

RETAIL STORES FOR LEASE

# THE LYNWOOD SHOPS

10838 LONG BEACH BOULEVARD | LYNWOOD | CA 90262



## New ±5,300 SF Corner Strip Center

- ±3,900 SF Available - (Divisible) Retail\Fastfood\Office
- Lease Rate: \$2.35 - \$2.65 PSF Mo + ±0.50¢ NNN
- ±15,909 Square Foot Total Land Area

## Locations & Highlights

- Located on busy Long Beach Blvd. & Elizabeth Ave.
- Corner strip center with great frontage and visibility
- This center is located across from the Long Beach Pluma Center with Smart & Final, 99¢ Only, Factory 2-U, Rent A Center and north of Northon Plazas I, II, & III
- Dense in-fill location with high density demographics ±1,004,065 people within 5-miles.
- Traffic Counts: 36,301 CPD on Long Beach Blvd. & Norton Ave. 2011 Est.

## Tenants In The Area:



## Demographics

	1-Mile	3-Mile	5-Mile
Population 2014:	52,971	420,194	1,004,065
Average HH Income:	\$47,012	\$47,221	\$47,977
Daytime Population:	52,077	200,747	413,805

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