

## SHOPPING CENTER

# Los Altos Marketcenter

2100 N. BELLFLOWER BOULEVARD  
LONG BEACH, CA 90815

## AVAILABILITY

FULLY LEASED

## PROPERTY HIGHLIGHTS

Strategically located 1-mile from CSU Long Beach, which boasts nearly 40,000 students and has one of the largest publicly funded art schools in the nation.

Rare anchor opportunity with prominent building signage and center presence.

Tenants benefit from a dense residential and daytime population.

Convenient access to Interstate 405 Freeway.

## TRAFFIC COUNTS

±34,361 ADT along North Bellflower Boulevard  
±9,849 ADT along East Stearns Street

**NEWMARK**



## SITE PLAN AND TENANT ROSTER

SUITE	TENANT	SF
2080	Lazy Acres	28,200
2086	Pet Supplies Plus	4,820
2100	Sports Basement	129,000
2150	TJ Maxx	25,620
2170	Southland Physical Therapy (Coming Soon)	4,165
2180	LA Fitness	38,541
2130	CVS	16,914
2110	Memorial Care Medical	30,000
2096	Wells Fargo Bank	5,000
2090A	Pick Up Stix	1,800
2090B	Pieology	1,800
2050	IHOP	NAP
5506	Kennedy's Craft Kitchen & Cocktails	NAP
5508	Yoga World Studio	NAP
5510	Carpet I	NAP
5512-200	Advanced Vision Care	NAP
5512-204	Ocean Heights Dental	NAP
5514	Bagelry & Bistro	NAP
5516	Lindora Clinic	NAP
5518	2nd Street Beauty	NAP





# Tenants in the Market





DEMOGRAPHICS

195,904  
3-MILE TOTAL POPULATION

193,860  
3-MILE DAYTIME POPULATION

\$140,666  
3-MILE AVG. HOUSEHOLD INCOME

\$904,069  
3-MILE MEDIAN HOME VALUE

		1-MILE	3-MILE	5-MILE
POPULATION	2024 Population	22,381	195,904	525,535
	2029 Population	21,808	189,615	512,509
	Total Businesses	938	8,516	22,621
	Total Employees	16,125	89,668	237,471
	Total Daytime Population	26,270	193,860	513,273
	2024 Median Age	34.1	40.3	39.3
HOUSING	2024 Total Households	7,828	81,722	205,192
	2024 Housing Units	8,270	86,344	216,836
	Owner Occupied Housing Units	59.3%	49.4%	45.6%
	Renter Occupied Housing Units	35.3%	45.2%	49.0%
	Vacant Housing Units	5.3%	5.4%	5.4%
	2024 Median Home Value	\$884,555	\$904,069	\$856,868
INCOME	2024 Average Household Income	\$151,422	\$140,666	\$128,383
	2024 Median Household Income	\$112,026	\$100,383	\$91,836
	2024 Per Capita Income	\$53,533	\$58,731	\$50,324
INCOME BREAKDOWN	<\$15,000	6.5%	6.8%	7.6%
	\$15,000- \$24,999	3.1%	5.2%	5.4%
	\$25,000- \$34,999	4.0%	5.3%	5.9%
	\$35,000- \$49,999	5.6%	7.2%	8.1%
	\$50,000- \$74,999	12.2%	12.8%	13.8%
	\$75,000- \$99,999	11.8%	12.4%	12.6%
	\$100,000- \$149,999	20.8%	18.7%	18.6%
	\$150,000- \$199,999	13.6%	11.8%	11.4%
	\$200,000+	22.4%	19.6%	16.6%

---

# Los Altos Marketcenter

---

*For more information contact:*

**Kevin Hansen**

*Senior Managing Director*

t 949-608-2194

kevin.hansen@nmrk.com

CA RE License #01937047

**John Jennings**

*Senior Managing Director*

t 858-875-5927

john.jennings@nmrk.com

CA RE License #01215740

18401 Von Karman Avenue, Suite 150  
Irvine, CA 92612

t 949-608-2000

Corporate License #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.