

MIXED USE INVESTMENT OPPORTUNITY IN LONG BEACH

901-915 WARDLOW ROAD | LONG BEACH, CA 90807

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

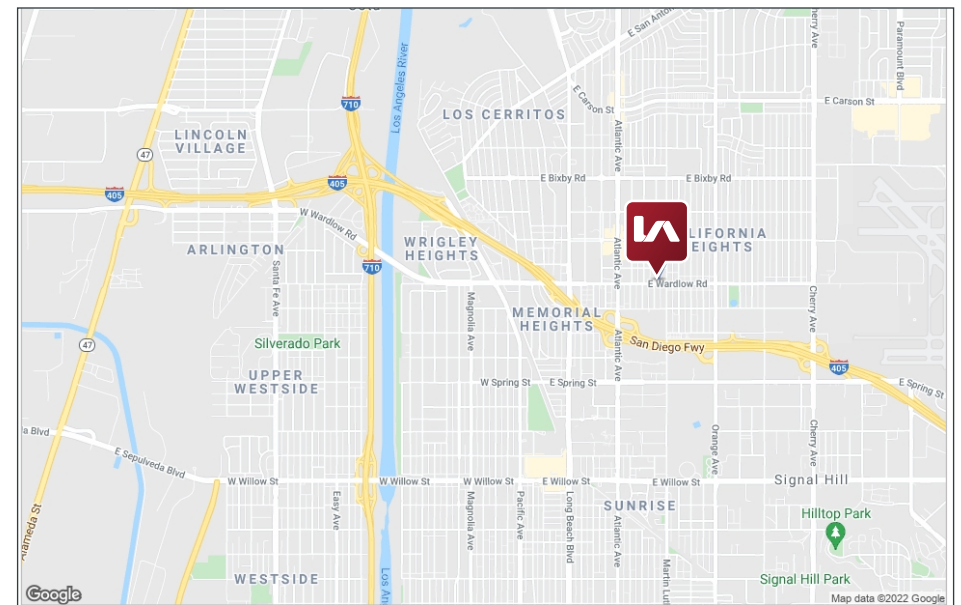


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PROPERTY OVERVIEW

ADDRESS:	901-915 Wardlow Road Long Beach, CA 90807
SIZE:	±4,464 RSF on ±5,227 SF Lot
PRICE:	\$3,050,000
NOI:	\$167,631
CAP RATE:	5.50%
APN:	7145-028-010
YEAR BUILT:	1925
PARKING:	Street Parking
ZONING:	CCA, Long Beach



- Six unit mixed use project situated on Wardlow Rd in California Heights
- Fully occupied by an eclectic mix of five retail tenants and one residential tenant
- CCA zoning allows for a wide range of commercial uses
- Convenient access to the 405 & 710 Freeways

For More Information, Please Contact:

Your Local Market Experts



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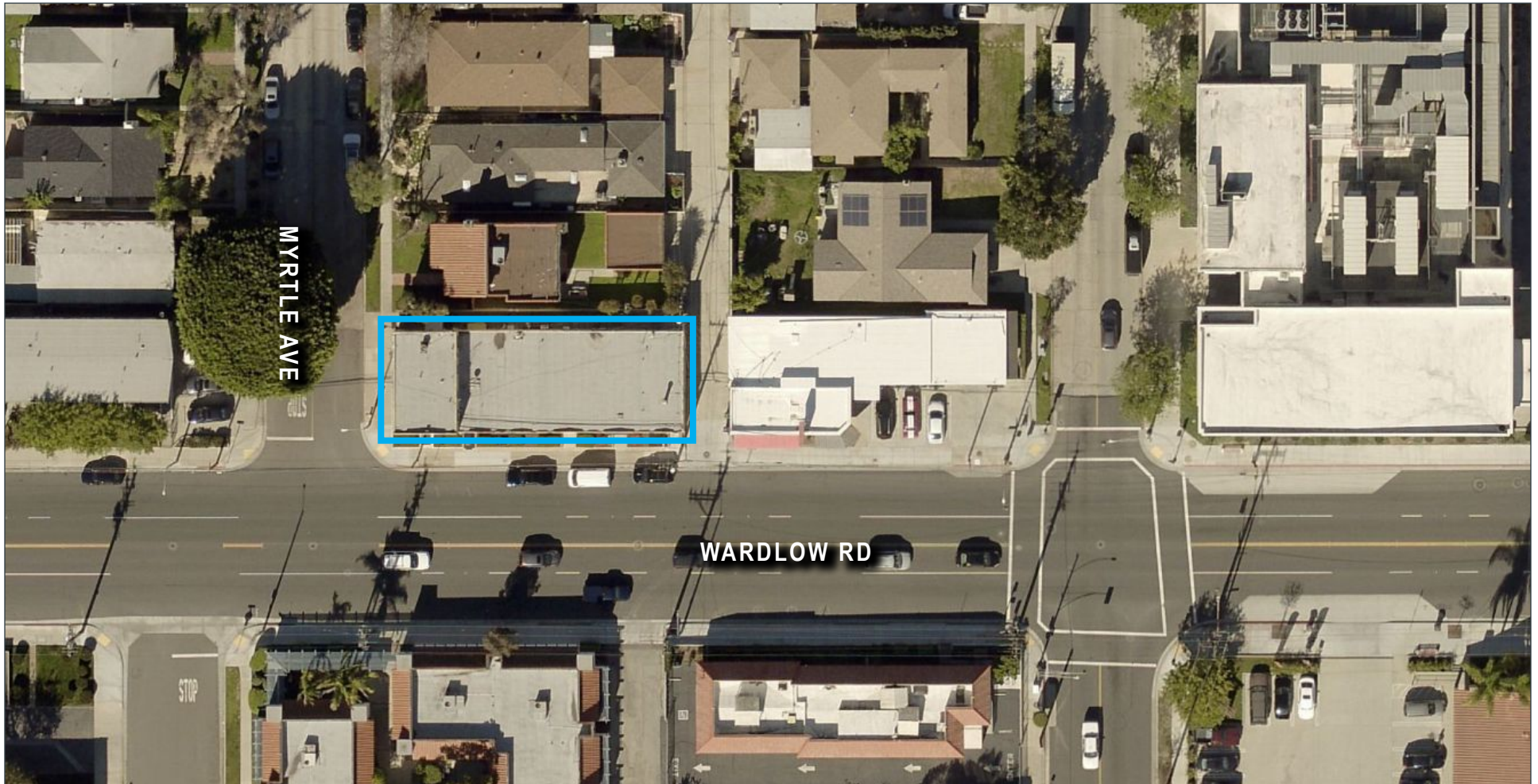


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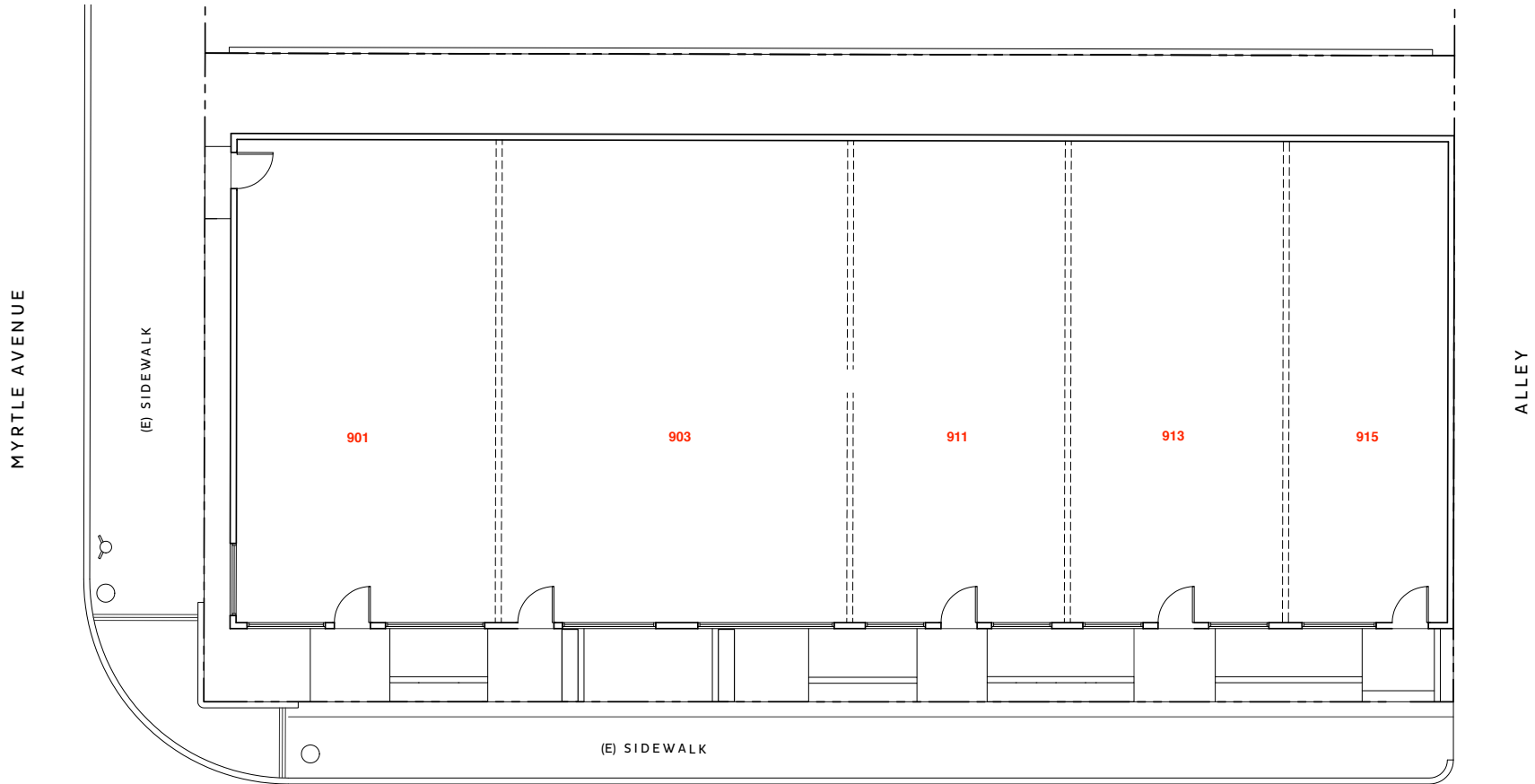
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Site Plan



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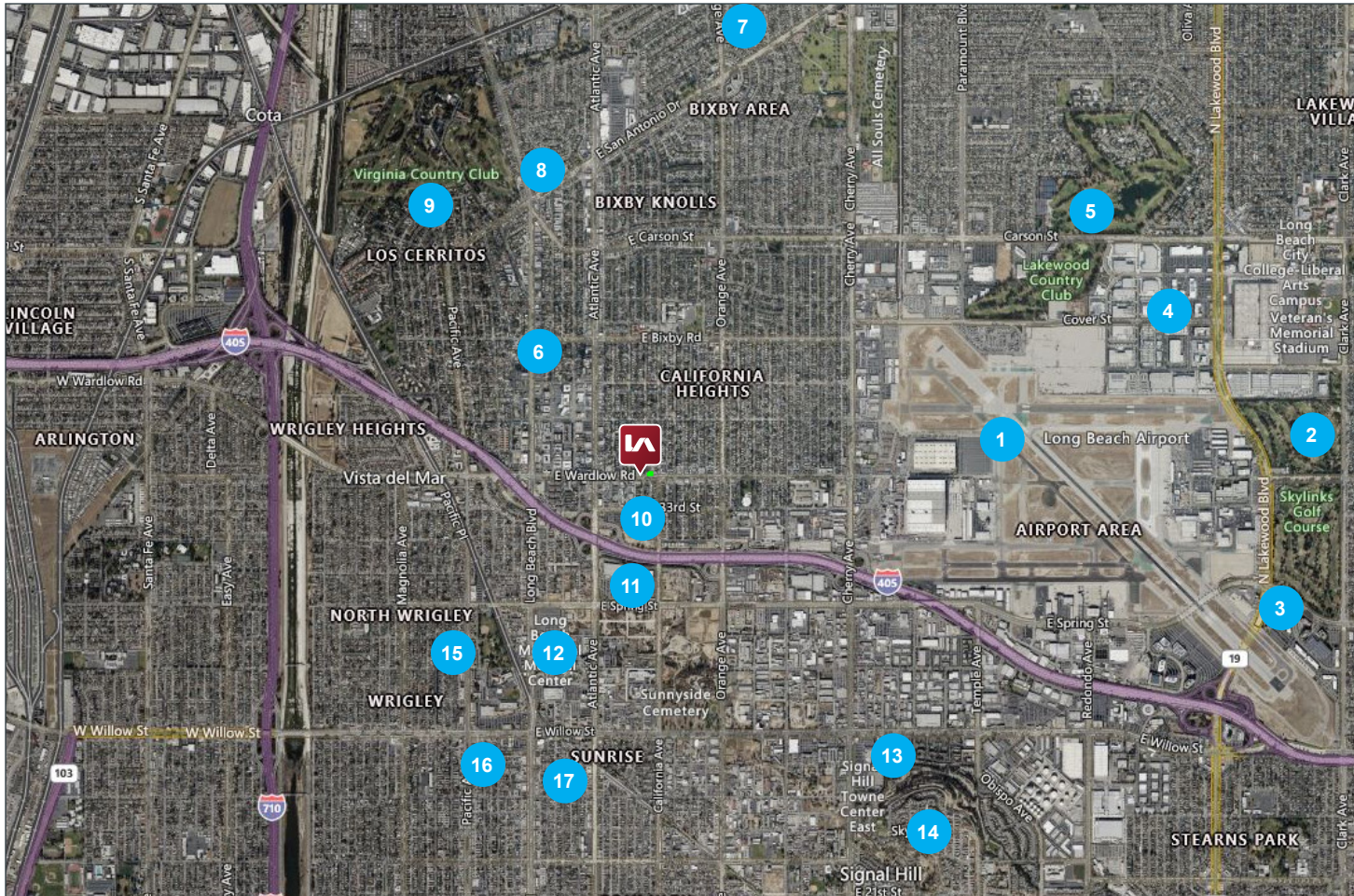
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AMENITIES MAP



1. Long Beach Airport
2. Skylinks Golf Course
3. Long Beach Marriott
4. Long Beach Exchange
5. Lakewood Country Club
6. Steelcraft
7. Starbucks / Yourgurtland / Rite Aid
8. Trader Joe's / Crunch Fitness
9. Virginia Country Club
10. Target
11. Home Depot / In-N-Out / Starbucks / Applebee's Grill + Bar / Chipotle
12. Long Beach Memorial Medical Center / Todd Cancer Center
13. Costco
14. Skyline
15. Starbucks / Jamba Juice / Carl's Jr / Atbertson's / CVS
16. McDonald's / Taco Bell / Church's Chicken
17. Gus's World Famous Fried Chicken

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ABOUT BIXBY KNOLLS / CAL HEIGHTS

Bixby Knolls has seen a major renaissance for more than a decade now. Young families have moved into the neighborhoods and appreciate the walkability to the business districts where they can find restaurants, breweries, boutiques and services of all types. This is a very active neighborhood with the monthly First Fridays event, walking clubs, running clubs, kids bike rides, and other events to bring the community together. The neighborhood is very proud and very loyal. Connected through social media, the community often brags about favorite locations in the district or the fun get-togethers and events in the neighborhood. With great schools, a historic rancho, parks, and beautiful architecture, the Bixby Knolls/Cal Heights area is one of the most special parts of Long Beach—no denying it.

For more information, please visit:
<https://bixbyknollsinfo.com/>



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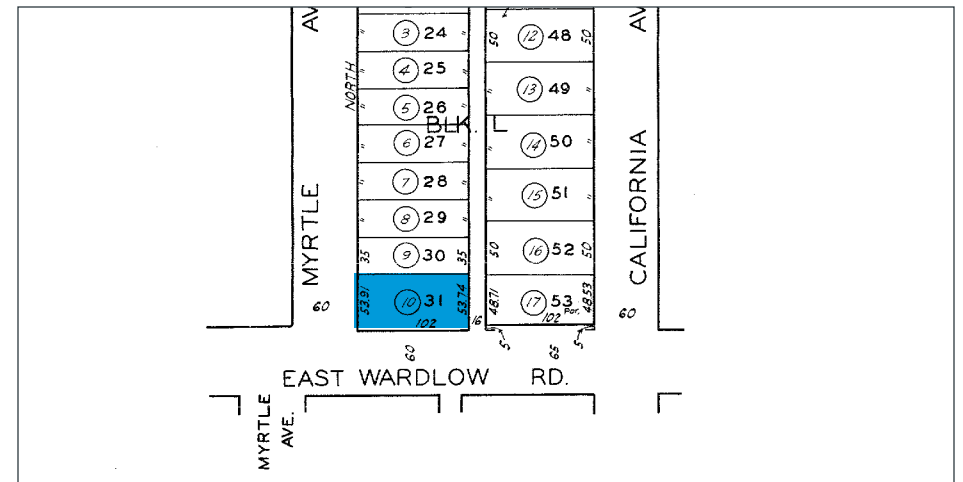
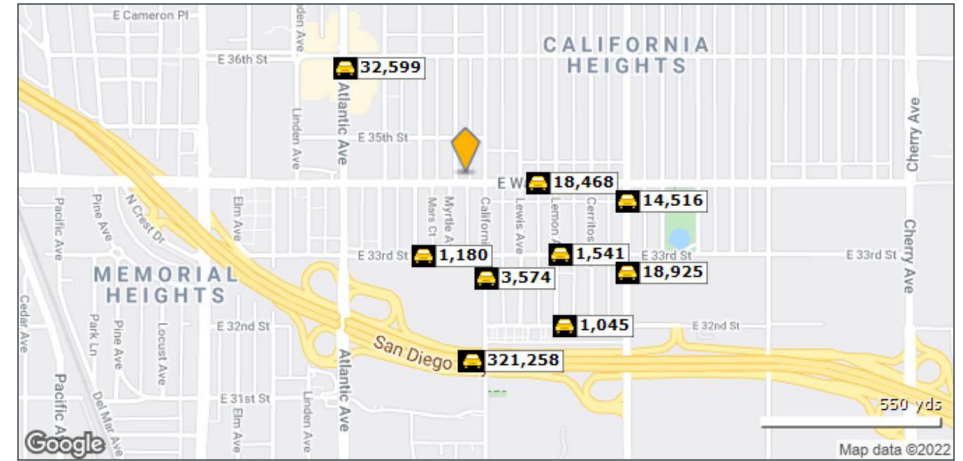
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	18,721	262,695	596,164
2021 Estimate	19,092	265,540	602,958
2010 Census	20,048	266,501	606,902
Growth 2021 - 2026	-1.94%	-1.07%	-1.13%
Growth 2010 - 2021	-4.77%	-0.36%	-0.65%
2021 Population by Hispanic Origin	5,035	131,585	271,588
2021 Population	19,092	265,540	602,958
White	10,967 57.44%	156,692 59.01%	385,541 63.94%
Black	2,838 14.86%	41,215 15.52%	89,052 14.77%
Am. Indian & Alaskan	206 1.08%	4,249 1.60%	9,189 1.52%
Asian	3,917 20.52%	49,412 18.61%	87,745 14.55%
Hawaiian & Pacific Island	224 1.17%	4,225 1.59%	8,318 1.38%
Other	940 4.92%	9,747 3.67%	23,112 3.83%
U.S. Armed Forces	0	67	297
Households			
2026 Projection	7,208	80,535	201,422
2021 Estimate	7,367	81,478	203,695
2010 Census	7,813	82,100	204,864
Growth 2021 - 2026	-2.16%	-1.16%	-1.12%
Growth 2010 - 2021	-5.71%	-0.76%	-0.57%
Owner Occupied	3,922 53.24%	32,215 39.54%	92,152 45.24%
Renter Occupied	3,445 46.76%	49,262 60.46%	111,543 54.76%
2021 Households by HH Income	7,367	81,479	203,695
Income: <\$25,000	977 13.26%	16,118 19.78%	34,320 16.85%
Income: \$25,000 - \$50,000	1,001 13.59%	17,381 21.33%	38,881 19.09%
Income: \$50,000 - \$75,000	1,121 15.22%	14,334 17.59%	34,998 17.18%
Income: \$75,000 - \$100,000	1,208 16.40%	10,517 12.91%	27,731 13.61%
Income: \$100,000 - \$125,000	705 9.57%	8,246 10.12%	21,754 10.68%
Income: \$125,000 - \$150,000	510 6.92%	4,555 5.59%	13,788 6.77%
Income: \$150,000 - \$200,000	999 13.56%	5,384 6.61%	16,786 8.24%
Income: \$200,000+	846 11.48%	4,944 6.07%	15,437 7.58%
2021 Avg Household Income	\$110,205	\$82,262	\$91,264
2021 Med Household Income	\$87,096	\$61,369	\$70,170



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