



11414 LONG BEACH BLVD, LYNWOD CA 90262

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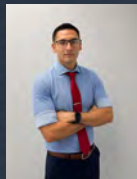
Race Demographics

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OFFERING SUMMARY

ADDRESS	11414 Long Beach Blvd Lynwood CA 90262
COUNTY	Los Angeles
BUILDING SF	3,750 SF
LAND SF	5,002 SF
YEAR BUILT	1946
YEAR RENOVATED	2026
APN	6173-004-009

FINANCIAL SUMMARY

PRICE	\$995,000
PRICE PSF	\$265.33

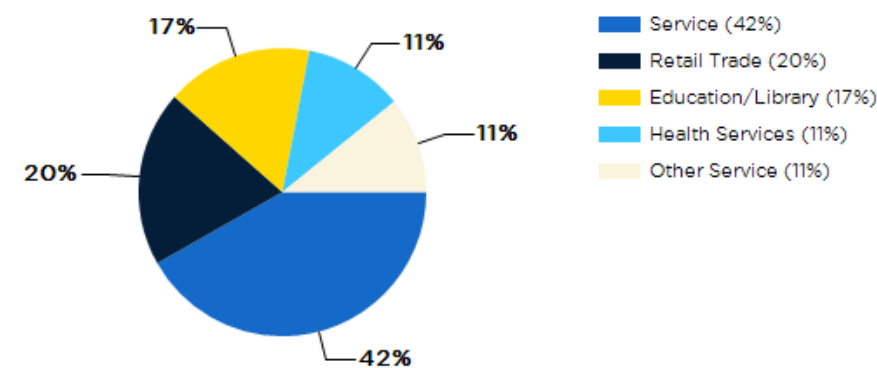
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	44,583	372,518	932,889
2026 Median HH Income	\$78,834	\$72,930	\$73,080
2026 Average HH Income	\$101,396	\$91,010	\$92,261

- This 3,750 SF two-unit retail building is located directly on Long Beach Blvd in the heart of Lynwood, CA. Situated on a 5,002 SF lot (±50' x 100'), the property features two separate retail units, each with its own private restroom, offering flexibility for an owner-user to occupy one space while leasing the other, or for an investor to lease both units for maximum income potential.

The property has been significantly improved with a new roof, new electrical system, and new flooring, providing added value and reducing immediate capital improvement costs for a new owner. In addition to 5 private on-site parking spaces, the property benefits from a public parking lot located directly behind the building, providing convenient parking for customers and employees.

With excellent street visibility along Long Beach Blvd and easy access to the I-105 and I-710 Freeways, this is a rare opportunity to acquire a well-maintained, multi-tenant retail asset in the heart of Lynwood.

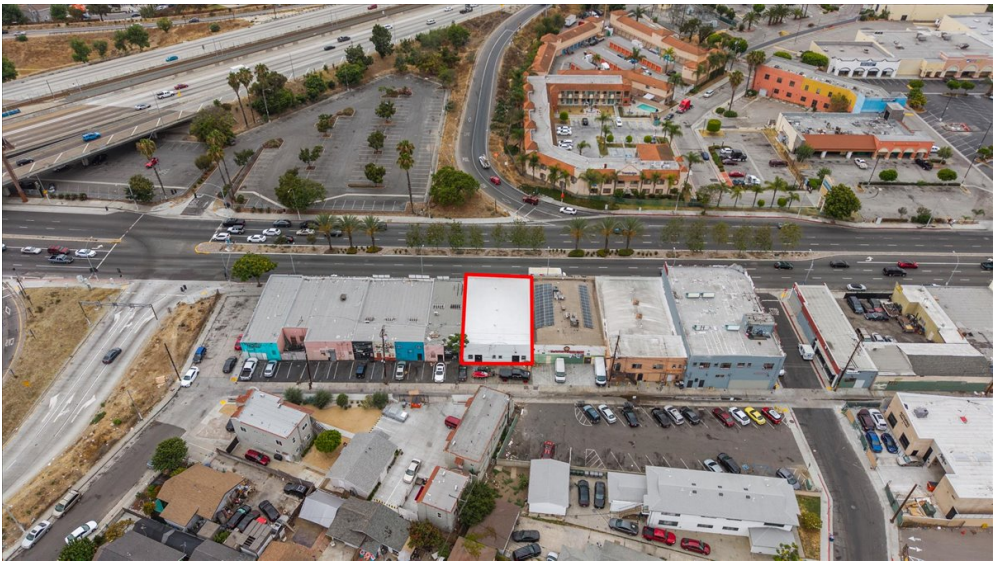
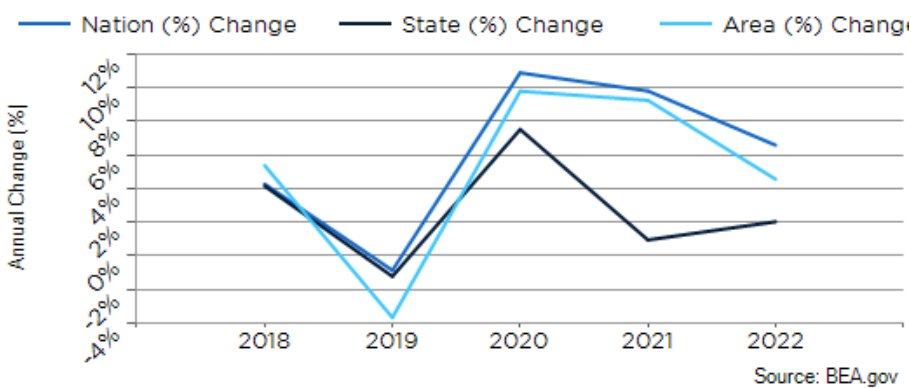
Major Industries by Employee Count

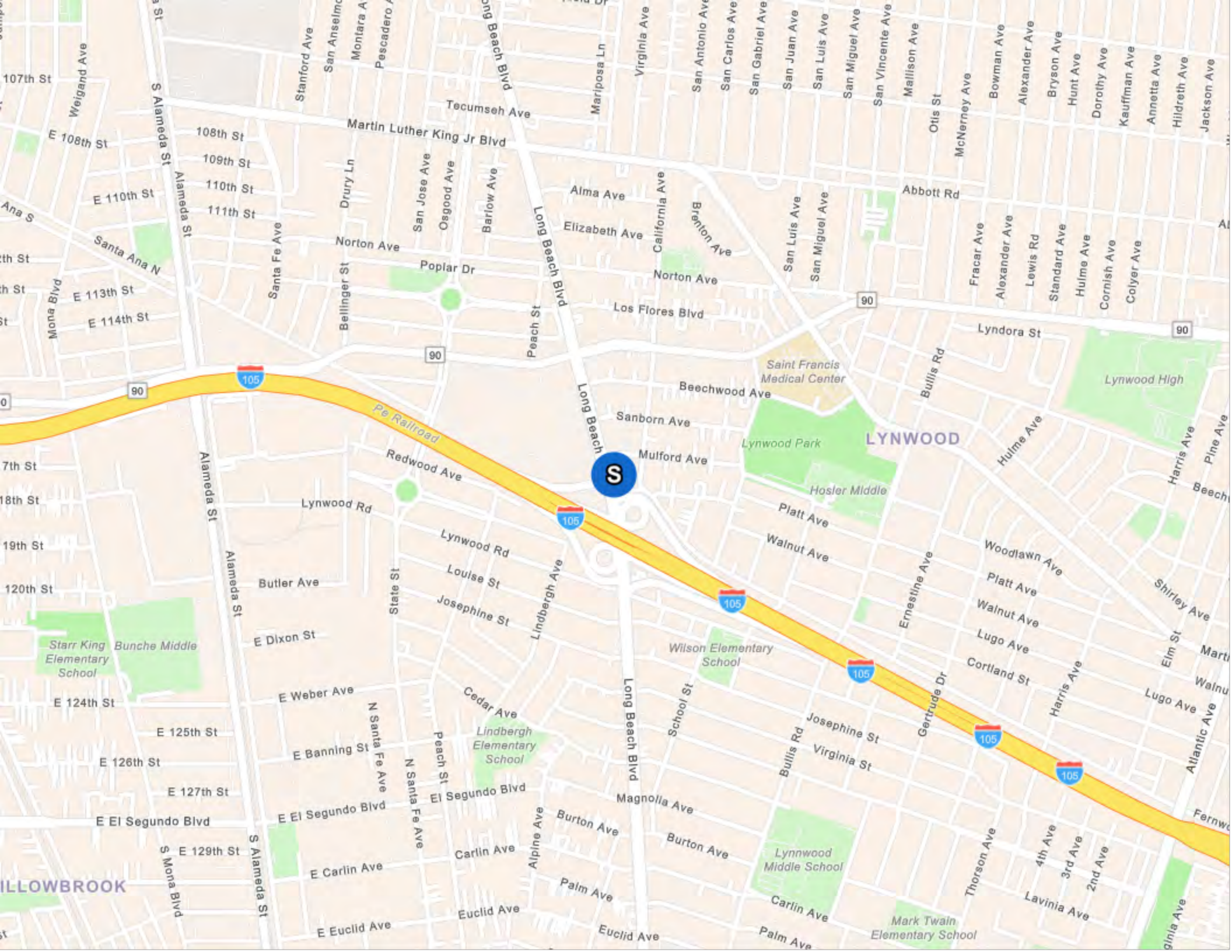


Largest Employers

Long Beach Unified School District	12,049
City of Long Beach	5,395
Long Beach Memorial Medical Center	4,950
VA Long Beach Healthcare System	3,524
California State University, Long Beach	3,336
Long Beach City College	3,321
Boeing	2,019
St. Mary Medical Center	1,547

Los Angeles County GDP Trend







PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	3,750
LAND SF	5,002
YEAR BUILT	1946
YEAR RENOVATED	2026
ZONING TYPE	C2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	5

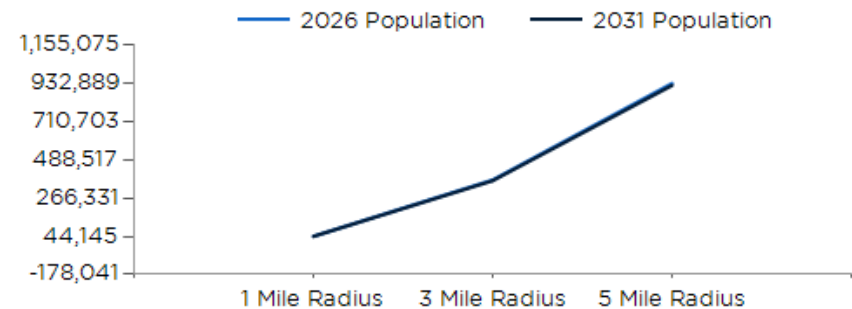




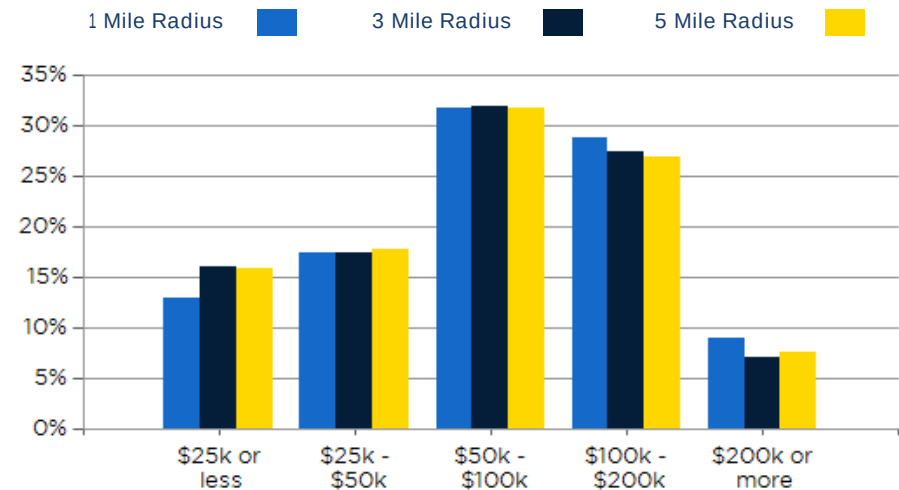


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	49,195	378,978	944,269
2010 Population	49,097	388,617	967,680
2026 Population	44,583	372,518	932,889
2031 Population	44,145	368,042	921,440
2026 African American	3,037	44,732	114,871
2026 American Indian	1,350	10,280	23,373
2026 Asian	270	2,547	18,621
2026 Hispanic	40,098	315,909	761,130
2026 Other Race	25,954	207,436	499,205
2026 White	5,795	42,336	114,107
2026 Multiracial	8,079	64,235	159,756
2026-2031: Population: Growth Rate	-1.00%	-1.20%	-1.25%

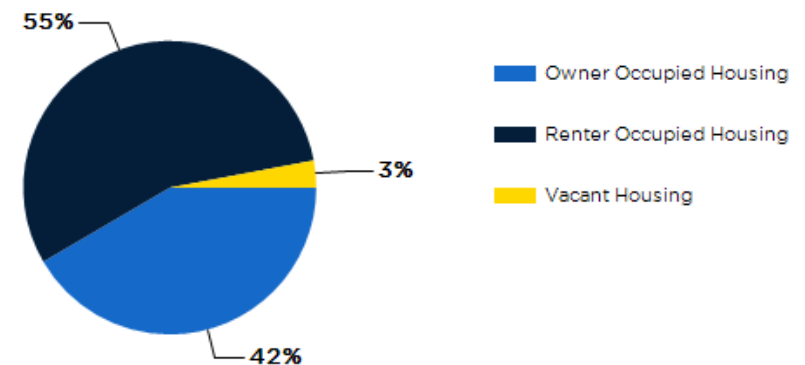
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	767	9,565	24,445
\$15,000-\$24,999	661	5,979	15,991
\$25,000-\$34,999	736	6,820	17,586
\$35,000-\$49,999	1,171	10,012	27,696
\$50,000-\$74,999	1,806	17,101	44,303
\$75,000-\$99,999	1,668	13,763	36,348
\$100,000-\$149,999	1,799	17,694	45,652
\$150,000-\$199,999	1,354	8,770	22,700
\$200,000 or greater	984	6,878	19,680
Median HH Income	\$78,834	\$72,930	\$73,080
Average HH Income	\$101,396	\$91,010	\$92,261



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

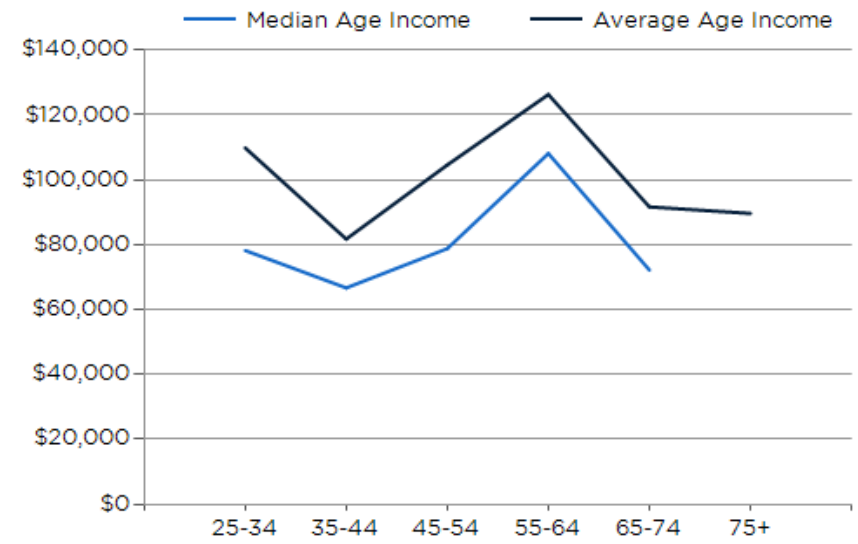
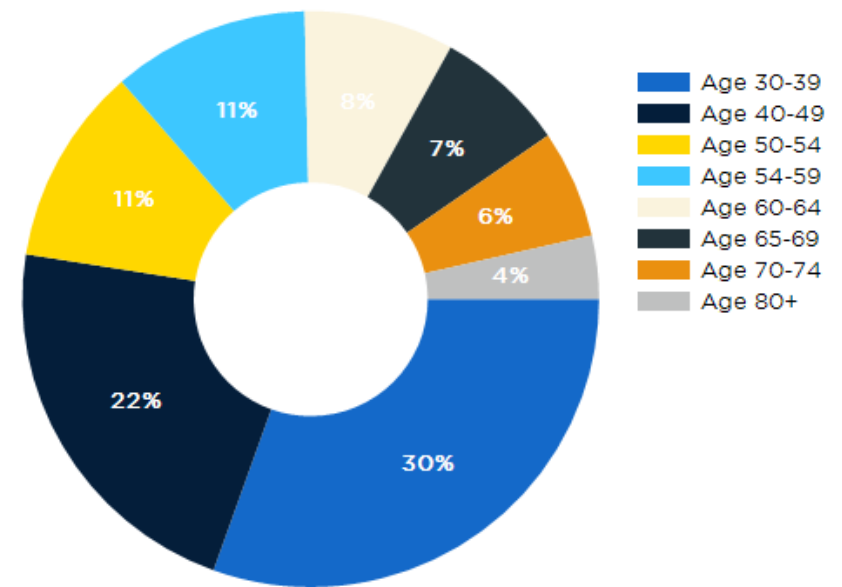


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,044	31,833	79,381
2026 Population Age 35-39	3,408	26,466	65,486
2026 Population Age 40-44	2,838	23,307	59,164
2026 Population Age 45-49	2,546	22,575	56,985
2026 Population Age 50-54	2,719	21,455	55,080
2026 Population Age 55-59	2,697	20,793	53,585
2026 Population Age 60-64	2,057	17,907	46,239
2026 Population Age 65-69	1,788	15,399	39,886
2026 Population Age 70-74	1,482	12,020	30,256
2026 Population Age 75-79	870	7,533	19,063
2026 Population Age 80-84	526	4,219	10,831
2026 Population Age 85+	374	3,255	9,000
2026 Population Age 18+	34,302	281,461	708,703
2026 Median Age	34	33	34
2031 Median Age	35	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,203	\$75,777	\$74,825
Average Household Income 25-34	\$109,860	\$95,565	\$93,505
Median Household Income 35-44	\$66,682	\$68,565	\$69,342
Average Household Income 35-44	\$81,743	\$84,188	\$88,915
Median Household Income 45-54	\$78,808	\$80,375	\$84,046
Average Household Income 45-54	\$104,603	\$99,100	\$102,999
Median Household Income 55-64	\$108,129	\$88,083	\$83,585
Average Household Income 55-64	\$126,310	\$104,267	\$102,853
Median Household Income 65-74	\$72,175	\$63,612	\$63,392
Average Household Income 65-74	\$91,654	\$83,145	\$84,279
Average Household Income 75+	\$89,641	\$69,055	\$68,278

Population By Age



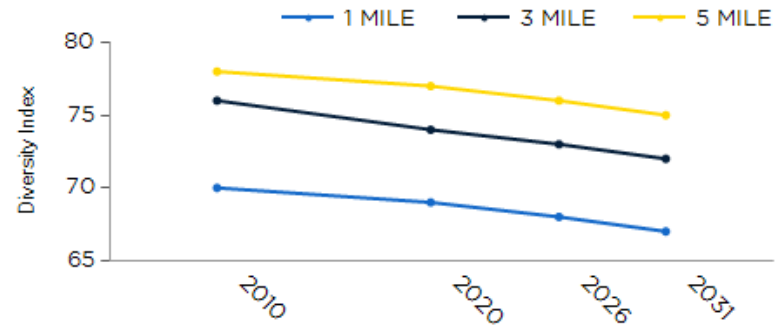
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	67	72	75
Diversity Index (current year)	68	73	76
Diversity Index (2020)	69	74	77
Diversity Index (2010)	70	76	78

POPULATION BY RACE



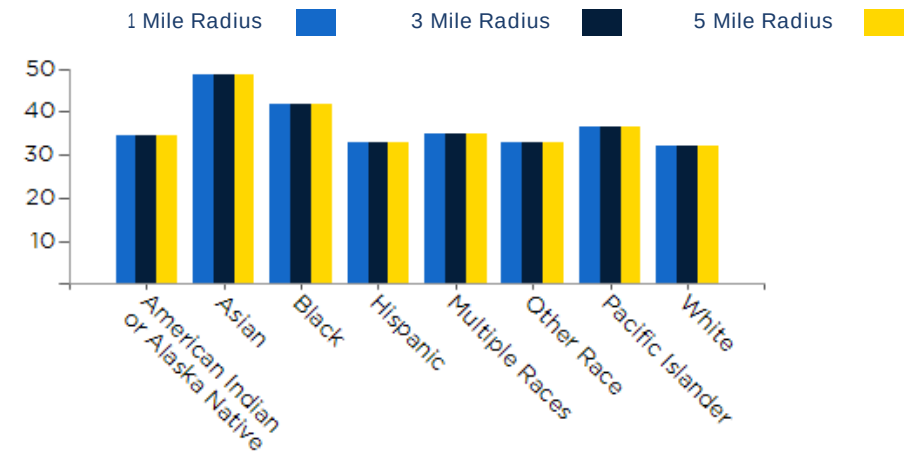
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	7%	7%
American Indian	2%	1%	1%
Asian	0%	0%	1%
Hispanic	47%	46%	45%
Multiracial	10%	9%	9%
Other Race	31%	30%	30%
White	7%	6%	7%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	35
Median Asian Age	49	44	44
Median Black Age	42	40	40
Median Hispanic Age	33	32	32
Median Multiple Races Age	35	35	35
Median Other Race Age	33	32	32
Median Pacific Islander Age	37	35	35
Median White Age	32	32	34

2026 MEDIAN AGE BY RACE



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