
FOR LEASE

NORTH LOS ALTOS SHOPPING CENTER

NEC BELLFLOWER BLVD & STEARNS ST

LONG BEACH

NORTH LOS ALTOS SHOPPING CENTER

PROPERTY HIGHLIGHTS

SPACE AVAILABLE:

SUITE 2214 – 2,282 SF

SUITE 5545B – 4,270 SF

SUITE 2244 – 18,600 SF

TRAFFIC COUNTS

35,000 CPD – BELLFLOWER BLVD

12,900 CPD – STEARNS ST

Approximately 47,900 CPD total at this intersection

- Diverse trade area with numerous national and regional tenants
- Dense population within the immediate trade area, with a population of over 200,000 people and an average household income of over \$130,000 in a 3-mile radius
- Co-tenants include Target, Big Lots, Trader Joe's, Five Below, Starbucks, and others

Bellflower Blvd – 35,000 CPD

Stearns St – 12,900 CPD



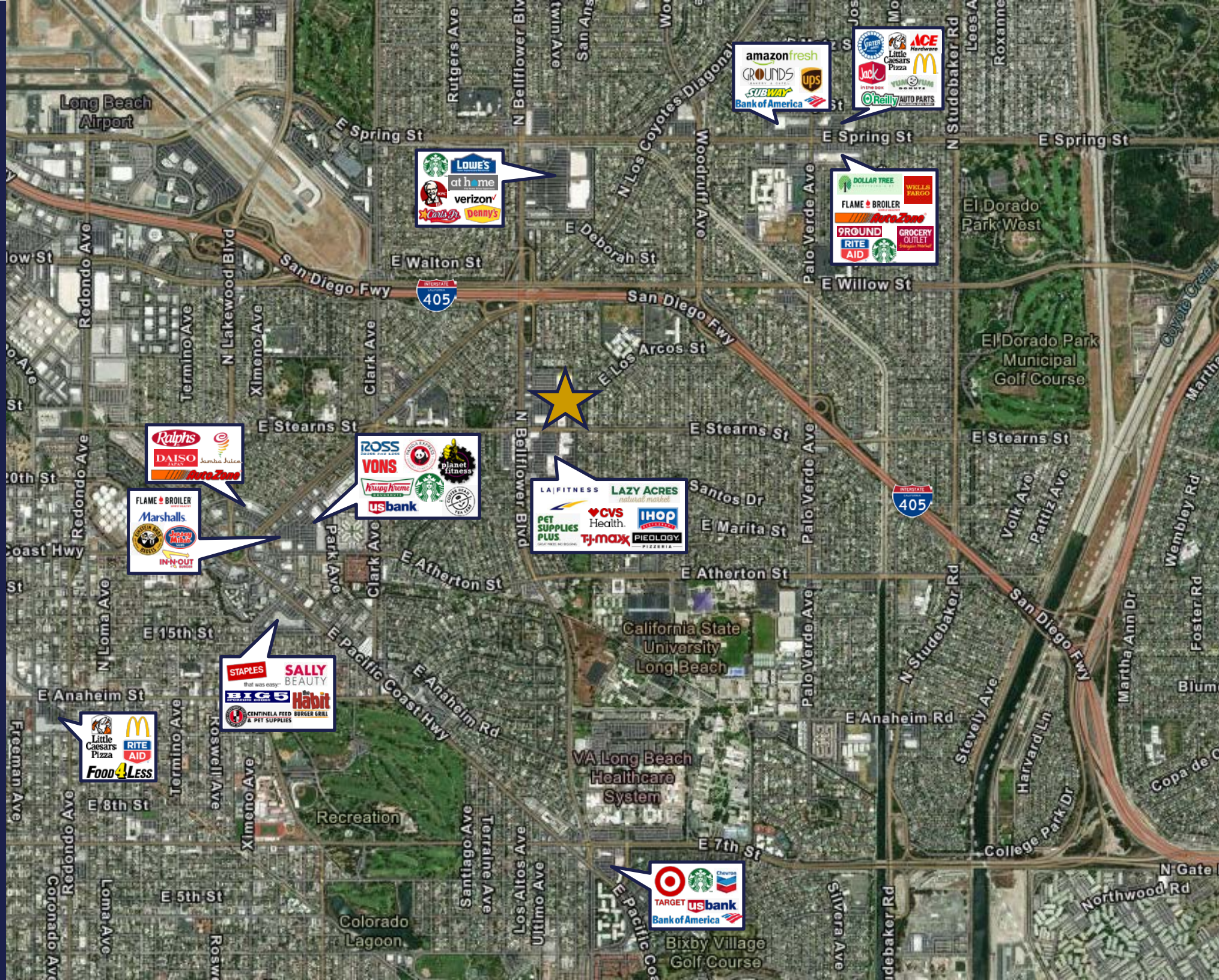
18,600 SF AVAILABLE

+/- 2,282 SF AVAILABLE

+/- 4,270 SF AVAILABLE



MARKET OVERVIEW



Callout box 1 (top right): amazonfresh, GROUNDS, SUBWAY, Bank of America, UPS, Little Caesars Pizza, ACE Hardware, Jack in the Box, RITE AID, REITLY AUTO PARTS.

Callout box 2 (top center): Starbucks, Lowe's, at home, verizon, Dunkin', Denny's.

Callout box 3 (top right): DOLLAR TREE, FLAME & BROILER, AutoZone, 9ROUND, RITE AID, STARBUCKS, GROCERY OUTLET, WELLS FARGO.

Callout box 4 (middle left): Ralphs, DAISO, AutoZone.

Callout box 5 (middle center): ROSS, VONS, planet fitness, usbank, Starbucks, Planet Fitness.

Callout box 6 (middle right): LA FITNESS, LAZY ACRES, CVS Health, IHOP, PGT SUPPLIES PLUS, TJ-maxx, PIECLOGY.

Callout box 7 (middle left): FLAME & BROILER, Marshalls, IN-N-OUT.

Callout box 8 (bottom left): STAPLES, SALLY BEAUTY, BIG5, Habit, CENTINELA FEED BURGER GRILL & PET SUPPLIES.


Callout box 9 (bottom left): Little Caesars Pizza, RITE AID, Food 4 Less, McDonald's.


Callout box 10 (bottom center): Target, Starbucks, Chevron, usbank, Bank of America.


EXPANDED DEMOGRAPHIC PROFILE


Estimated 2022


NORTH LOS ALTOS SHOPPING CENTER | LONG BEACH, CA


 POPULATION	1 MILE		3 MILES		5 MILES	
Estimated Population	23,544		200,082		548,093	
Forecasted Population (2027)	22,942		194,373		535,064	


 HOUSEHOLDS	1 MILE		3 MILES		5 MILES	
Households	8,027		80,218		208,123	


 AVG HH INCOME	1 MILE		3 MILES		5 MILES	
Avg Household Income	\$138,968		\$131,692		\$118,888	


 MEDIAN HH INCOME	1 MILE		3 MILES		5 MILES	
Median Household Income	\$104,433		\$92,694		\$84,593	

 PER CAPITA INCOME <small>Est.</small>	1 MILE		3 MILES		5 MILES	
Proj. Per Capita Income	\$48,257		\$52,849		\$45,209	

 DAYTIME DEMOS <small>Total</small>	1 MILE		3 MILES		5 MILES	
Number of Businesses	783		8,190		21,960	
Total Number of Employees	8,986		81,065		228,059	

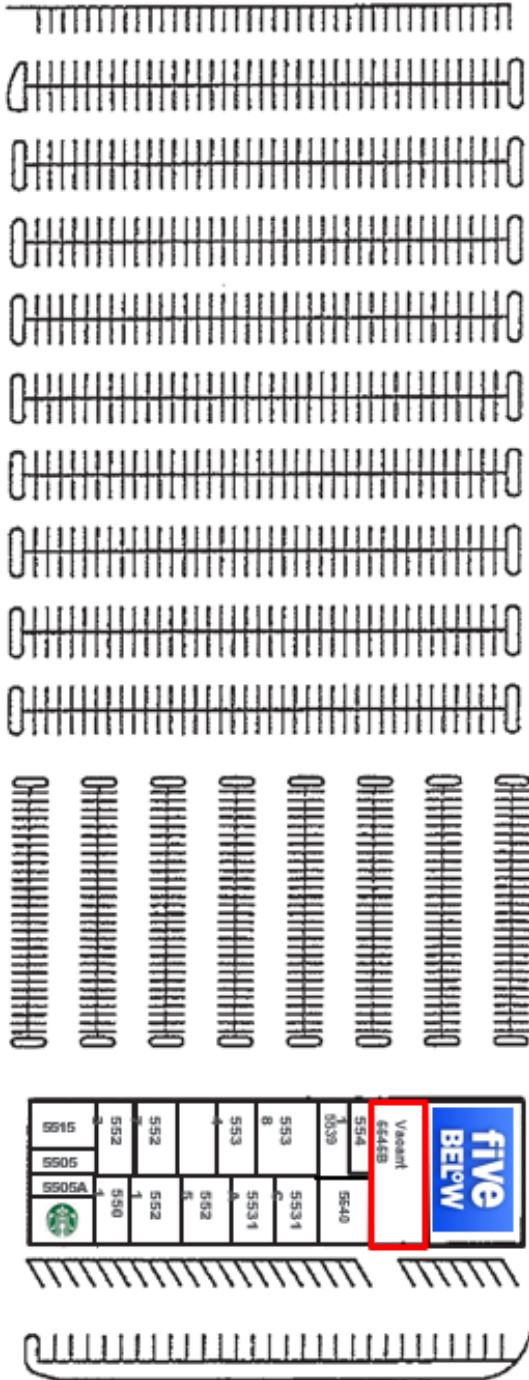
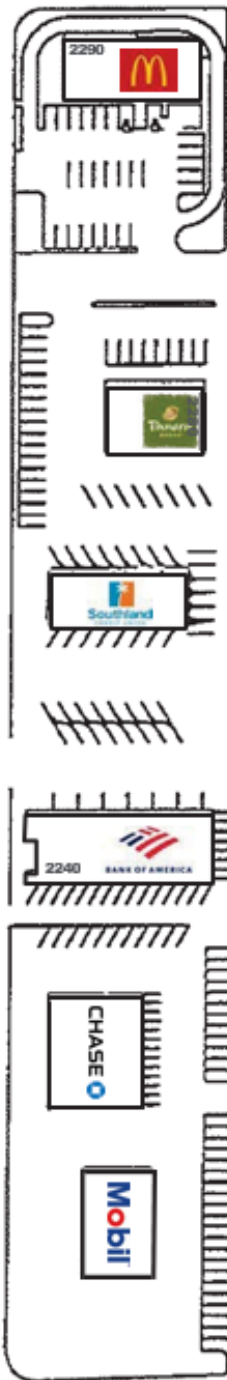
 RACE & ETHNICITY	1 MILE		3 MILES		5 MILES	
White	12,648	53.7%	97,165	48.6%	207,334	37.8%
Black or African American	1,350	5.7%	13,915	7.0%	53,163	9.7%
American Indian	198	0.8%	2,209	1.1%	6,938	2.2%
Asian	3,363	14.3%	25,514	12.8%	88,804	16.2%
Pacific Islander	110	0.5%	909	0.5%	3,536	0.6%
Other Race	2,283	9.7%	30,301	15.1%	107,380	20.3%
Two or More Races	3,592	15.3%	30,069	15.0%	80,939	14.8%
Hispanic (Any Race)	5,946	25.3%	62,225	31.1%	199,008	36.3%

 AGE DISTRIBUTION	1 MILE		3 MILES		5 MILES	
Median Age	33.7 yrs		38.8 yrs		38.1 yrs	

 HOUSING	1 MILE		3 MILES		5 MILES	
Owner Occupied Housing Units	4,991		41,166		101,978	
Renter Occupied Housing Units	3,036		39,052		106,145	

Suite	Tenant	SF
2270	Target	127,084
2214	Vacant	2,282
2222	Trader Joe's	14,050
2234	United States Post Office	4,060
2244	Big Lots	18,800
2280	Panera Bread	3,835
2290	McDonald's	3,997
2240	Bank of America	10,182
5101	MetroPCS	2,411
5102	Amazing Comics	2,292
5103	GNC	2,292
5104	Deli News	2,162
5555 B	Indulgence Med. Day	2,162
5555 A	Spa Tattered	2,406
2210	Grilled Fraiche	2,657
5107	CopyCo	1,411
5108	Freedohm Wellness	1,295
5505	Nails Spa Beauty Center	1,200
5503	Starbucks	1,650
5505A	Subway	1,024
5505	Wags to Whiskers	1,363
5515	Century 21 On Target	2,124
5521	Sushi Kinoya	1,300
5523	Golden Spoon	1,100
5525	DVine	1,200
5527	Eyebrow Threading	1,200
5531C	Pacific Dental Services	2,827
5531B	Arrowhead Credit Union	2,206
5534	Jenny Craig	2,404
5531A	Optometrist	1,835
5538	Nails 4 Season	960
5539	Geico	4,695
5541	Supercuts	1,200
5545A	Five Below	9,600
5545B	Vacant	4,270
5561	Cosmo Prof	3,150
5540	PRN CO Rehab	2,665

BELFLOWER BLVD | 35,000 CPD



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STEARNS ST | 12,900 CPD

LEASING:



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