Subject Shopping Center

2201 N Lakewood Blvd

SHOPPING CENTER

Type:	**Strip Center**	Land Acres:	**0.31 AC**
Name:	**-**	# of Properties:	**1**
GLA:	**6,070 SF**	Year Built/Renov:	**Built 2004**
Anchor GLA:	**-**	Floors:	**1**
Available Spaces:	**1**	Location Score:	**Excellent Location (85)**
% Leased:	**77.89 %**	Walk Score®:	**Very Walkable (71)**
Website:	**-**	Transit Score®:	**Some Transit (47)**
Anchor Tenant:	**-**		
Parking:	**20 Surface Spaces**		
Features:	**Signage**		
Frontage:	**E Stearns St 145', N Lakewood 137'**		
For Sale:	**Not for sale**		

AVAILABLE SPACES

	Space Type			Square Feet				
Address	Use	Type	Occupancy	SF Avail	Bldg Contig	Rent	On Mkt	Vacant
2201 N Lakewood Blvd	Retail	Direct	Vacant	1,342	1,342	$3.00 - 3.50/NNN	4 mo	3 mo
All Spaces				**1,342**	**1,342**	**$3.25/SF/Mo**		

SHOPPING CENTER PROPERTIES

					Availability			
Property Name / Address		Yr Blt/Renov	Bldg SF	Anchor	Spcs	Avail %	Vac %	NNN Rent Per SF
1	**Lakewood Landing** 2201 N Lakewood Blvd ★★★☆☆	2004/-	6,070	-	1	22.1%	22.1%	$3.25

1 **2201 N Lakewood Blvd**

6,070 SF, Built 2004
22 Tenants, Vacancy 22.1%
1,342 SF / 1 Space Avail
NNN Rent/SF - $3.25
★★★☆☆

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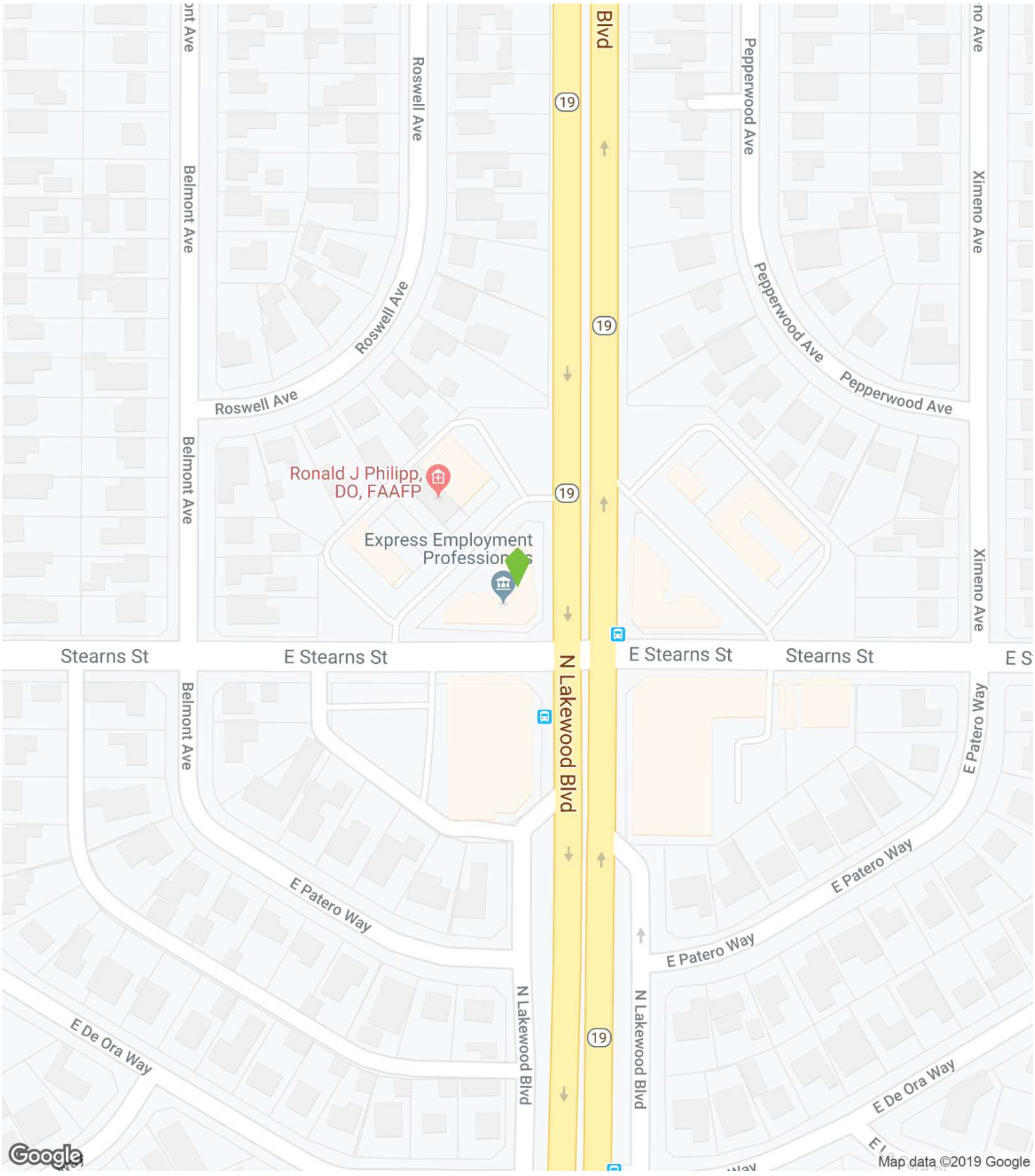
SHOPPING CENTER PROPERTIES



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TENANTS

1 2201 N Lakewood Blvd - Lakewood Landing	Store Type	SF Occupied	Chain	Move Date	Exp Date
Acusolutions	-	-	No	Dec 2016	-
Arrow Appliances LLC	-	-	No	Jul 2016	-
Brow Belle LLC	-	-	No	Nov 2018	-
Circle Donuts	-	-	No	Jul 2016	-
Corner Office LLC	-	-	No	Nov 2018	-
Cost-U-Less Insurance Center	-	-	No	Jul 2016	-
E W Electric	-	-	No	Dec 2018	-
Hamilton Standard LLC	-	-	No	Nov 2018	-
Home Turn	-	-	No	Nov 2018	-
Lw Pizza	-	-	No	Dec 2016	-
Mementa Inc	-	-	No	Nov 2018	-
Mental Apex	-	-	No	Jul 2016	-
Noble Realty Brokerage Inc	-	-	No	Nov 2018	-
Parker Pacific Plumbing & Piping	-	-	No	Dec 2018	-
Rich Earth Coffee LLC	-	-	No	Nov 2018	-
River Sea Rescue	-	-	No	Nov 2018	-
Sensible Space	-	-	No	Jul 2016	-
Smith Bros Appliance	-	-	No	Jul 2016	-
Subzero Zenergy Cryotherapy	-	-	No	Nov 2018	-
Tachima Ventures	-	-	No	Nov 2018	-
The UPS Store	Busin/Copy/PostServ	-	Yes	Apr 2019	-
Wizard Industries	-	-	No	Nov 2018	-

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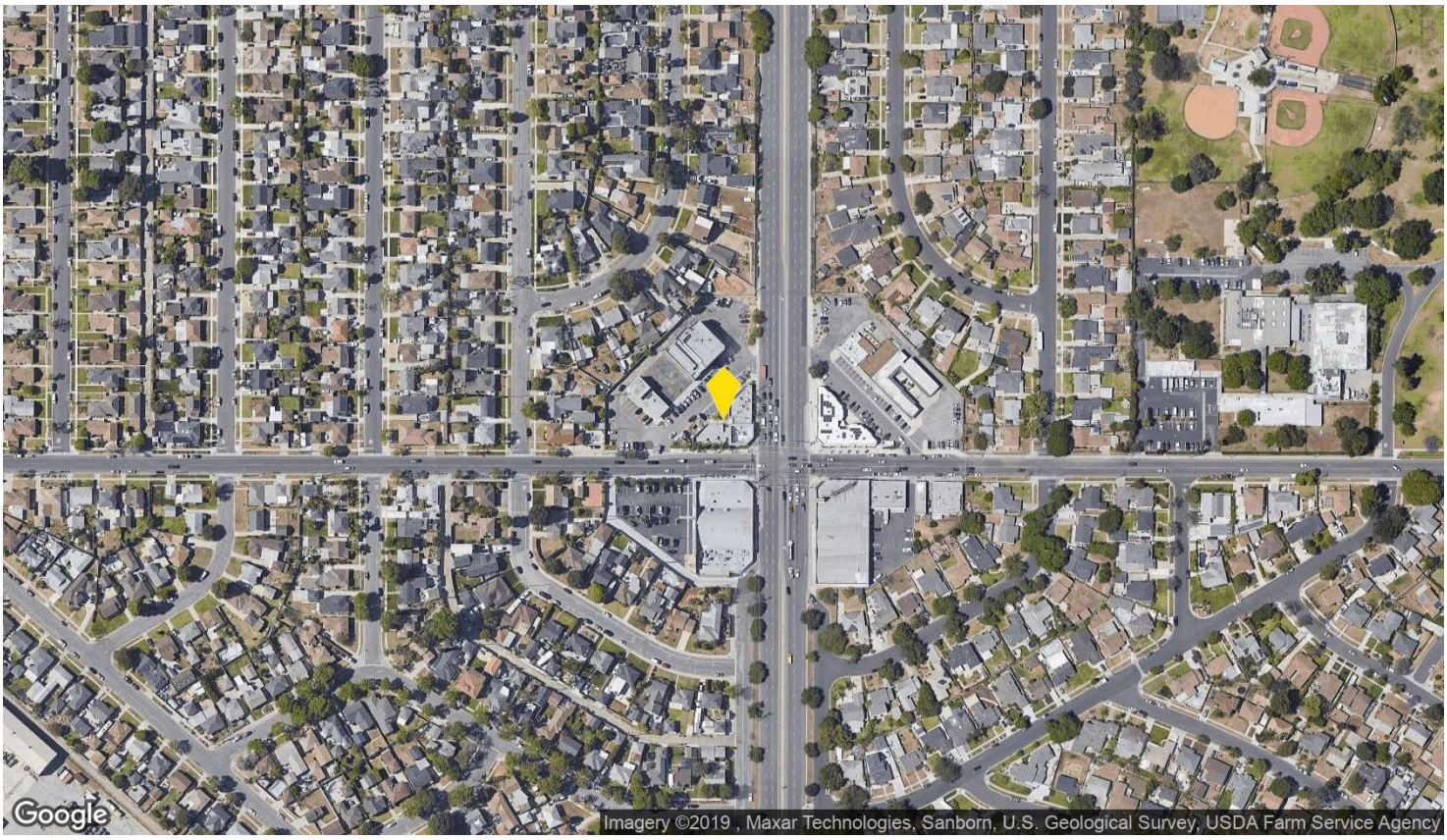
2201 N Lakewood Blvd

AERIAL VIEW



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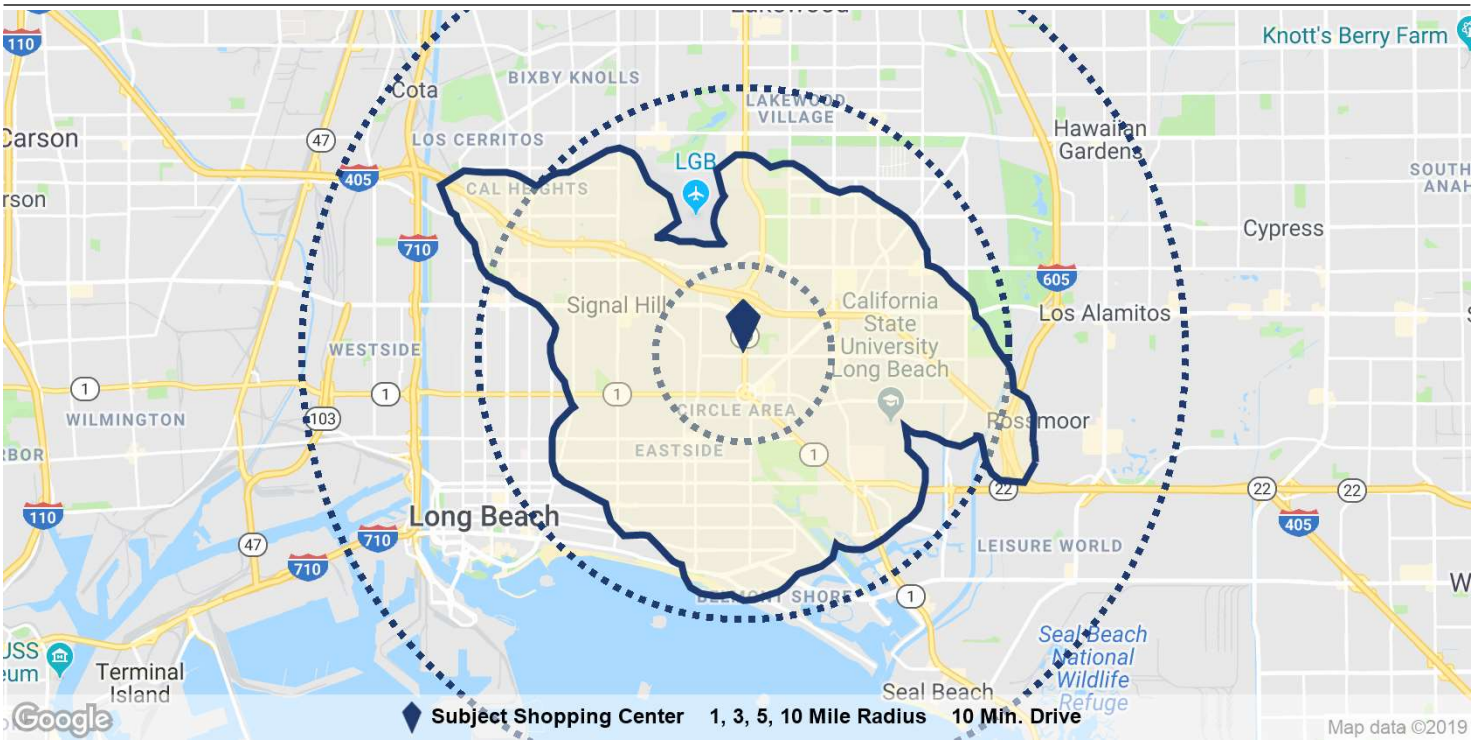
DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	29,099	264,589	565,813	1,896,676	181,395
5 Yr Growth	2.2%	0.8%	1.1%	1.2%	-0.4%
Median Age	37	36	37	36	36
5 Yr Forecast	39	38	39	37	38
White / Black / Hispanic	66% / 11% / 27%	69% / 11% / 37%	67% / 11% / 37%	66% / 10% / 48%	68% / 10% / 34%
5 Yr Forecast	66% / 10% / 27%	69% / 10% / 38%	66% / 11% / 38%	65% / 10% / 48%	67% / 10% / 34%
Employment	16,968	101,522	224,685	716,150	91,658
Buying Power	$831.8M	$6.2B	$13.6B	$38.7B	$4.9B
5 Yr Growth	4.2%	2.2%	2.8%	2.9%	1.7%
College Graduates	35.4%	30.5%	28.7%	22.2%	42.5%
Household					
Households	11,606	99,427	206,362	591,482	69,049
5 Yr Growth	2.1%	0.6%	1.1%	1.2%	-0.6%
Median Household Income	$71,674	$62,033	$65,998	$65,509	$70,303
5 Yr Forecast	$73,085	$63,041	$67,147	$66,602	$71,865
Average Household Income	$90,014	$85,411	$88,289	$85,410	$92,602
5 Yr Forecast	$91,705	$86,770	$89,752	$86,877	$94,308
% High Income (>$75k)	47%	42%	45%	44%	47%
Housing					
Median Home Value	$631,201	$660,484	$574,939	$491,946	$709,956
Median Year Built	1971	1957	1959	1964	1957
Owner / Renter Occupied	41% / 59%	39% / 61%	47% / 53%	52% / 48%	41% / 59%

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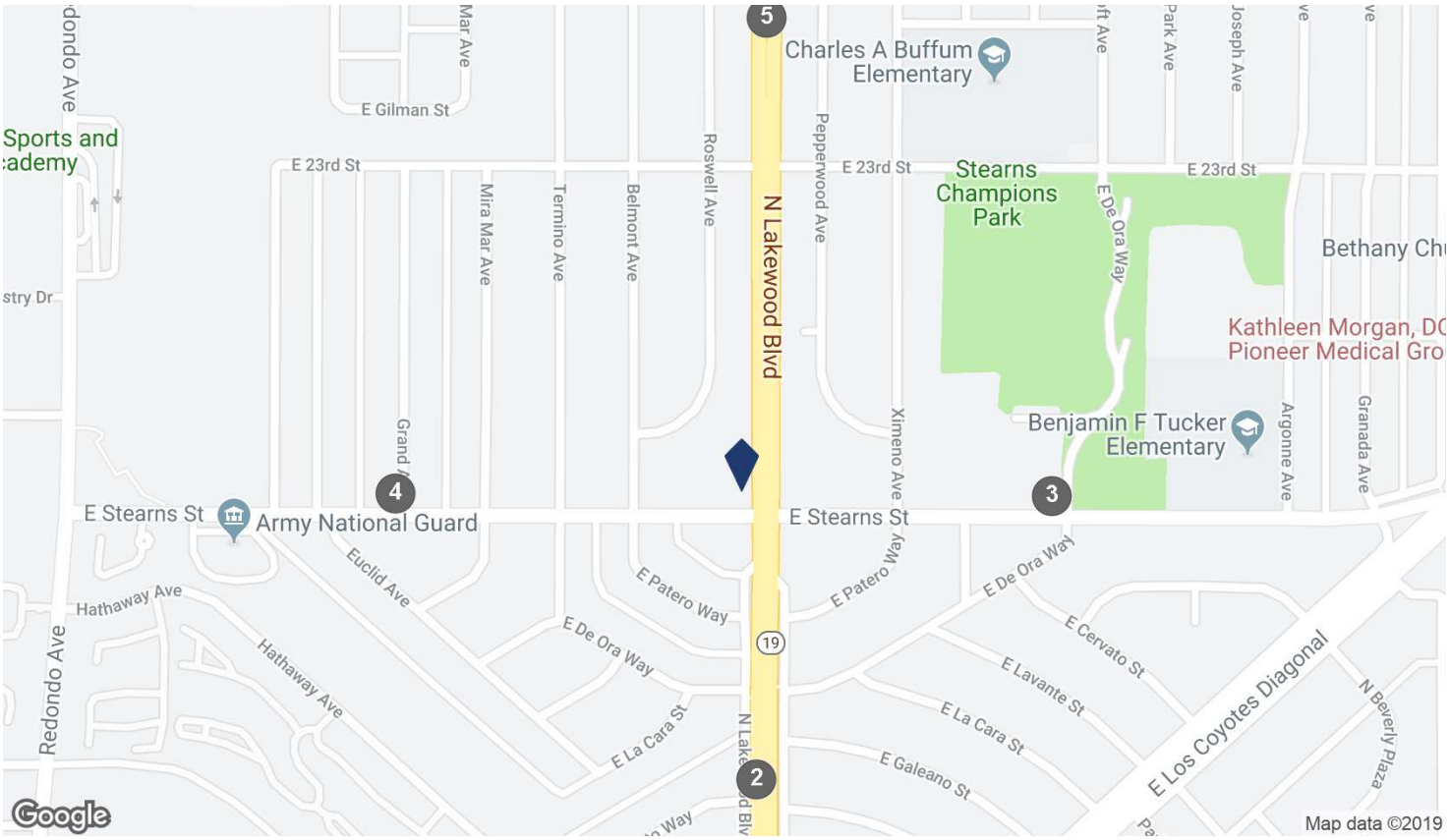
TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Jacinto Way	N Lakewood Blvd - E	31,228	2014	0.22 mi
2 N Lakewood Blvd	E Jacinto Way - E	32,096	2018	0.22 mi
3 E Stearns St	E de Ora Way - E	9,849	2018	0.22 mi
4 E Stearns St	Grand Ave - E	9,312	2018	0.25 mi
5 N Lakewood Blvd	E 23rd St - S	34,588	2018	0.33 mi

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Demographics

2201 N Lakewood Blvd

6,070 SF Strip Center

Long Beach, CA 90815 - Long Beach: Suburban Submarket

PREPARED BY

Isaac Guanajuato

Managing Director

CoStar™

Income & Spending Demographics

2201 N Lakewood Blvd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2019 Households by HH Income	**11,605**		**99,429**		**206,361**		**69,049**	
<$25,000	2,245	19.35%	20,629	20.75%	41,267	20.00%	12,046	17.45%
$25,000 - $50,000	1,753	15.11%	20,185	20.30%	40,161	19.46%	12,741	18.45%
$50,000 - $75,000	2,110	18.18%	17,075	17.17%	32,931	15.96%	11,809	17.10%
$75,000 - $100,000	1,829	15.76%	12,749	12.82%	27,294	13.23%	10,107	14.64%
$100,000 - $125,000	1,241	10.69%	8,576	8.63%	19,945	9.67%	6,581	9.53%
$125,000 - $150,000	893	7.69%	5,888	5.92%	12,998	6.30%	4,410	6.39%
$150,000 - $200,000	615	5.30%	6,993	7.03%	16,107	7.81%	5,471	7.92%
$200,000+	919	7.92%	7,334	7.38%	15,658	7.59%	5,884	8.52%
2019 Avg Household Income	**$90,014**		**$85,411**		**$88,289**		**$92,602**	
2019 Med Household Income	**$71,674**		**$62,033**		**$65,998**		**$70,303**	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	**$316.2M**		**$2.6B**		**$5.7B**		**$1.9B**	
Total Apparel	**$18.1M**	**5.71%**	**$157.6M**	**5.99%**	**$339.0M**	**5.95%**	**$110.3M**	**5.87%**
Women's Apparel	$7.4M	2.34%	$63.3M	2.41%	$137.3M	2.41%	$44.6M	2.37%
Men's Apparel	$4.0M	1.26%	$34.1M	1.30%	$73.7M	1.29%	$24.0M	1.28%
Girl's Apparel	$1.3M	0.40%	$11.8M	0.45%	$25.1M	0.44%	$8.2M	0.44%
Boy's Apparel	$866.8K	0.27%	$7.9M	0.30%	$16.9M	0.30%	$5.5M	0.29%
Infant Apparel	$836.8K	0.26%	$7.2M	0.27%	$14.9M	0.26%	$5.1M	0.27%
Footwear	$3.7M	1.17%	$33.2M	1.26%	$71.1M	1.25%	$23.0M	1.22%
Total Entertainment & Hobbies	**$24.2M**	**7.66%**	**$199.7M**	**7.59%**	**$435.5M**	**7.64%**	**$272.9M**	**14.53%**
Entertainment	$5.3M	1.67%	$43.7M	1.66%	$100.9M	1.77%	$31.1M	1.66%
Audio & Visual Equipment/Service	$10.6M	3.37%	$88.3M	3.36%	$187.9M	3.30%	$63.1M	3.36%
Reading Materials	$1.4M	0.44%	$11.3M	0.43%	$24.2M	0.43%	$8.0M	0.43%
Pets, Toys, & Hobbies	$6.9M	2.18%	$56.4M	2.14%	$122.6M	2.15%	$40.8M	2.17%
Personal Items	$21.6M	6.82%	$180.9M	6.88%	$388.1M	6.81%	$129.9M	6.92%
Total Food and Alcohol	**$86.8M**	**27.45%**	**$740.5M**	**28.16%**	**$1.6B**	**27.68%**	**$521.8M**	**27.78%**
Food At Home	$46.3M	14.64%	$403.7M	15.35%	$866.1M	15.20%	$281.2M	14.97%
Food Away From Home	$34.6M	10.95%	$287.5M	10.93%	$608.7M	10.68%	$205.6M	10.95%
Alcoholic Beverages	$5.9M	1.86%	$49.3M	1.88%	$102.1M	1.79%	$35.0M	1.86%
Total Household	**$47.5M**	**15.03%**	**$385.3M**	**14.65%**	**$849.2M**	**14.91%**	**$279.6M**	**14.89%**
House Maintenance & Repair	$6.5M	2.07%	$52.7M	2.01%	$128.2M	2.25%	$38.7M	2.06%
Household Equip & Furnishings	$18.8M	5.93%	$151.5M	5.76%	$331.5M	5.82%	$108.5M	5.77%
Household Operations	$16.2M	5.12%	$131.7M	5.01%	$283.8M	4.98%	$95.9M	5.11%
Housing Costs	$6.1M	1.91%	$49.5M	1.88%	$105.7M	1.86%	$36.5M	1.94%

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Income & Spending Demographics

2201 N Lakewood Blvd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	**$79.5M**	**25.13%**	**$641.0M**	**24.38%**	**$1.4B**	**24.67%**	**$460.6M**	**24.52%**
Vehicle Purchases	$31.2M	9.88%	$241.0M	9.17%	$546.7M	9.60%	$174.8M	9.31%
Gasoline	$25.9M	8.18%	$215.8M	8.21%	$463.0M	8.13%	$152.8M	8.14%
Vehicle Expenses	$2.6M	0.83%	$23.6M	0.90%	$52.8M	0.93%	$17.1M	0.91%
Transportation	$9.0M	2.84%	$73.0M	2.78%	$156.3M	2.74%	$52.6M	2.80%
Automotive Repair & Maintenance	$10.8M	3.41%	$87.6M	3.33%	$186.9M	3.28%	$63.1M	3.36%
Total Health Care	**$15.0M**	**4.75%**	**$128.2M**	**4.88%**	**$282.3M**	**4.95%**	**$91.0M**	**4.84%**
Medical Services	$9.0M	2.84%	$76.6M	2.91%	$166.8M	2.93%	$55.0M	2.93%
Prescription Drugs	$4.5M	1.43%	$38.9M	1.48%	$87.4M	1.53%	$27.0M	1.43%
Medical Supplies	$1.5M	0.48%	$12.8M	0.49%	$28.2M	0.49%	$9.1M	0.48%
Total Education/Day Care	**$23.6M**	**7.45%**	**$196.5M**	**7.47%**	**$420.3M**	**7.38%**	**$142.4M**	**7.58%**
Education	$14.7M	4.65%	$123.7M	4.70%	$264.1M	4.64%	$89.1M	4.74%
Fees & Admissions	$8.9M	2.80%	$72.8M	2.77%	$156.2M	2.74%	$53.2M	2.83%

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