

±1,200 – 4,600 SF **Retail** space

999 Long Beach Blvd, Long Beach, CA 90813

999

Long Beach Blvd

FOR LEASE

Newly Remodeled

In City of

Long Beach

10th St & Long Beach Blvd

Signalized Intersection

Great Street Visibility

Across from

Superior Grocers



PROPERTY PROFILE & FEATURES

- Size: ±1,200 - ±4,600 SF
- Lot Size: ±6,000 SF
- Year Built: 1922
- Year Remodeled: 2023
- Signalized intersection (10th & Long Beach Blvd)
- Across from Superior Grocers, Chase bank, 7-11
- Great street visibility
- Newly remodeled

DEMOGRAPHICS

	1MILE	3MILE	5MILE
POPULATION	78,681	247,352	431,689
HOUSEHOLDS	27,442	89,432	152,259

AREA DESCRIPTION

- Corner of 10th St and Long Beach Blvd
- Dense area
- Easy Metro and Bus Access
- Easy Access to freeways 710 & 405
- Walk score of 95 out of 100
- Over 430,000 population in 5 mile radius

Community Summary

Population Growth (since 2000)	2%
Population Density (ppl / mile)	18,698
Household Size (ppl)	3.494
Households w/ Children	58.0%

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For Information, please contact:

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516 N. Larchmont Blvd,

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THE REAL ESTATE AGENCY

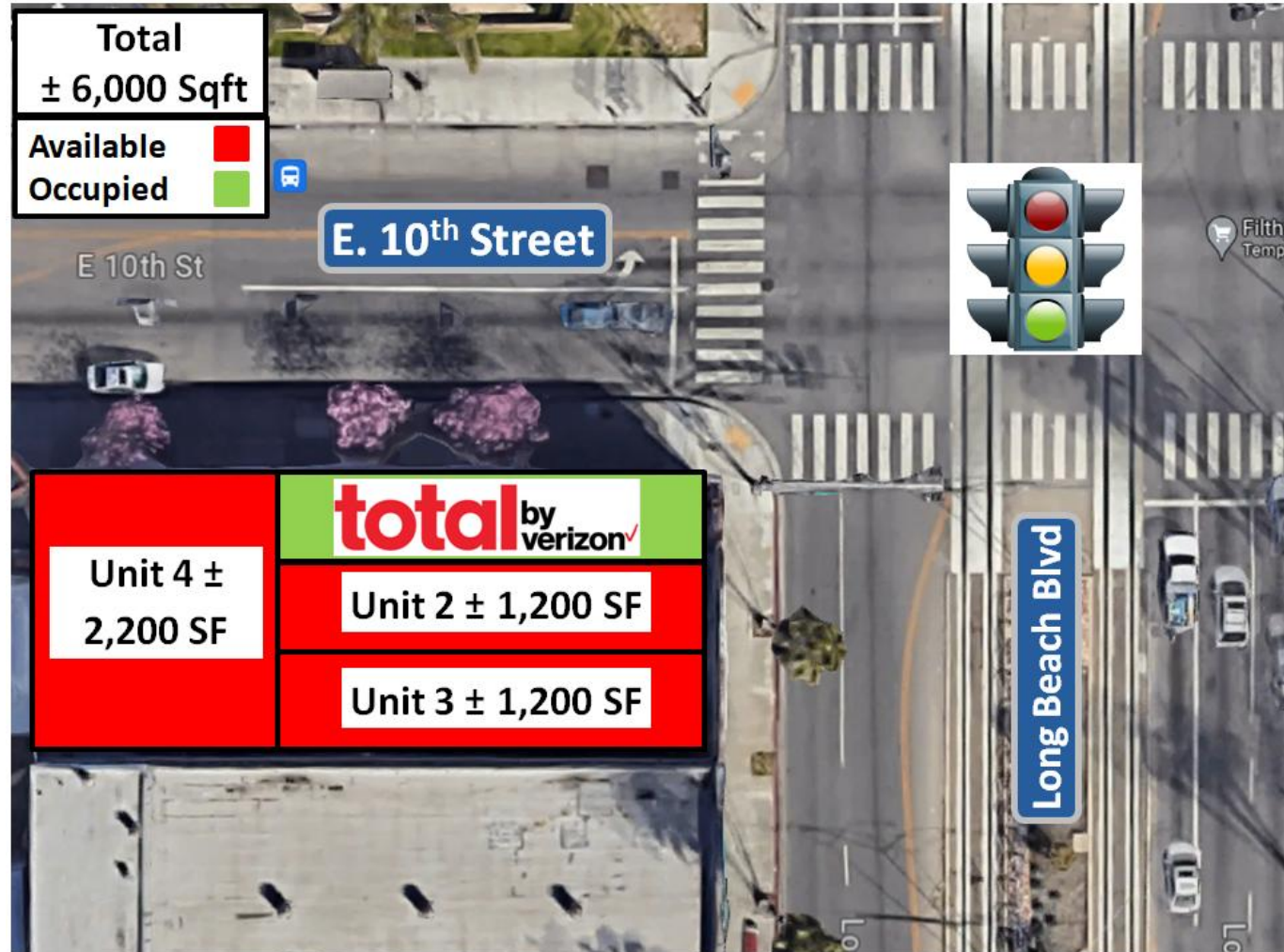
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Site Plan

Available:
1,200 – 4,600 SF



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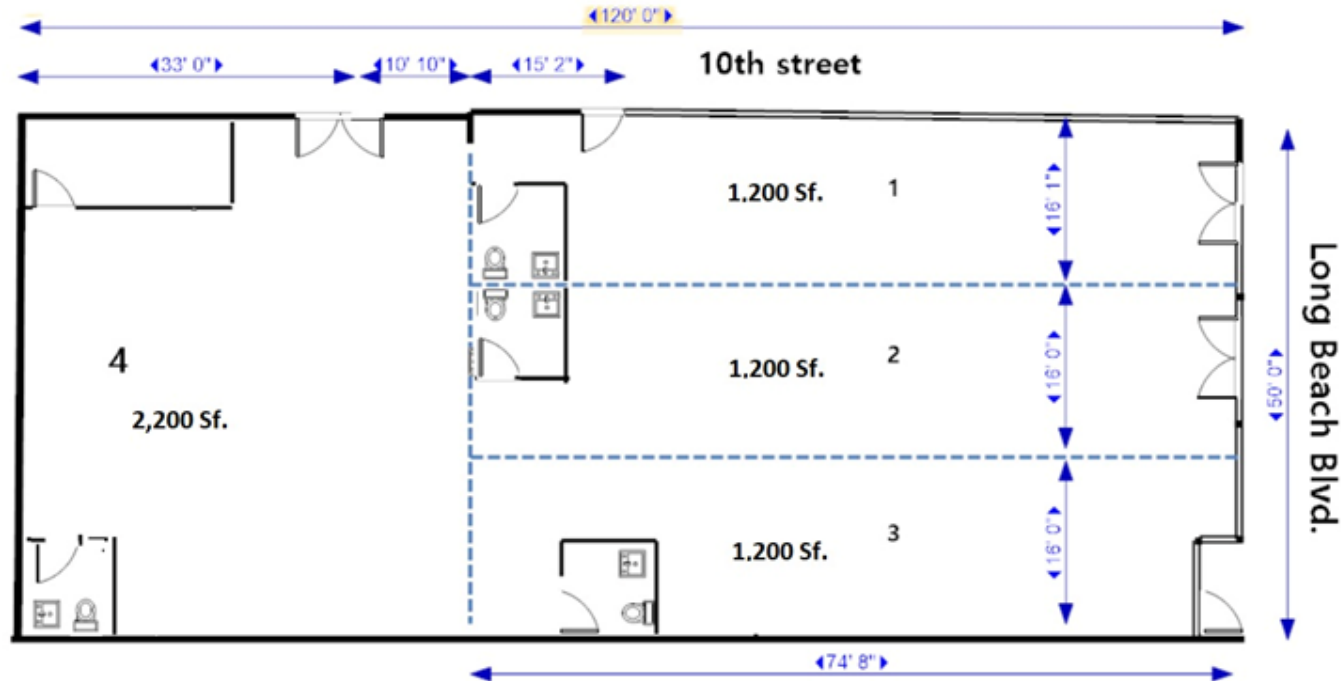
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Site Plan / Dimensions

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Area Map

**Across from
Superior Grocers**

Easy Access to Freeways 710 & 405

Signalized Intersection

Bus Stop Access

Metro Access

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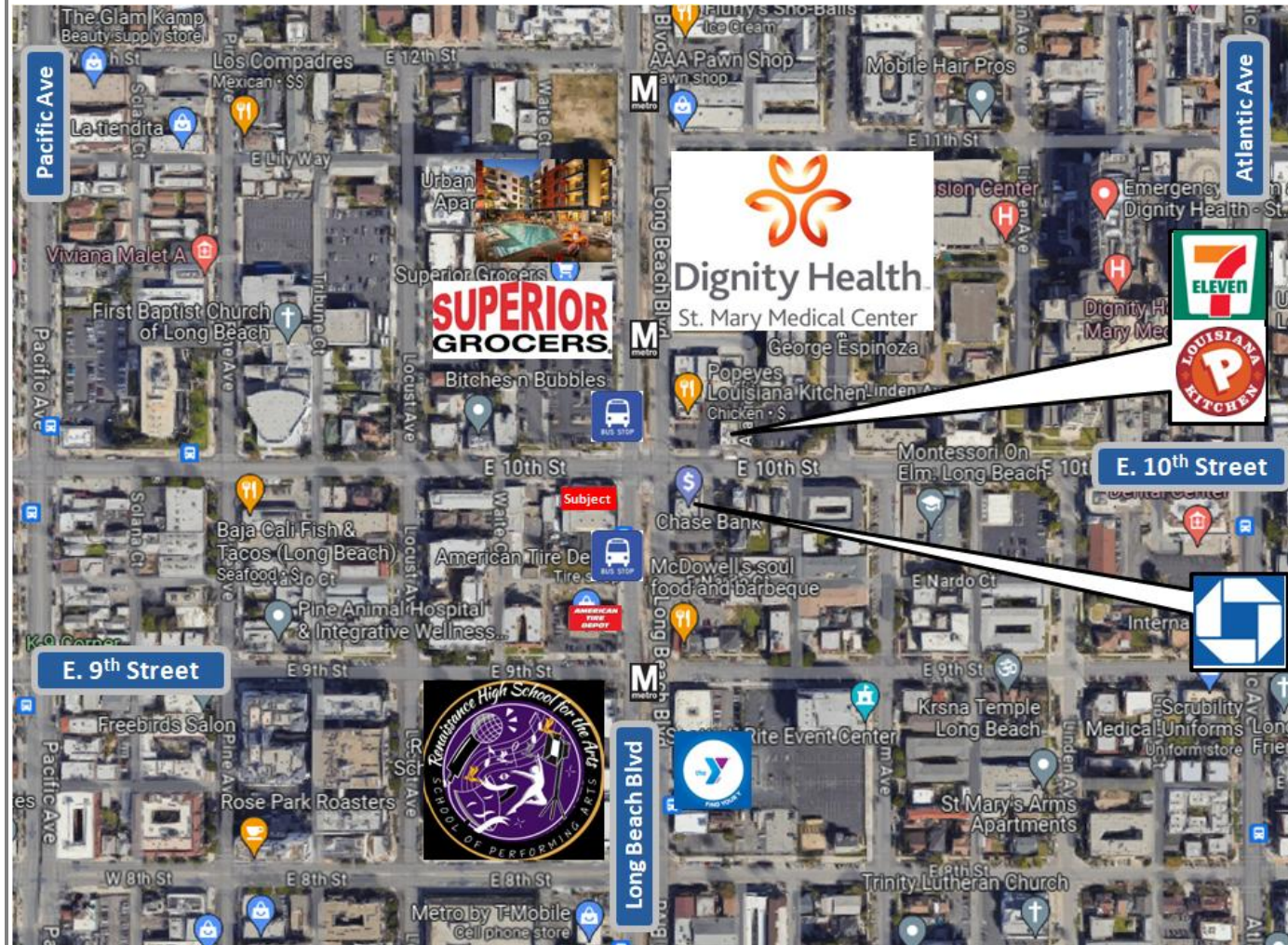
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REAL
ESTATE
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Walk Score

95 out of 100



Walker's Paradise

Daily errands do not require a car.



Excellent Transit

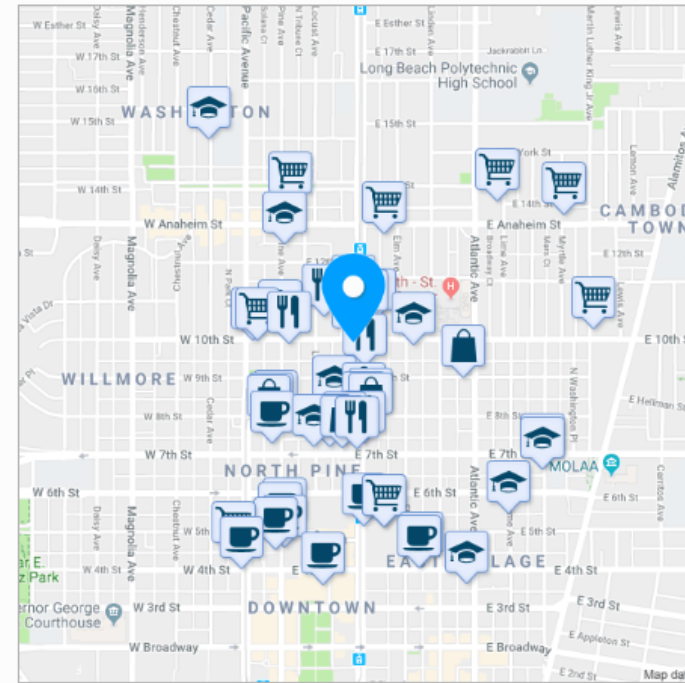
Transit is convenient for most trips.



Very Bikeable

Biking is convenient for most trips.

About your score



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Walk Score

95 out of 100

About this Location



999 Long Beach Blvd has a Walk Score of 95 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

999 Long Beach Blvd is a four minute walk from the Metro A Line (Blue) at the Anaheim Street Station stop.

This location is in the Saint Mary neighborhood in Long Beach. Nearby parks include K-9 Corner Dog Park, Harvey Milk Park and Drake Park.

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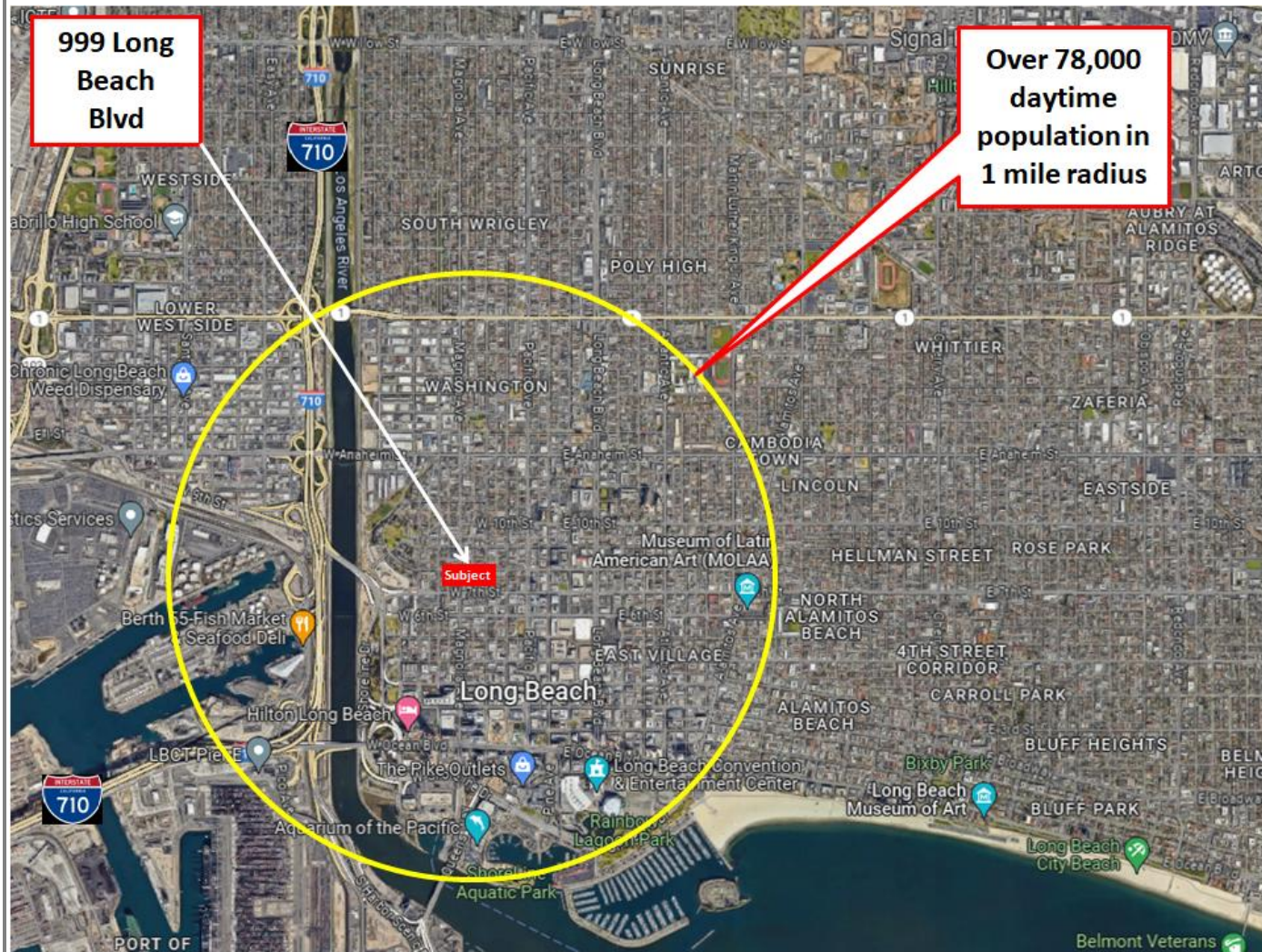
999 Long Beach Blvd

***Population
around 999
Long Beach
Blvd***

1 Mile Radius ± 78,000

3 Mile Radius ± 247,000

5 Mile Radius ± 430,000



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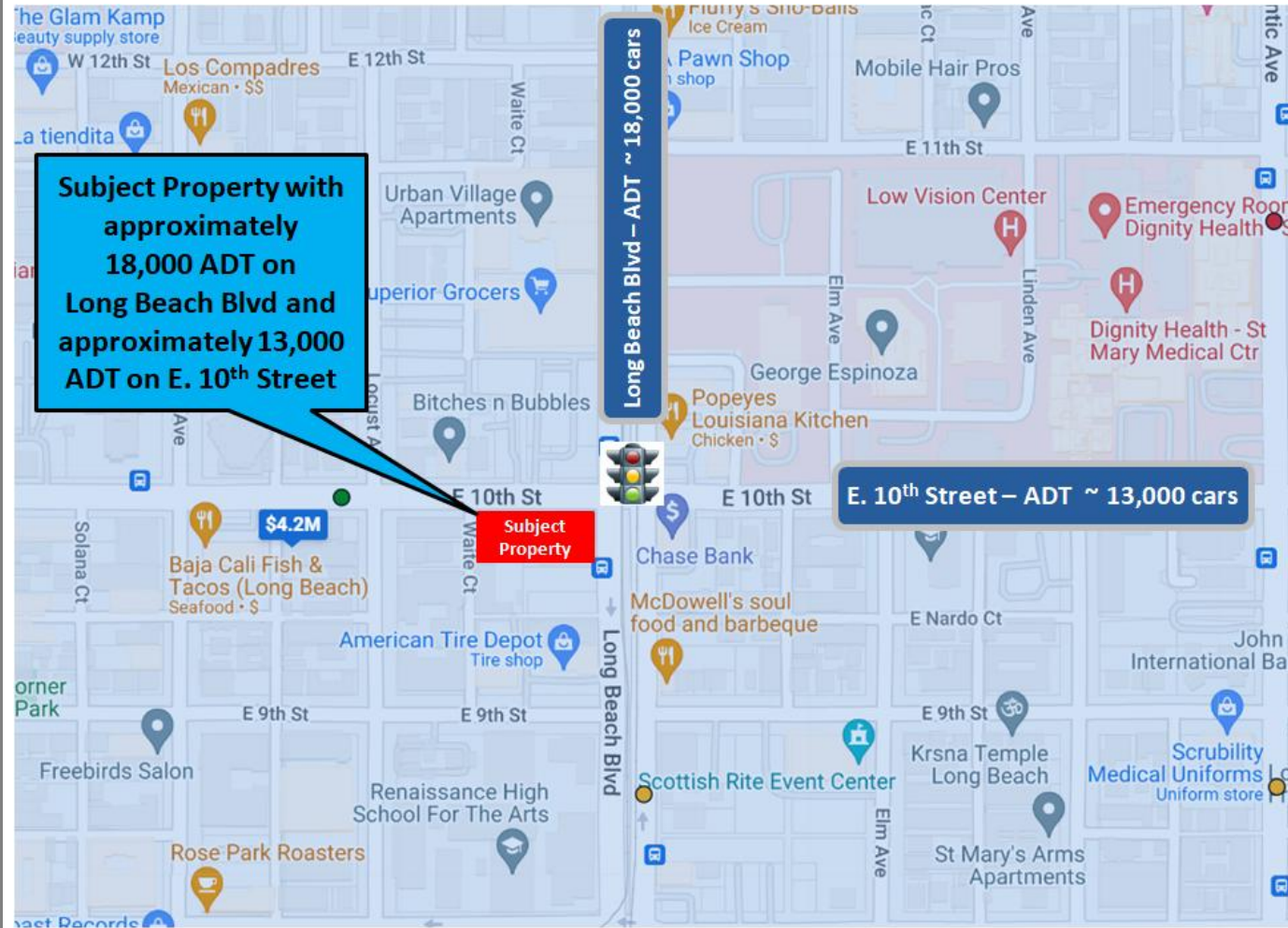
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Traffic Count



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Long Beach Blvd

DEMOGRAPHICS

Race & Ethnicity

Analysis Site: 999 LONG BEACH BLVD, LONG BEACH, CA 90813

	1 Mile	3 Miles	5 Miles
Population Summary			
Population	78,681	247,352	431,689
Group Quarters Population	0.0%	0.0%	0.0%
Population In Households	97.3%	98.0%	98.2%
Population in Families	72.0%	71.8%	75.3%
Household Summary			
Households	27,442	89,432	152,259
Family Households	54.9%	55.1%	59.9%
Non-Family Households	45.1%	44.9%	40.1%
Median Age			
Total Population	29.8	31.9	33.6
Female	29.7	32.1	34.0
Male	29.8	31.6	33.1
Race & Ethnicity			
American Indian and Alaska Native Alone	1.0%	0.9%	0.8%
Asian Alone	10.9%	16.0%	13.9%
Black Alone	16.6%	15.5%	12.2%
Native Hawaiian and Other Pacific Islander Alone	0.8%	0.9%	1.1%
Some Other Race Alone	32.2%	25.1%	23.8%
White Alone	38.5%	41.7%	48.2%
Two or More Races	5.1%	5.4%	5.3%
Hispanic or Latino Ethnicity	57.2%	45.5%	45.4%
Not Hispanic or Latino Ethnicity	42.8%	54.5%	54.6%

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DEMOGRAPHICS

Population

Analysis Site: 999 LONG BEACH BLVD, LONG BEACH, CA 90813

Households	1 Mile	3 Miles	5 Miles
Average Household Size	3.11	2.99	3.05
Total Households	27,442	89,432	152,259
Population			
Total Population	78,681	247,352	431,689
Total Female	49.4%	50.4%	50.7%
Total Male	50.6%	49.6%	49.3%
Total Household Population	76,530	242,418	423,901
Population by Race			
Population of one race	74,658	234,064	408,782
% American Indian and Alaska Native Alone	1.0%	0.9%	0.8%
% Asian Alone	10.9%	16.0%	13.9%
% Black or African American alone	16.6%	15.5%	12.2%
% Native Hawaiian and Other Pacific Islander Alone	0.8%	0.9%	1.1%
% Some Other Race Alone	32.2%	25.1%	23.8%
% White Alone	38.5%	41.7%	48.2%
Two or More Races	4,023	13,288	22,908

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Population by Race

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Households		Population by Race	
Average Household Size	3.0	Population of one race	717,504
Total Households	269,133	% American Indian and Alaska Native Alone	0.9%
Population		% Asian Alone	14.2%
Population	757,723	% Black or African American alone	13.7%
% Total Female	50.4%	% Native Hawaiian and Other Pacific Islander Alone	1.0%
% Total Male	49.6%	% Some Other Race Alone	25.1%
Adults	566,701	% White Alone	45.1%
Household Population	742,848	Two or More Races	40,218
Population by Age by Sex: Female		% Hispanic or Latino Ethnicity	46.7%
% 00 to 5 years	7.0%	% Not Hispanic or Latino Ethnicity	53.3%
% 05 to 9 years	6.5%	Population by Age by Sex: Male	
% 10 to 14 years	6.7%	% 00 to 5 years	7.6%
% 15 to 17 years	4.4%	% 05 to 9 years	6.8%
% 18 and 19 years	3.3%	% 10 to 14 years	7.0%
% 20 years	1.8%	% 15 to 17 years	4.5%
% 21 years	1.7%	% 18 and 19 years	3.2%
% 22 to 24 years	5.4%	% 20 years	1.7%
% 25 to 29 years	9.0%	% 21 years	1.7%
% 30 to 34 years	8.0%	% 22 to 24 years	5.2%
% 35 to 39 years	7.4%	% 25 to 29 years	9.1%
% 40 to 44 years	7.1%	% 30 to 34 years	8.0%
% 45 to 49 years	6.8%	% 35 to 39 years	7.6%
% 50 to 54 years	6.2%	% 40 to 44 years	7.6%
% 55 to 59 years	5.2%	% 45 to 49 years	7.1%
% 60 and 61 years	1.9%	% 50 to 54 years	6.3%
% 62 to 64 years	2.4%	% 55 to 59 years	5.2%
% 65 and 66 years	1.2%	% 60 and 61 years	1.8%
% 67 to 69 years	1.6%	% 62 to 64 years	2.3%
% 70 to 74 years	2.0%	% 65 and 66 years	1.3%
% 75 to 79 years	1.6%	% 67 to 69 years	1.5%
% 80 to 84 years	1.3%	% 70 to 74 years	1.8%
% 85 years and over	1.6%	% 75 to 79 years	1.3%
Median Age	33.0	% 80 to 84 years	0.9%
		% 85 years and over	0.8%
		Median Age	32.2

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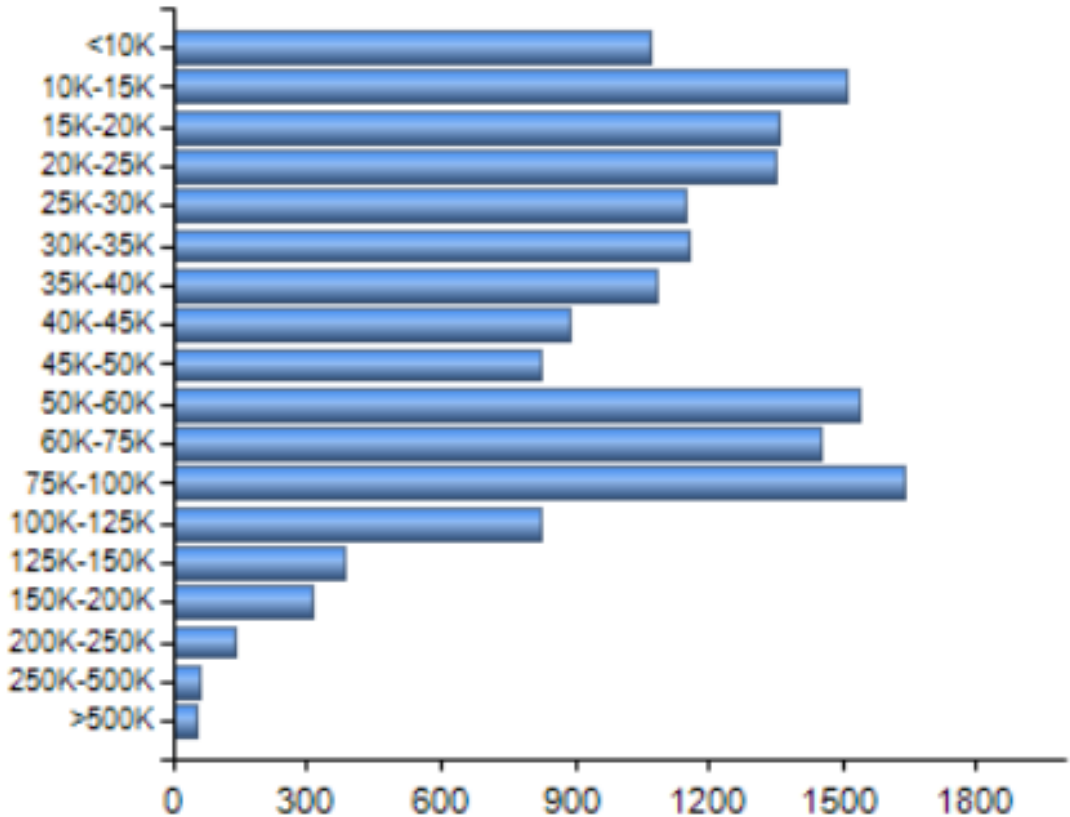
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DEMOGRAPHICS

Income By Dollar Range

Income by dollar range (Median Income: \$38,704)

In Dollars



Households

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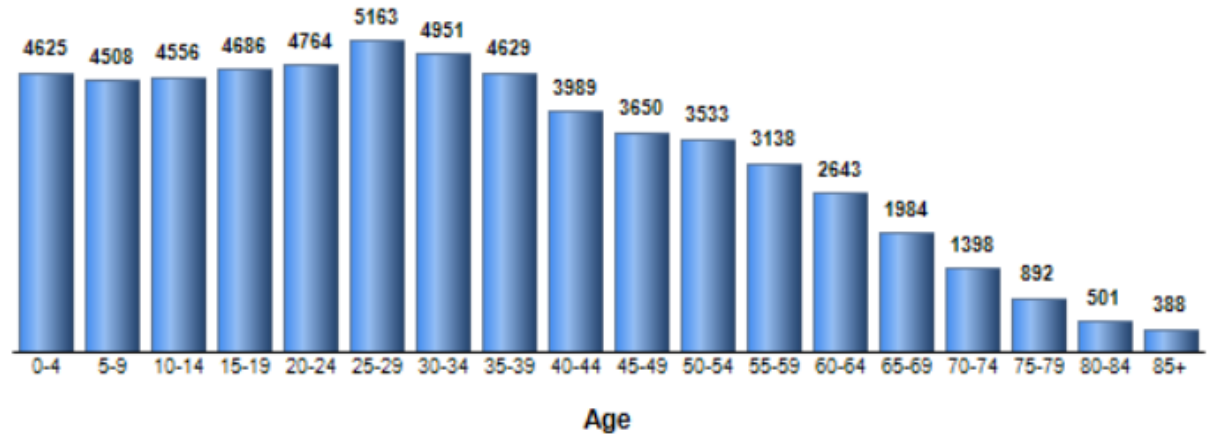
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DEMOGRAPHICS

Population Demographics

Population Demographics (FAQ)

The population of the community broken down by age group. The numbers at the top of each bar indicate the number of people in the age bracket below.



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Total: 59,998

Households: 16,775

Median Age: 31

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