11026 Long Beach Blvd, Lynwood CA 90262

11026 Long Beach Blvd

Commercial Land "Mix Use" "Retail" "Apartment" **GREAT LOCATION** North of Plaza Mexico Across from Oakwood Plaza South of Norton Plaza **Heavy Traffic Volume**

For Information, please contact: Joseph Khoshsima,

DRE#01739843

Senior Associate joseph@simarealtyinc.com

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069



PROPERTY PROFILE & FEATURES

- Lot Size: 14,000 SF
- Year Built: New development
- Zone: LYC2A
- Build to suit or purchase opportunity
- Located in busiest area of Lynwood
- Lynwood Downtown Village II
- Across from Auto Zone new building

DEMOGRAPHICS			
2015 ESTIMATES	1MILE	3MILE	5MILE
POPULATION	46,886	408,180	<u>982,793</u>
DAYTIME POPULATION	41,566	331,579	<u>895,851</u>

AREA DESCRIPTION

- North of Plaza Mexico
- South of Norton Plaza
- Across from Oakwood Plaza & new Auto Zone
- Close to freeway 105 entrance and exit
- High Traffic volume area
- Over 41,000 day time population in 1 mile

HOUSEHOLDS

2015 ESTIMATES	1MILE	3MILE	5MILE
HOUSEHOLDS	9,948	92,738	237,618
AVERAGE INCOME	\$51,200	\$51,169	\$52,480



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AREA MAP

- In the immediate area of:
- Freeway 105
- Plaza Mexico
- Oakwood Plaza
- Norton Plaza
- •St Francis Medical Center Asking Price: \$799,000 \$57/sqft

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11016-11022 Long Beach Blvd



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Approximately 14,000 sqft of Land for sale or build to suit

Site Plan

APN # 6191-008-012

& 013

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Over 36,000 average daily traffic on Long **Beach Blvd**

For Information, please contact: Joseph Khoshsima,

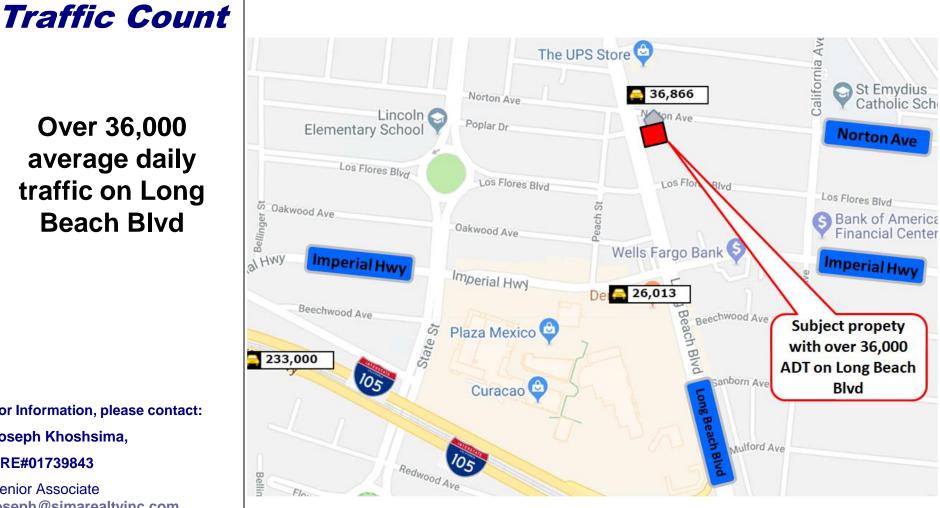
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11026 Long Beach Blvd

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11026 Long Beach Blvd

Allowed Uses (Residential)	Use Category	Downtown Village II
Downtown Village II	RESIDENTIAL Assisted Living	с
	Boarding, rooming and lodging facilities	С
P = Permitted	Duplex	Р
C = Conditional Use Permit	Mobile Home Park	N
N = Not permitted	Multiple-Family	Р
	Residential Care facilities (nursing home, rest home, convalescent home, or elderly congregate care)	с
For Information, please contact:	Residential Housing for the Elderly	С
Joseph Khoshsima,	Single-Family Attached	P
DRE#01739843 Senior Associate joseph@simarealtyinc.com	Single-Family Detached	N

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11026 Long Beach Blvd

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Allowed Uses	Use Category	Downtown Village II
	COMMERCIAL SERVICES AND RETAIL	-
(Commercial	Ambulance service	N
•	Animal sales and services	Р
Services and	Auto/recreational rentals/sales, new and used	N
Retail)	Banks and Savings and Loans	P
netanj	Boarding, rooming and lodging facilities	С
	Catering Services	P
Downtown	Cemetery	N
Village II	Children's Day Care Services	С
Village II	Funeral and mortuary services	N
	Grooming, indoor only	P
	Massage parlors, escort service	N
	Nurseries	N
P = Permitted	Pawn Shops/Check Cashing	N
C = Conditional Use Permit	Personal Services	Р
	Recycling facilities	N
N = Not permitted	Retail Sales & Service	P
	Retail sales and supply	P
	Secondhand stores	N
	Self Service Car Wash	N
For Information, please contact:	Service Stations	N
Joseph Khoshsima,	Storage	N
DRE#01739843	Swap meets	N
	Tattoo parlors	N
Senior Associate	Vehicle equipment sales	c
joseph@simarealtyinc.com	Vehicle repair facilities	С
Direct: (213) 675-9775	Veterinary services	P
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West Hollywood, CA 90069	the property and transaction.	

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Allowed Uses

(Commercial Recreation / Entertainment)

> Downtown Village II

P = Permitted C = Conditional Use Permit N = Not permitted

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Use Category COMMERCIAL RECREATION/ENTERTAINME	Downtown Village II	
Adult Businesses	N	
Amusement arcades	С	
Bowling alleys	С	
Dance halls	С	
Golf Courses	N	
Gyms, fitness centers < 2,000 square feet	P	
Gyms, fitness centers > 2,000 square feet	P	
Indoor sports/recreation	P	
Live theater venues	С	
Movie theaters	С	
Pool/billiard halls	С	
Tennis, swimming clubs	С	



11026 Long Beach Blvd, Lynwood CA 90262

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Allowed Uses	
(Community &	
Human	
Services, Eating	
& Drinking)	
Downtown	
Village II	
P = Permitted C = Conditional Use Permit	
N = Not permitted	
For Information, please contact:	
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Use Category	Downtown Village II
COMMUNITY AND HUMAN SERVICES	
Drug abuse and alcohol recovery centers	N
Emergency shelters	N
Hospitals, Medical Clinics	N
Public utility/communication facilities	N
Schools, public/vocational/trade	С
Transitional housing	N
Educational facilities	Р
Facilities for the mentally disordered, handicapped, dependent, or neglected persons	И
	Downtown
Use Category	Village II
Use Category EATING AND DRINKING	
EATING AND DRINKING	Village II
EATING AND DRINKING Bar, cocktail lounge, tavern	Village II C
EATING AND DRINKING Bar, cocktail lounge, tavern Bona-fide restaurant	Village II C P
EATING AND DRINKING Bar, cocktail lounge, tavern Bona-fide restaurant Dinner Theatre	Village II C P C
EATING AND DRINKING Bar, cocktail lounge, tavern Bona-fide restaurant Dinner Theatre Drive through	Village II C P C C
EATING AND DRINKING Bar, cocktail lounge, tavern Bona-fide restaurant Dinner Theatre Drive through Food court in/out door	Village II C C C C P
EATING AND DRINKING Bar, cocktail lounge, tavern Bona-fide restaurant Dinner Theatre Drive through Food court in/out door Live entertainment/dancing (incidental)	Village II C C C P C C



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(Food & Beverage Sales, Mixed Use)

> Downtown Village II

P = Permitted C = Conditional Use Permit N = Not permitted

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Use Category FOOD AND BEVERAGE SALES	Downtown Village II
Food markets, grocery stores	С
Food, mini-mart convenience stores	С
Liquor and wine stores	С
Supermarket	С
Use Category	Downtown Village II
MIXED USE	
Live/Work	N
Lofts	P
Mixed Uses, vertical/horizontal	Р



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Allowed Uses (Professional Office, Tourist Services, Temporary & Interim Uses) Downtown Village II **P** = Permitted **C** = Conditional Use Permit N = Not permitted For Information, please contact: Joseph Khoshsima, DRE#01739843 Senior Associate joseph@simarealtyinc.com

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Use Category	Downtown Village II
PROFESSIONAL OFFICE	
Administrative and other offices	Р
Medical/Dental, massage therapy, and chiropractic	Р
Real Estate, Insurance	P
Temporary Office Uses	С
Use Category	Downtown Village II
TOURIST SERVICES	
Bed and breakfast	С
Hotel and motel	С
Recreational vehicle park	N
Single-room occupancy	N
Ticket agency	Р
Travel agency	P
Use Category	Downtown Village II
TEMPORARY AND INTERIM USES	
Outdoor Uses (except plaza-related uses)	С
Outdoor vendor carts	N
Christmas Tree, Pumpkin, similar lots	С
Parking Lot Sales	С
Street/Craft Fair Farmers Markets	С



11026 Long Beach Blvd, Lynwood CA 90262

the property and transaction.

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AGENCY

DEMOGRAPHICS	Population	1 Mile	3 Mile	5 Mile
	2016 Total Population:	51,883	412,692	991,909
	2021 Population:	53,371	424,314	1,019,593
	Pop Growth 2016-2021:	2.87%	2.82%	2.79%
	Average Age:	32.70	32.40	32.70
	Households			
	2016 Total Households:	11,297	96,030	244,712
	HH Growth 2016-2021:	3.18%	3.01%	2.93%
	Median Household Inc:	\$40,057	\$39,801	\$39,458
	Avg Household Size:	4.40	4.20	4.00
	2016 Avg HH Vehicles:	2.00	2.00	2.00
For Information, please contact: Joseph Khoshsima,	Housing			
DRE#01739843	Median Home Value:	\$304,635	\$284,738	\$296,697
Senior Associate joseph@simarealtyinc.com	Median Year Built:	1957	1957	1959
Direct: (213) 675-9775	We obtained the information above from sources we believe to be reliable. However, we have r	not verified its accuracy and make no average		REAL
8746 Holloway Dr	we obtained the find match above not sources we believe to be neisable. However, we have in warranty or representation about it. It is submitted subject to the possibility of errors, omissions, sale, lease or financing, or withdrawal without notice. We include projections, opinions, assump may not represent current or future performance of the property. You and your tax and legal ad the property and transaction.	, change of price, rental or other conditions, ptions or estimates for example only, and the	prior	STATE

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DEMOGRAPHICS *Population*

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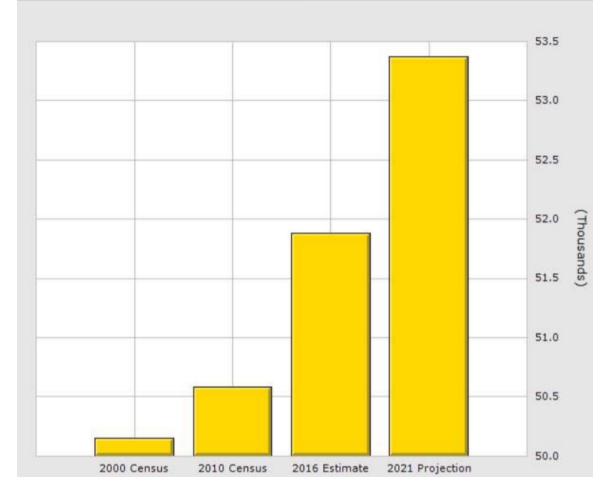
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Population for 1 Mile Radius

11026 Long Beach Blvd, Lynwood, CA 90262





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For Information, please contact: Joseph Khoshsima,

DEMOGRAPHICS

Consumer Spending Totals

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Consumer Spending Totals for 1 Mile Radius

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Apparel Entertainment & Hobbies Food & Alcohol Household Items & Expenses Transportation & Maintenance Health Care Education & Day Care 10,00 20,00 30,00 40,00 50,00 60,00 70,00 80,00 90,00 100,0 0 0 0 0 0 0 0 0 0 00 (Thousands)





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DEMOGRAPHICS Daytime Employment (Empl/Bus) for 1 Mile Radius 11026 Long Beach Blvd, Lynwood, CA 90262 **Daytime Employment** (Empl/Bus) Retail & Wholesale Financial/Insur/Real Estate Services Information Health Care & Social Assistance Manufacturing Construction Utilities & Waste Momt For Information, please contact: Public Admin & Sales Joseph Khoshsima, DRE#01739843 Agriculture, Mining & Fishing Senior Associate joseph@simarealtyinc.com 0 5 10 15 20 25 30 35 Direct: (213) 675-9775

11026 Long Beach Blvd, Lynwood CA 90262

For Information, please contact:

DEMOGRAPHICS

Daytime Employment- #

Employees

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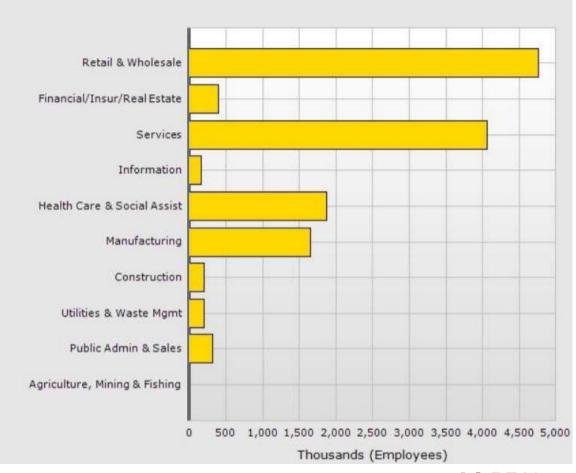
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Daytime Employees for 1 Mile Radius

11026 Long Beach Blvd, Lynwood, CA 90262



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DEMOGRAPHICS

Household Income

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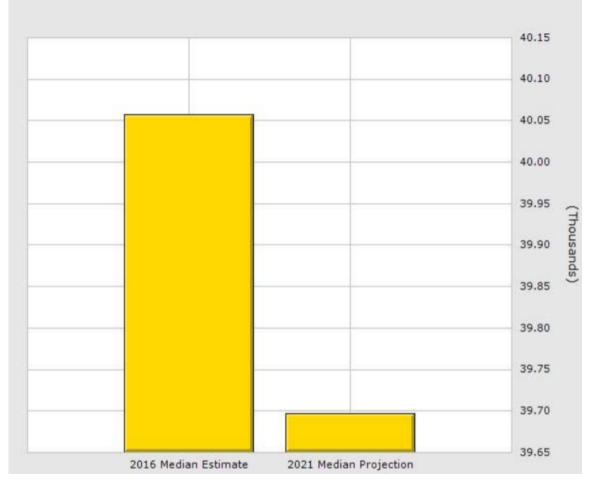
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Household Income for 1 Mile Radius

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DEMOGRAPHICS Households For Information, please contact: Joseph Khoshsima, DRE#01739843

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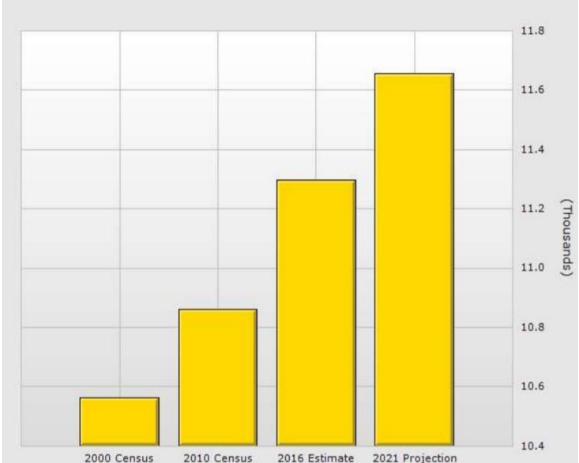
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Households for 1 Mile Radius

11026 Long Beach Blvd, Lynwood, CA 90262





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DEMOGRAPHICS Households by Income for 1 Mile Radius 11026 Long Beach Blvd, Lynwood, CA 90262 Households by Income < \$25K \$25K - \$50K \$50K - \$75K \$75K - \$100K \$100K - \$125K \$125K - \$150K \$150K - \$200K \$200K+ 0 500 1,000 1,500 2,000

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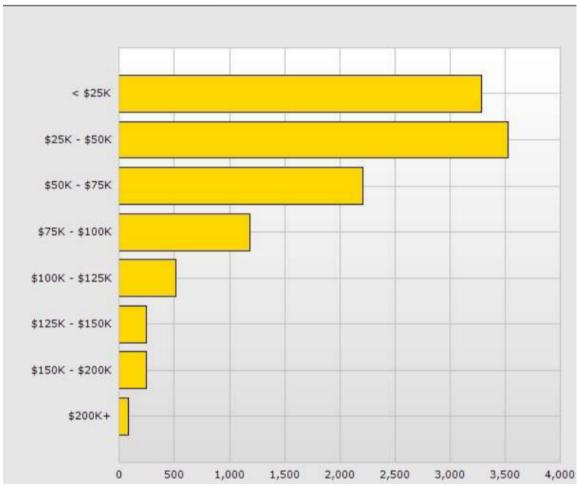
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DEMOGRAPHICS

Housing Values

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Housing Values for 1 Mile Radius

11026 Long Beach Blvd, Lynwood, CA 90262

<\$100K \$100K-\$200K \$200K-\$300K \$300K-400K \$400K-\$500K \$500K-1,000K \$1,000K+ Û 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000





11026 Long Beach Blvd, Lynwood CA 90262

Population by Hispanic Origin

DEMOGRAPHICS

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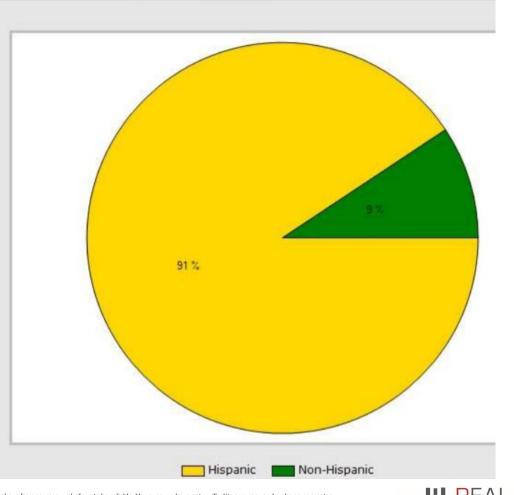
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Population by Hispanic Origin for 1 Mile Radius

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DEMOGRAPHICS

Population by Race

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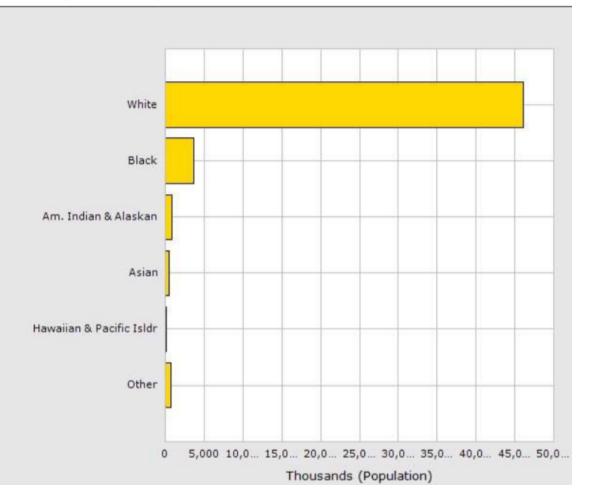
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Population by Race for 1 Mile Radius

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DEMOGRAPHICS

Tenure of Occupied Housing

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Tenure of Occupied Housing for 1 Mile Radius

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