

FOR LEASE

ALLEGRO CENTER

8253 Long Beach, South Gate, CA 90280

3,036 SQ. FT. on a 5,831 SQ. FT. Lot



Retail Availability & Lease Rates:

- Unit A $\pm 2,264$ SF / \$2.50 - \$2.75 PSF + 0.50¢ NNN Charges
- Unit B ± 772 SF / \$2.75 PSF + 0.50¢ NNN Charges
- $\pm 3,036$ SF of Center on 5,831 Sq. Ft. Lot
- Newly Remodeled Former Insurance office in Vanilla Shell Condition with all new electric, HVAC, restrooms, new paint, tiled ceramic floors, drop ceilings and code compliant Title 24 lighting.
- Tremendous Density, Traffic & Visibility.
- Traffic Count: $\pm 24,203$ Cars Per Day
- 6 Parking Spaces / 2 Per/1,000 SF

2022 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	56,666	453,159	1,057,939
Median Households Income:	\$54,236	\$51,454	\$51,847
Average Households Income:	\$71,394	\$67,618	\$69,361

Area Retailers Include:



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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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Interior Photos



Unit A - 2,264 SF



Unit B - 772 SF



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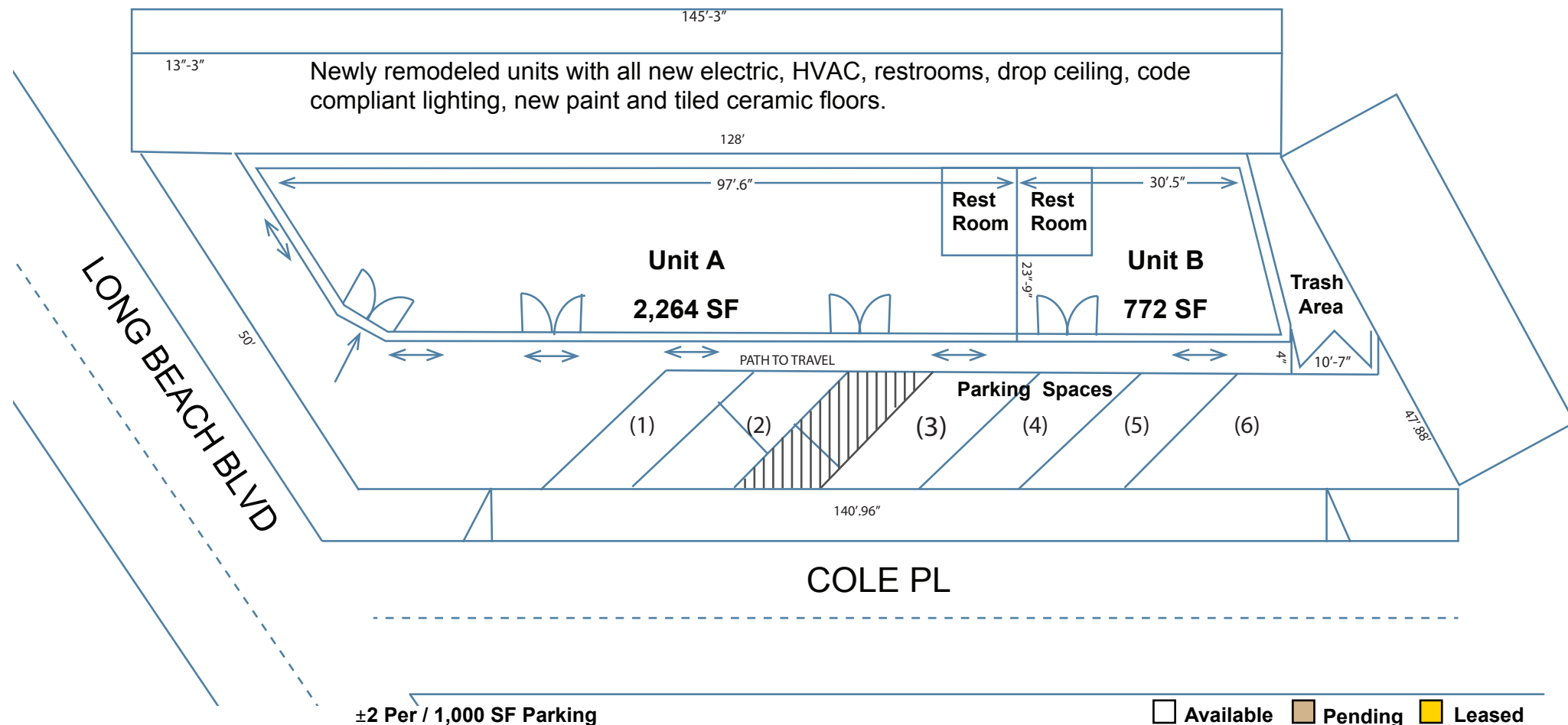
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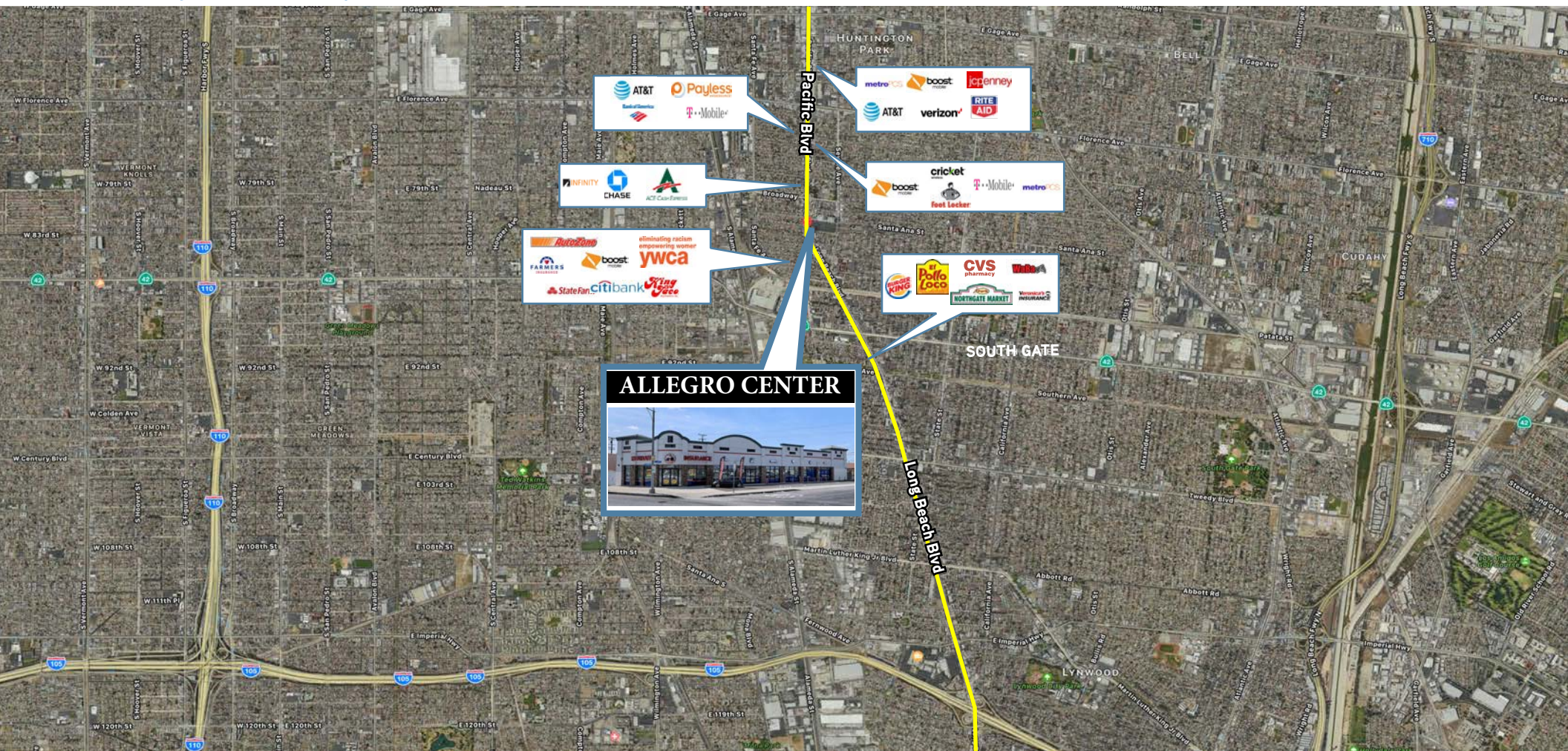
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Freeway Aerial Map



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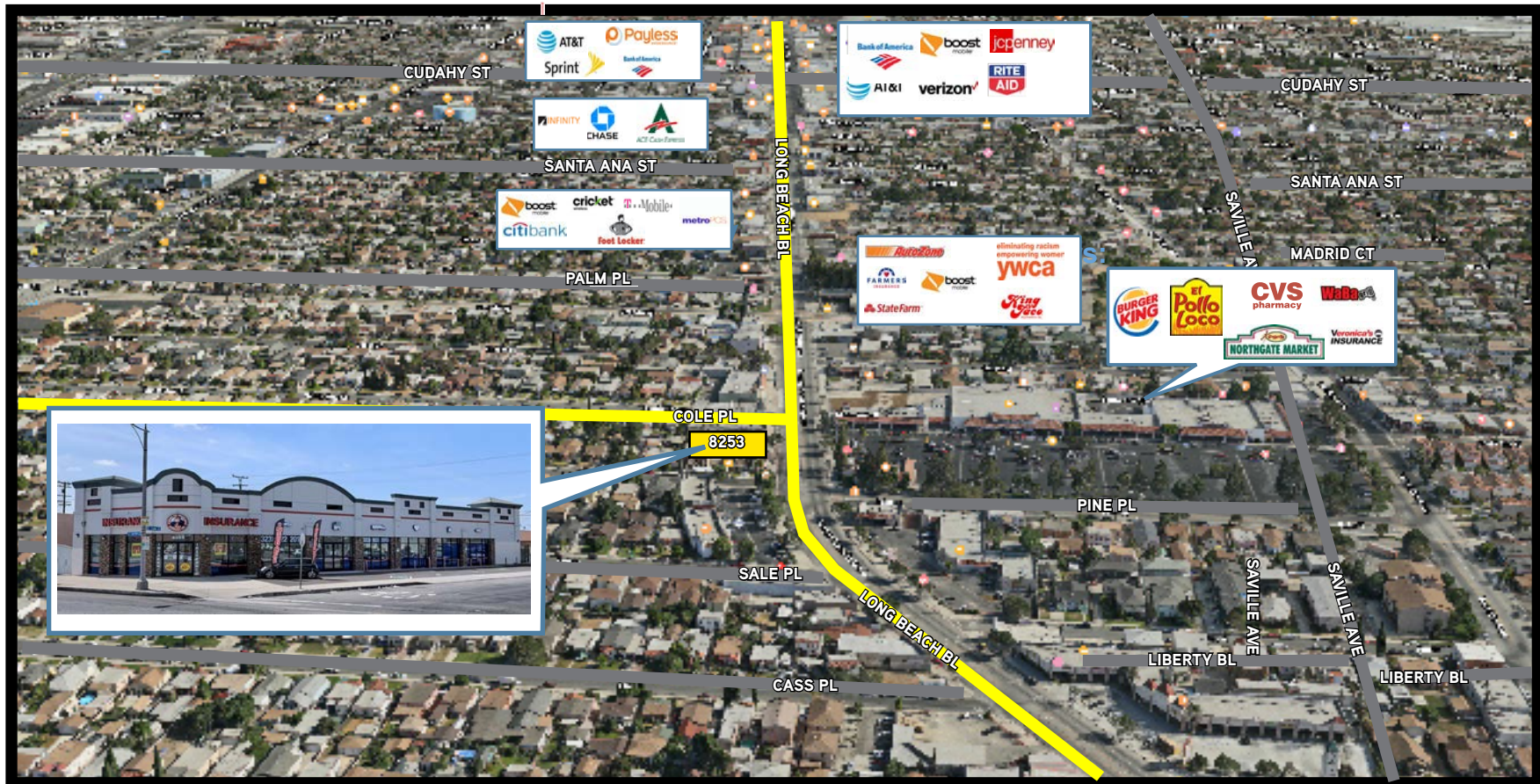
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Aerials



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Executive Summary

8253 Long Beach Blvd, South Gate, California, 90280 2
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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.96322
Longitude: -118.22532

	1 mile	3 miles	5 miles
Population			
2010 Population	59,340	461,459	1,061,881
2020 Population	57,977	456,069	1,064,997
2022 Population	57,666	453,157	1,057,929
2027 Population	55,939	441,425	1,031,626
2010-2020 Annual Rate	-0.23%	-0.12%	0.03%
2020-2022 Annual Rate	-0.24%	-0.28%	-0.30%
2022-2027 Annual Rate	-0.61%	-0.52%	-0.50%
2022 Male Population	50.1%	50.0%	49.7%
2022 Female Population	49.9%	50.0%	50.3%
2022 Median Age	29.6	28.8	29.4

In the identified area, the current year population is 1,057,929. In 2020, the Census count in the area was 1,064,997. The rate of change since 2020 was -0.30% annually. The five-year projection for the population in the area is 1,031,626 representing a change of -0.50% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 29.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	13.4%	12.0%	10.9%
2022 Black Alone	2.0%	8.1%	13.2%
2022 American Indian/Alaska Native Alone	2.8%	2.8%	2.8%
2022 Asian Alone	0.6%	0.6%	0.9%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	60.1%	58.6%	55.8%
2022 Two or More Races	21.0%	17.8%	16.2%
2022 Hispanic Origin (Any Race)	95.7%	89.0%	82.8%

Persons of Hispanic origin represent 82.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	42	39	42
2010 Households	13,977	108,029	257,061
2020 Households	14,678	114,249	273,638
2022 Households	14,589	113,885	272,665
2027 Households	14,211	111,393	267,310
2010-2020 Annual Rate	0.49%	0.56%	0.63%
2020-2022 Annual Rate	-0.27%	-0.14%	-0.16%
2022-2027 Annual Rate	-0.52%	-0.44%	-0.40%
2022 Average Household Size	3.92	3.93	3.83

The household count in this area has changed from 273,638 in 2020 to 272,665 in the current year, a change of -0.16% annually. The five-year projection of households is 267,310, a change of -0.40% annually from the current year total. Average household size is currently 3.83, compared to 3.84 in the year 2020. The number of families in the current year is 226,268 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	52.9%	49.8%	50.0%
Median Household Income			
2022 Median Household Income	\$54,236	\$51,454	\$51,847
2027 Median Household Income	\$64,717	\$60,782	\$62,130
2022-2027 Annual Rate	3.60%	3.39%	3.68%
Average Household Income			
2022 Average Household Income	\$71,394	\$67,618	\$69,361
2027 Average Household Income	\$86,160	\$81,508	\$84,108
2022-2027 Annual Rate	3.83%	3.81%	3.93%
Per Capita Income			
2022 Per Capita Income	\$18,090	\$17,022	\$17,933
2027 Per Capita Income	\$21,911	\$20,599	\$21,849
2022-2027 Annual Rate	3.91%	3.89%	4.03%

Current median household income is \$51,847 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$62,130 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$69,361 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$84,108 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$17,933 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$21,849 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	46	49	49
2010 Total Housing Units	14,580	113,751	272,842
2010 Owner Occupied Housing Units	5,177	37,504	94,319
2010 Renter Occupied Housing Units	8,800	70,525	162,741
2010 Vacant Housing Units	603	5,722	15,781
2020 Total Housing Units	15,061	117,322	282,060
2020 Vacant Housing Units	383	3,073	8,422
2022 Total Housing Units	15,006	117,200	281,833
2022 Owner Occupied Housing Units	5,475	39,501	98,510
2022 Renter Occupied Housing Units	9,114	74,384	174,155
2022 Vacant Housing Units	417	3,315	9,168
2027 Total Housing Units	15,036	117,487	283,037
2027 Owner Occupied Housing Units	5,364	39,176	97,382
2027 Renter Occupied Housing Units	8,847	72,216	169,927
2027 Vacant Housing Units	825	6,094	15,727

Currently, 35.0% of the 281,833 housing units in the area are owner occupied; 61.8%, renter occupied; and 3.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 282,060 housing units in the area and 3.0% vacant housing units. The annual rate of change in housing units since 2020 is -0.04%. Median home value in the area is \$491,629, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.66% annually to \$617,383.

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