



OFFICE / MEDICAL PROPERTY FOR LEASE

100 E Wardlow Rd. Long Beach CA

100 E WARDLOW RD
LONG BEACH, CA 90807



OFFERING SUMMARY

Building SqFt	10,386 SqFt
Year Built	1974
Lot Size (SF)	13,871.00 SqFt
Parcel ID	7204-009-025
Zoning Type	Commercial
County	Los Angeles
Coordinates	33.818676,-118.192237

PROPERTY OVERVIEW

10,386 sq .ft. office space with breathtaking views of Long Beach , conveniently located within the modern and luxurious 100 E Wardlow Rd. Long Beach CA. With access to a range of services including grocer, dining, spa, daycare and medical practices, this location combines tenant convenience and impressive interiors.

Situated in Long Beach's vibrant community with high visibility on a corner lot.

Built in 1974 with updates tailored to meet professional office standards.

PROPERTY HIGHLIGHTS

- Long Beach continues to experience economic growth, with increased demand for professional and medical office spaces in the region. This property offers an excellent location for tenants aiming to capitalize on the area's rising economic activity and diverse client base.
- Ideal for businesses seeking a high-profile address in an established commercial corridor.
- Functional layout suitable for a variety of professional and medical office uses.



KW Commercial
6621 Pacific Coast Hwy #150
Long Beach, CA 90803
Office: 5622525917

Kaeden Cogbill
Mobile: 5622525917
cogbill.cre@gmail.com
License #: 02231665

Doug Shea
Direct: 5627734000
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License #: 00875427



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Building	Any	\$ 2.00 SF/Mo	NNN	10,386 SF	3 - 10 Yrs



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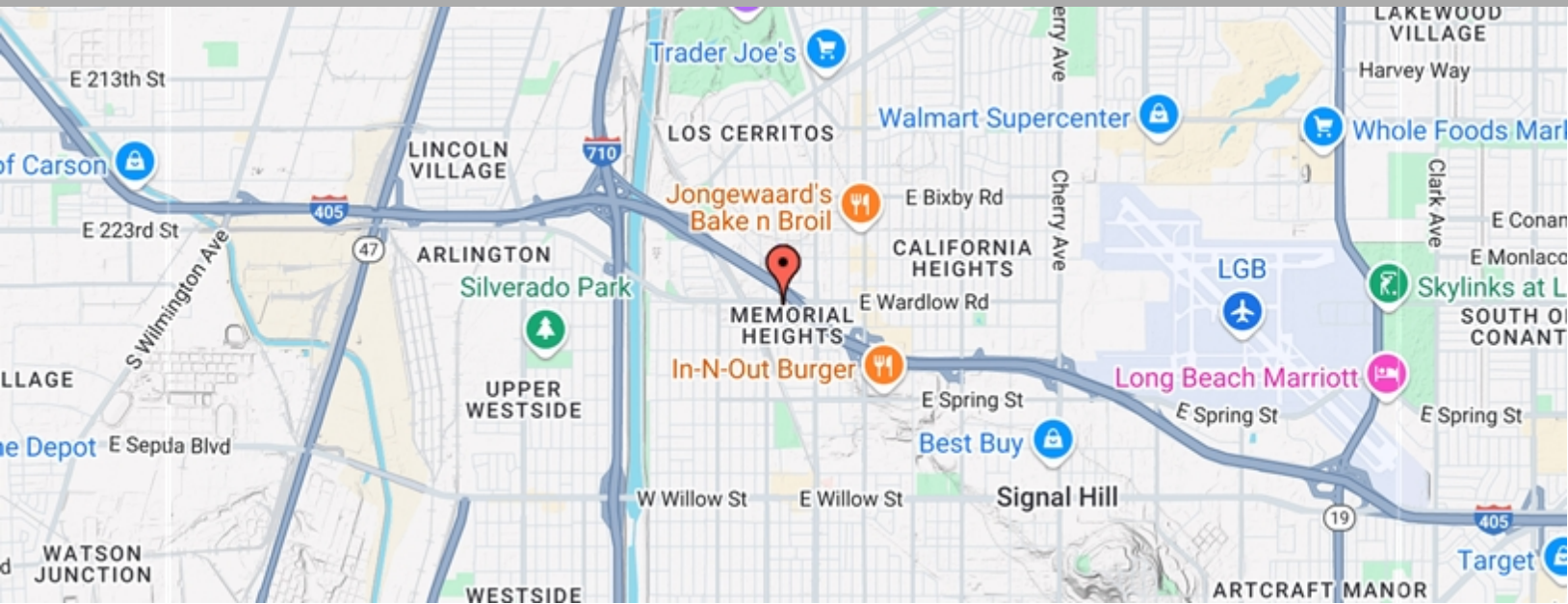
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,927	231,027	598,639
2010 Population	22,638	232,423	604,809
2024 Population	22,492	221,772	596,234
2029 Population	21,868	215,378	580,258
2024-2029 Growth Rate	-0.56 %	-0.58 %	-0.54 %
2024 Daytime Population	29,936	228,924	591,401

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	579	7,278	17,899
\$15000-24999	428	5,028	12,614
\$25000-34999	454	5,703	13,809
\$35000-49999	496	7,556	19,191
\$50000-74999	936	12,275	31,922
\$75000-99999	1,286	9,818	28,485
\$100000-149999	1,576	11,996	38,328
\$150000-199999	916	6,124	21,124
\$200000 or greater	1,230	7,457	25,423
Median HH Income	\$ 94,388	\$ 71,611	\$ 81,399
Average HH Income	\$ 124,784	\$ 99,863	\$ 111,052

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,954	68,776	196,879
2010 Total Households	8,111	69,842	198,813
2024 Total Households	7,901	73,246	208,814
2029 Total Households	7,854	73,341	209,526
2024 Average Household Size	2.69	2.96	2.78
2024 Owner Occupied Housing	4,606	29,141	91,028
2029 Owner Occupied Housing	4,670	29,758	92,370
2024 Renter Occupied Housing	3,295	44,105	117,786
2029 Renter Occupied Housing	3,184	43,583	117,156
2024 Vacant Housing	365	3,139	10,411
2024 Total Housing	8,266	76,385	219,225



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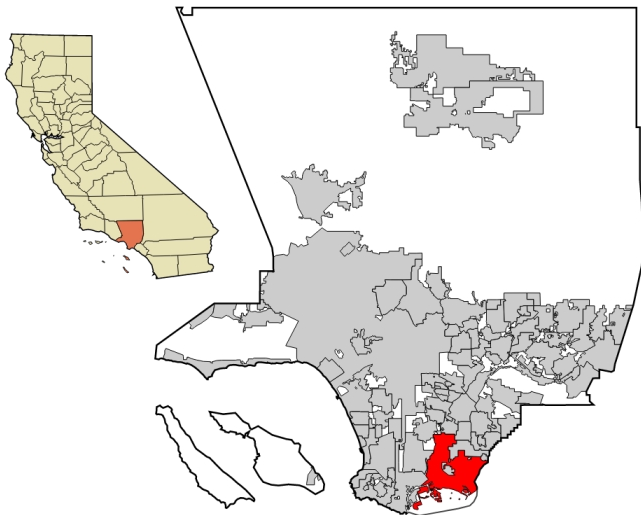
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ABOUT LONG BEACH

Long Beach is a coastal city in southeastern Los Angeles County, California, United States. It is the 44th-most populous city in the United States, with a population of 451,307 as of 2022. A charter city, Long Beach is the 7th-most populous city in California, the 2nd-most populous city in Los Angeles County, and the largest city in California that is not a county seat.



CITY OF LONG BEACH

County	Los Angeles
Incorporated	12/12/1897

AREA

City	80.3 sq mi
Land	50.7 sq mi
Water	29.6 sq mi
Elevation	52 ft

POPULATION

Rank	44
Density	9,205.96 sq mi



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