

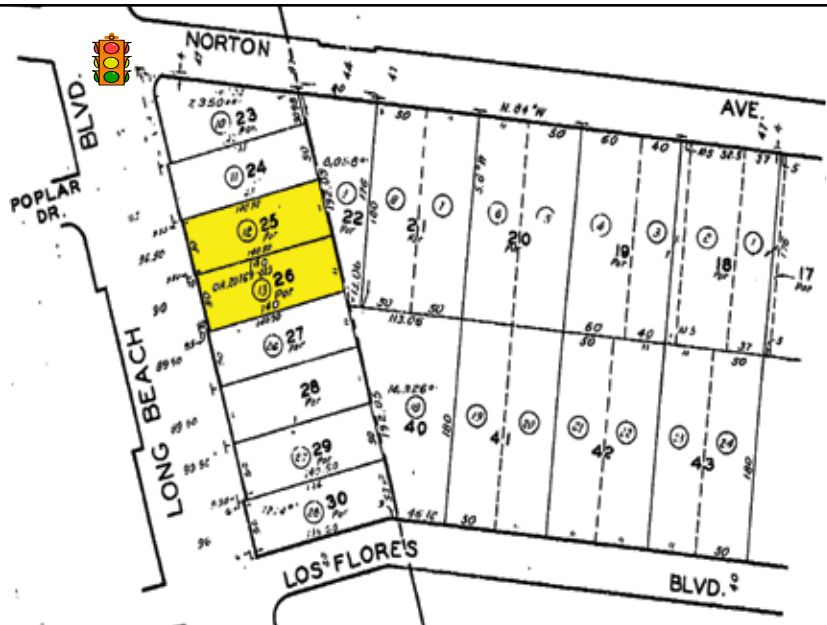
LAND FOR DEVELOPMENT

11026 LONG BEACH BOULEVARD, LYNWOOD, CALIFORNIA, 90262

AVAILABILITY:

± 14, 018 Sq. Ft. Commercial Lot
Zoned LYC2A
100 of Frontage on Long Beach Blvd.

Assessor's Parcel Numbers:
6191-008-012
6191-008-013



Retail Availability

> 14,010 SQ. Ft. of Land Parcel

Price

> \$699,000 (\$49.89 PSF) All Cash to Seller / Negotiable

Location & Highlights

- > Commercial Lot For Development
- > Zone LYC2A *
- > Strong Retail Location & Traffic
- > High Density Demographics
- > In Close Proximity To Plaza Mexico, Long Beach / Pluma Center, & Norton Plaza Centers.
- > Heavy Traffic: **47,054 Cars Per Day**

Demographics

| 2010 ESTIMATE | 1 MILE | 3 MILES | 5 MILES |
|----------------|----------|----------|----------|
| Population | 51,897 | 414,158 | 998,018 |
| Avg. HH Income | \$56,688 | \$53,885 | \$52,924 |

Join Neighborhood Tenants:



ARMANDO AGUIRRE
SENIOR VICE PRESIDENT
LICENSE NO. 01245842
213.532.3272
armando.aguirre@colliers.com

SHERETTA MORRIS
MARKETING SPECIALIST
LICENSE NO. 01739452
213.532.3273
sheretta.morris@colliers.com

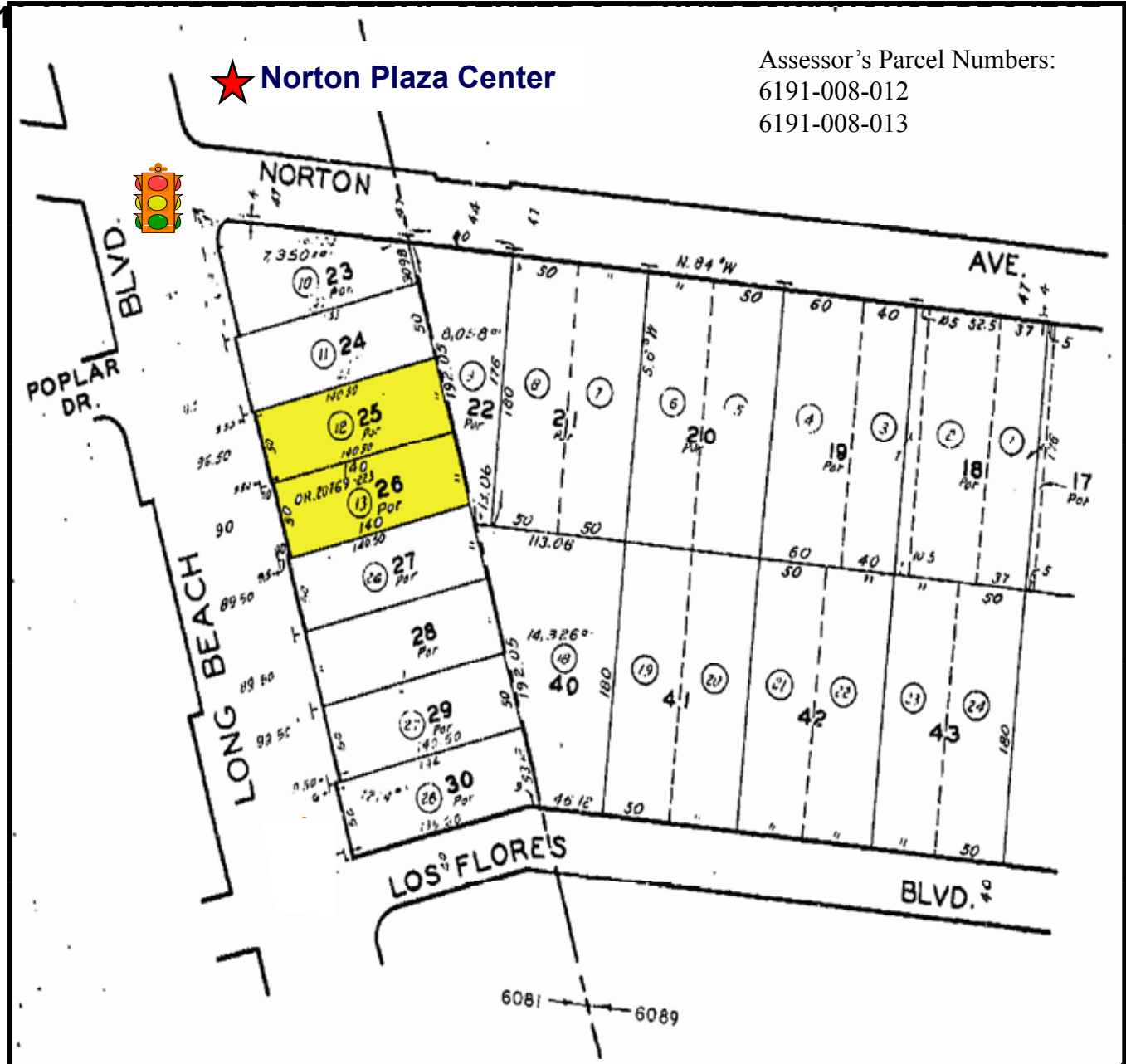
COLLIERS INTERNATIONAL
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017
www.colliersretail360.com

FOR SALE > COMMERCIAL

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TRAFFIC COUNT: 47,054 CARS PER DAY

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Pop-Facts: Demographic Quick Facts 2010 Report

Radius 1: 11026 LONG BEACH BLVD, LYNWOOD, CA 90262-2516, aggregate

Radius 2: 11026 LONG BEACH BLVD, LYNWOOD, CA 90262-2516, aggregate

Radius 3: 11026 LONG BEACH BLVD, LYNWOOD, CA 90262-2516, aggregate

| Description | 0.00 - 1.00 miles | | 0.00 - 3.00 miles | | 0.00 - 5.00 miles | |
|---|-------------------|-------|-------------------|-------|-------------------|-------|
| | Radius 1 | % | Radius 2 | % | Radius 3 | % |
| Population | | | | | | |
| 2015 Projection | 53,605 | | 428,373 | | 1,032,405 | |
| 2010 Estimate | 51,897 | | 414,158 | | 998,018 | |
| 2000 Census | 49,520 | | 394,618 | | 951,869 | |
| 1990 Census | 44,886 | | 361,035 | | 874,499 | |
| Growth 1990 - 2000 | 10.32% | | 9.30% | | 8.85% | |
| Households | | | | | | |
| 2015 Projection | 11,037 | | 95,766 | | 245,511 | |
| 2010 Estimate | 10,755 | | 93,290 | | 239,363 | |
| 2000 Census | 10,446 | | 90,702 | | 233,241 | |
| 1990 Census | 10,348 | | 88,140 | | 227,378 | |
| Growth 1990 - 2000 | 0.95% | | 2.91% | | 2.58% | |
| 2010 Est. Population by Single Classification Race | | | | | | |
| White Alone | 23,272 | 44.84 | 154,159 | 37.22 | 362,320 | 36.30 |
| Black or African American Alone | 2,628 | 5.06 | 49,887 | 12.05 | 139,892 | 14.02 |
| American Indian and Alaska Native Alone | 610 | 1.18 | 4,153 | 1.00 | 9,895 | 0.99 |
| Asian Alone | 247 | 0.48 | 1,995 | 0.48 | 12,065 | 1.21 |
| Native Hawaiian and Other Pacific Islander Alone | 100 | 0.19 | 965 | 0.23 | 3,457 | 0.35 |
| Some Other Race Alone | 22,761 | 43.86 | 184,530 | 44.56 | 425,171 | 42.60 |
| Two or More Races | 2,279 | 4.39 | 18,469 | 4.46 | 45,219 | 4.53 |
| 2010 Est. Population Hispanic or Latino | | | | | | |
| Hispanic or Latino | 47,417 | 91.37 | 350,372 | 84.60 | 799,474 | 80.11 |
| Not Hispanic or Latino | 4,481 | 8.63 | 63,786 | 15.40 | 198,544 | 19.89 |
| 2010 Tenure of Occupied Housing Units | | | | | | |
| Owner Occupied | 4,791 | 44.55 | 42,349 | 45.40 | 101,832 | 42.54 |
| Renter Occupied | 5,965 | 55.46 | 50,941 | 54.60 | 137,531 | 57.46 |
| 2010 Average Household Size | | | | | | |
| | 4.65 | | 4.40 | | 4.14 | |

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| Description | 0.00 - 1.00 miles | | 0.00 - 3.00 miles | | 0.00 - 5.00 miles | |
|--|-------------------|-------|-------------------|-------|-------------------|-------|
| | Radius 1 | % | Radius 2 | % | Radius 3 | % |
| 2010 Est. Households by Household Income | 10,755 | | 93,290 | | 239,363 | |
| Income Less than \$15,000 | 1,266 | 11.77 | 15,301 | 16.40 | 40,803 | 17.05 |
| Income \$15,000 - \$24,999 | 1,232 | 11.46 | 11,912 | 12.77 | 32,176 | 13.44 |
| Income \$25,000 - \$34,999 | 1,344 | 12.50 | 11,720 | 12.56 | 30,557 | 12.77 |
| Income \$35,000 - \$49,999 | 1,938 | 18.02 | 15,305 | 16.41 | 39,884 | 16.66 |
| Income \$50,000 - \$74,999 | 2,436 | 22.65 | 17,977 | 19.27 | 44,309 | 18.51 |
| Income \$75,000 - \$99,999 | 1,245 | 11.58 | 10,268 | 11.01 | 24,341 | 10.17 |
| Income \$100,000 - \$124,999 | 608 | 5.65 | 5,074 | 5.44 | 12,729 | 5.32 |
| Income \$125,000 - \$149,999 | 326 | 3.03 | 2,644 | 2.83 | 6,471 | 2.70 |
| Income \$150,000 - \$199,999 | 248 | 2.31 | 1,905 | 2.04 | 4,881 | 2.04 |
| Income \$200,000 - \$499,999 | 92 | 0.86 | 974 | 1.04 | 2,697 | 1.13 |
| Income \$500,000 and over | 20 | 0.19 | 211 | 0.23 | 516 | 0.22 |
| 2010 Est. Average Household Income | \$56,688 | | \$53,885 | | \$52,924 | |
| 2010 Est. Median Household Income | \$46,882 | | \$42,559 | | \$41,072 | |
| 2010 Est. Per Capita Income | \$12,416 | | \$12,300 | | \$12,837 | |
| 2010 Median HH Inc by Single Race Class or Ethn | | | | | | |
| White Alone | 48,459 | | 44,482 | | 43,075 | |
| Black or African American Alone | 46,495 | | 31,138 | | 31,652 | |
| American Indian and Alaska Native Alone | 38,088 | | 45,714 | | 43,697 | |
| Asian Alone | 57,386 | | 54,886 | | 60,583 | |
| Native Hawaiian and Other Pacific Islander Alone | 62,500 | | 53,804 | | 48,274 | |
| Some Other Race Alone | 44,549 | | 44,479 | | 42,387 | |
| Two or More Races | 54,730 | | 43,602 | | 42,973 | |
| Hispanic or Latino | 46,778 | | 44,495 | | 42,323 | |
| Not Hispanic or Latino | 47,703 | | 34,109 | | 37,028 | |