

FOR LEASE

8101 LONG BEACH BLVD

*Former Juice Bar & Corner Retail
End Cap in Los Angeles County*

SOUTH GATE, CA 90280



SUBJECT
PROPERTY



+20K VEHICLES
Average Daily Traffic

KIDDER.COM



**Kidder
Mathews**

8101 LONG BEACH BLVD



End cap retail suite on densely filled retail corridor in South Gate/ Los Angeles County

ADDRESS	8101 Long Beach Blvd, South Gate, CA 90280
TOTAL BUILDING SF	1200 SF plus potential 900 SF adjacent
PARKING	Shared lot
LOCATION	End cap/corner
BUILD OUT	Former juice bar/fitness studio
AVAILABLE	Immediate
RATE	Contact broker

1,200 SF AVAILABLE *END CAP* LOCATION

Directly located on main corridor featuring +20K cars per day on Long Beach Blvd (Pacific Blvd)

Build out in-place formerly occupied by juice bar/fitness studio

Shared dedicated parking lot

Synergistic tenants/daily need draw

Across from North Gate Market anchored center



JERRY'S AUTO
SOUNDS & TINTS

SUBJECT
PROPERTY

SANTA ANA ST

LONG BEACH BLVD

WALNUT PARK
ELEMENTARY

LA PRAVIANA
RESTAURANT



+20K VEHICLES
Average Daily Traffic

DOLLAR
ZONE



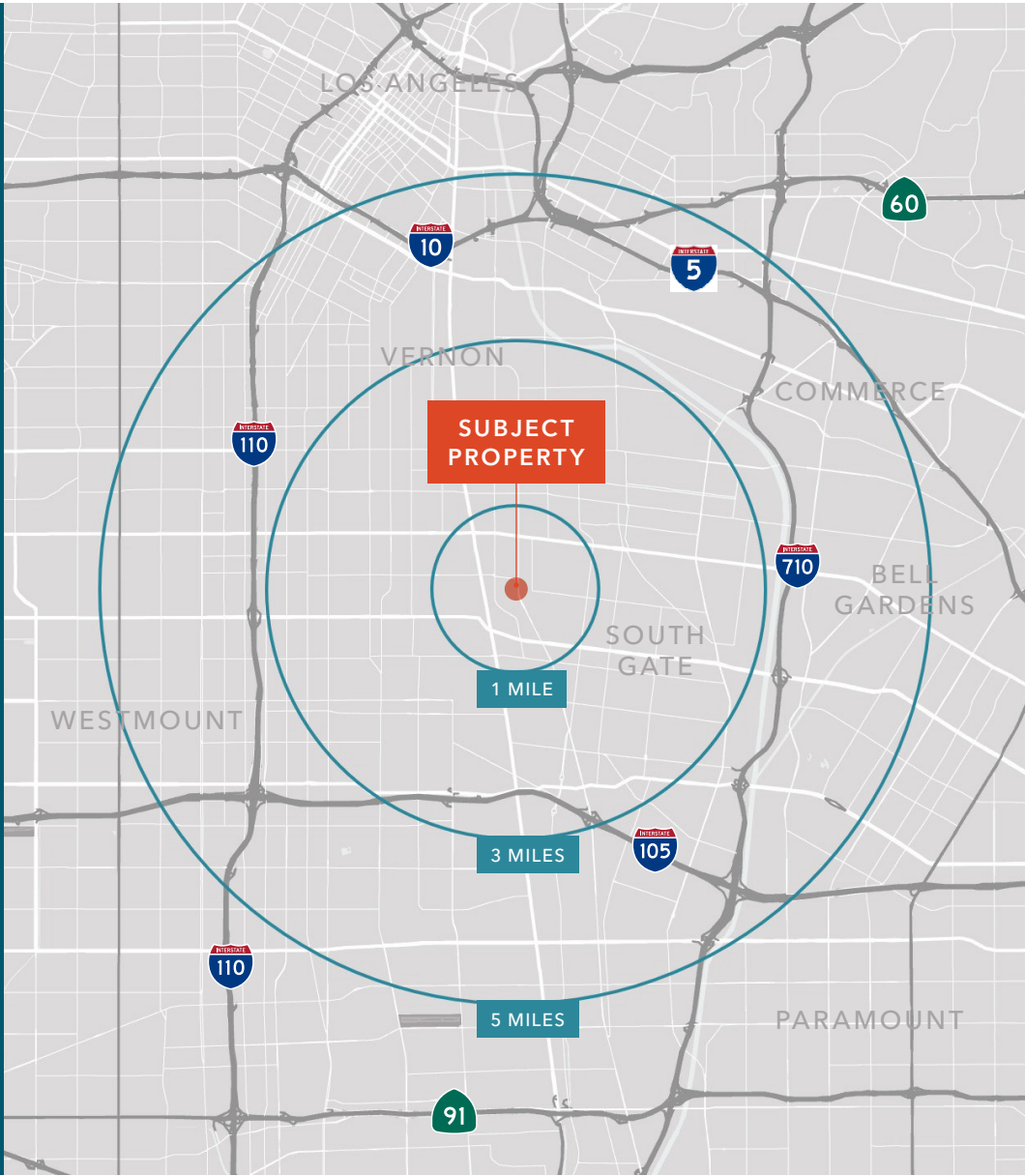
DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	60,403	461,129	1.06M
2020 CENSUS	58,745	452,338	1.06M
2025 ESTIMATED	54,182	424,477	1M
2030 PROJECTED	52,427	413,754	979,072

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$72,301	\$66,969	\$69,179
2030 MEDIAN PROJECTED	\$71,747	\$66,053	\$68,567
2025 AVERAGE	\$89,505	\$81,347	\$85,612
2030 AVERAGE PROJECTED	\$88,807	\$80,672	\$85,330





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