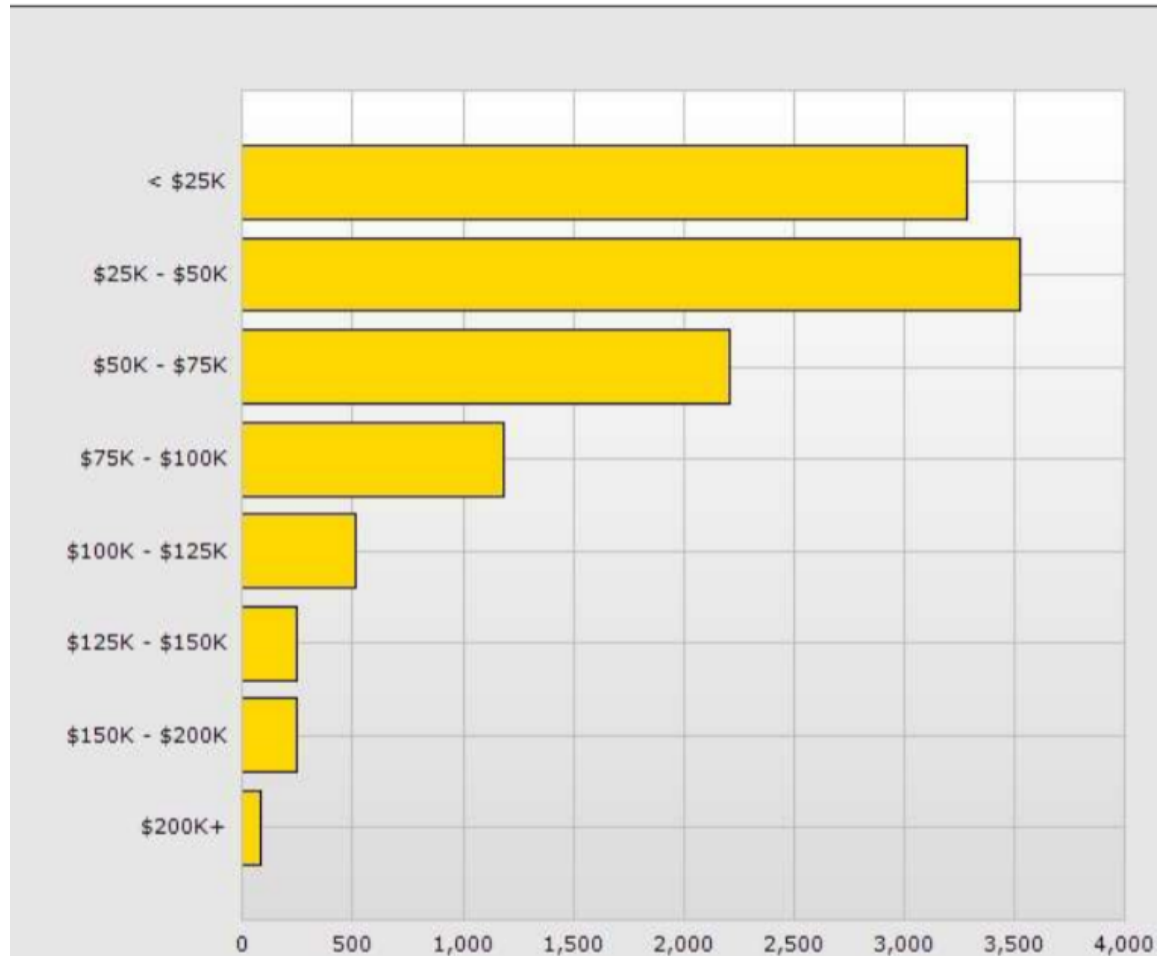
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DEMOGRAPHICS

Households by Income

Households by Income for 1 Mile Radius

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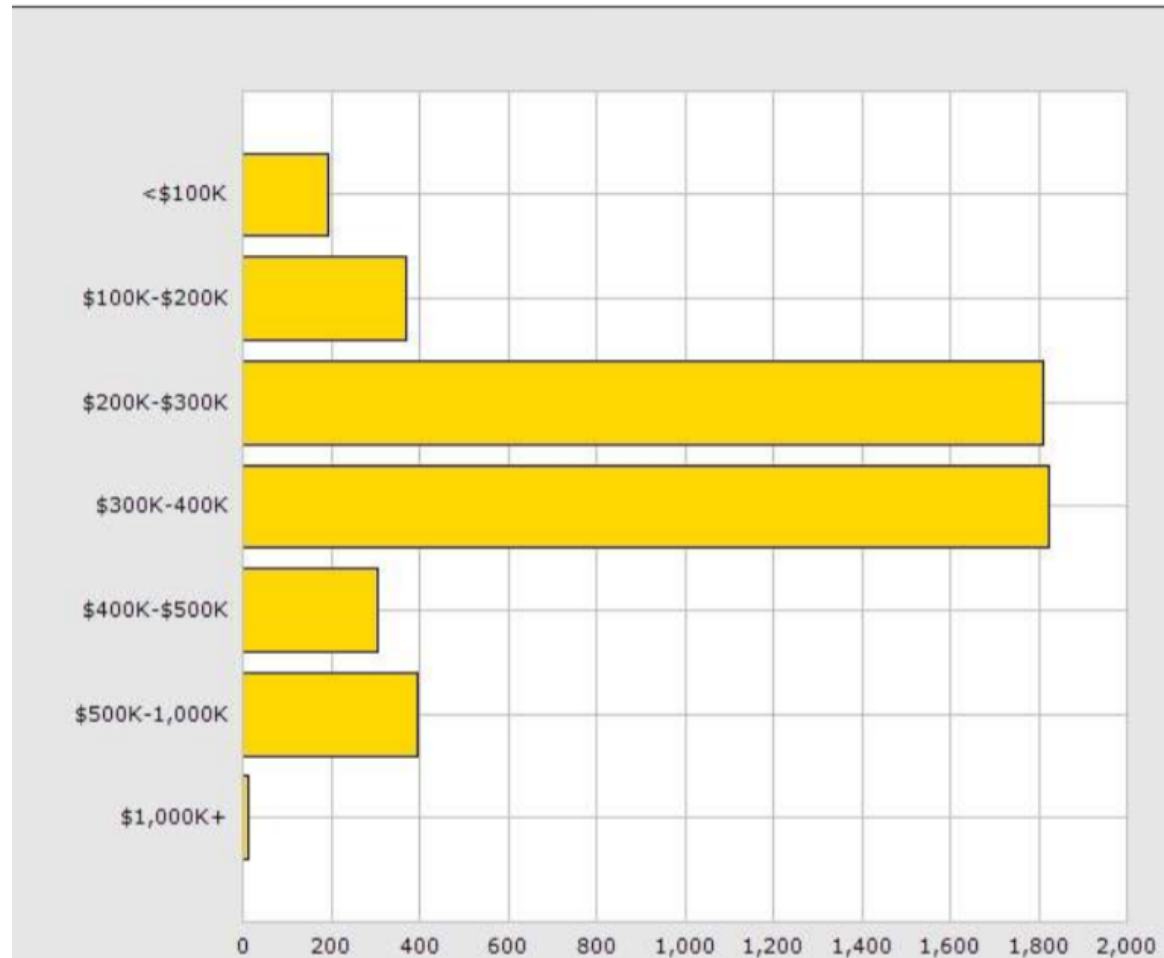
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DEMOGRAPHICS

Housing Values

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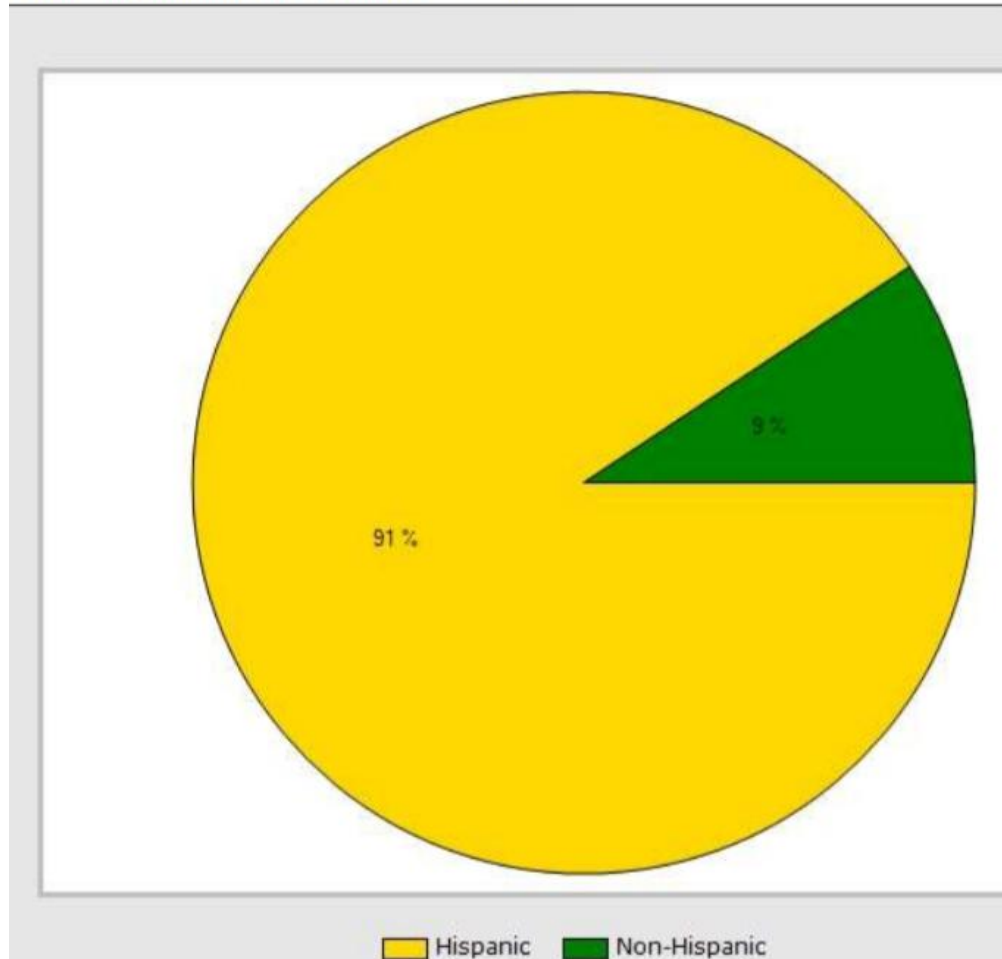
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DEMOGRAPHICS

Population by Hispanic Origin

Population by Hispanic Origin for 1 Mile Radius

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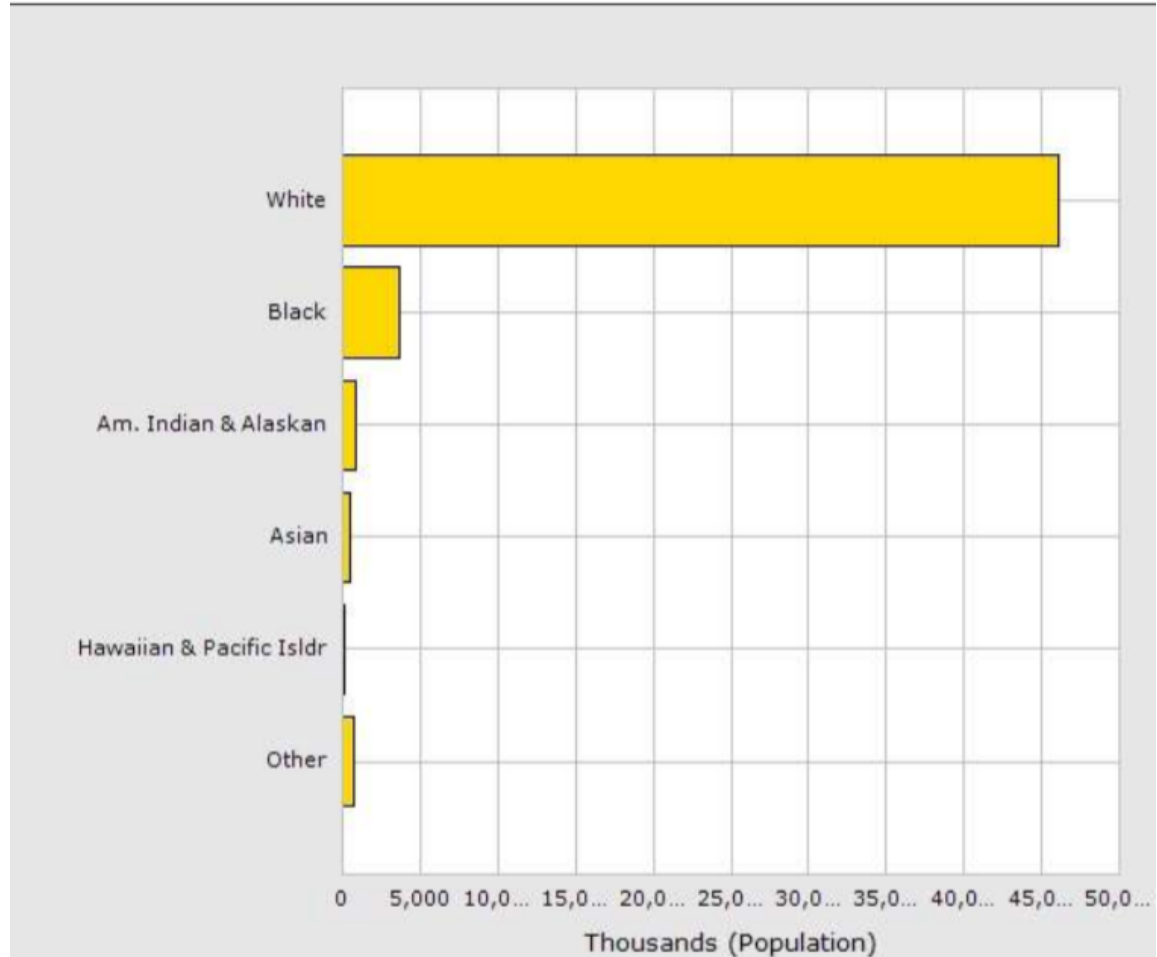
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Population by Race

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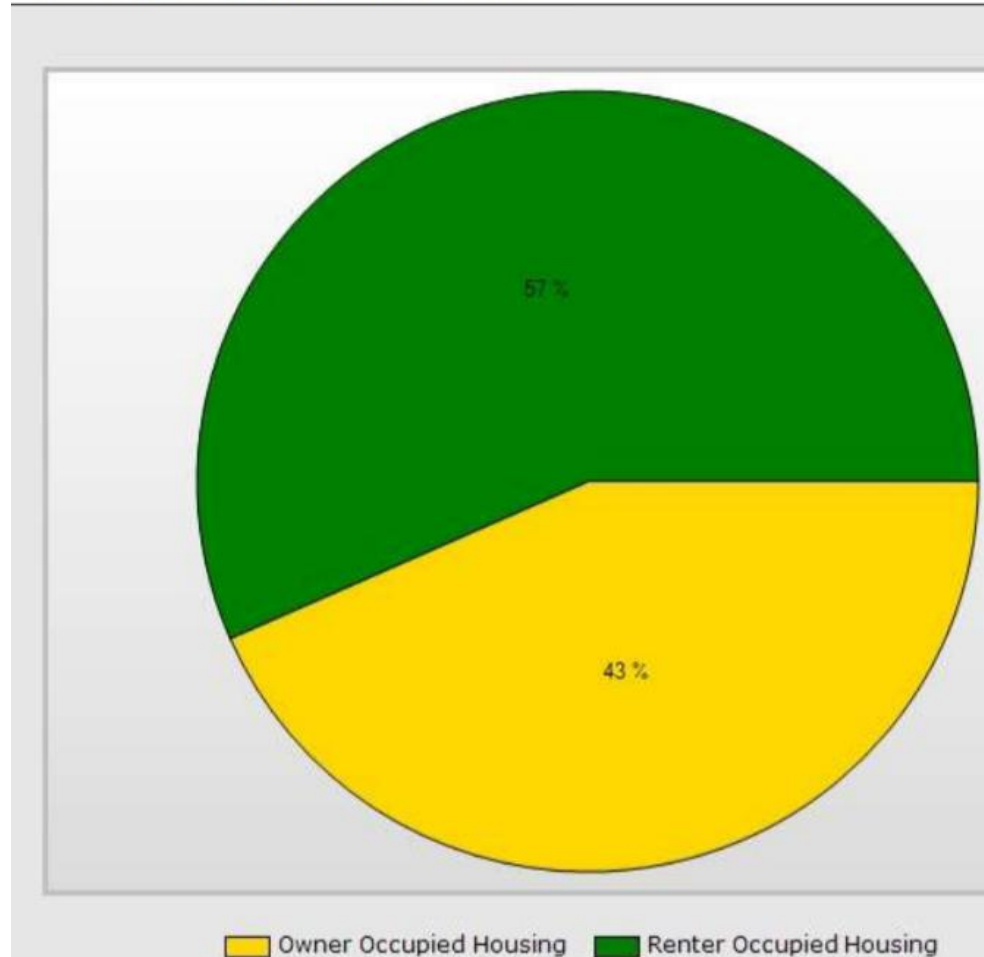
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Tenure of Occupied Housing

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