

# DRIVE-THRU PAD AVAILABLE

DRIVE-THRU PAD + RETAIL | EL DORADO CENTER  
8105-8195 E WARDLOW RD | LONG BEACH, CA 90808



AI Generated Rendering

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**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

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## FEATURES & AMENITIES

- DRIVE-THRU PAD GROUND LEASE OR BUILD-TO-SUIT AVAILABLE
- ± 800 SF to ± 2,500 SF DRIVE-THRU PAD
- ± 1,173 SF RETAIL SPACE AVAILABLE Q4 2026
- ± 378 PARKING STALLS IN CONVENIENT ONSITE LOT
- EASY ACCESS WITH 5 POINTS OF INGRESS/EGRESS
- HIGH VISIBILITY AT CORNER OF MAJOR SIGNALIZED INTERSECTION AT ± 37,000 CPD
- SERVING THE AFFLUENT EL DORADO PARK ESTATES NEIGHBORHOOD WITH ± 200,000 RESIDENTS IN A 3 MILE RADIUS

EXCLUSIVELY REPRESENTED BY

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### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
Total Population	26,088	190,004	510,416
Average HH Income	\$110,641	\$120,939	\$109,271

## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Drive-Thru Pad Ground Lease / Build-to-Suit Available between ± 800 SF - ± 2,500 SF. Ideal space for an established coffee, cafe or restaurant operator. ± 1,173 SF high visibility retail available soon next to Grocery Outlet. The unit is in excellent condition with a mostly open floor plan, private restroom, and will be available Q4 2026. El Dorado Center affords potential tenants the opportunity to capitalize on the high traffic generated by this well-located busy shopping center with its steady stream of daily consumer traffic, ample parking (± 378 stalls), and 5-points of ingress and egress.

### LOCATION DESCRIPTION

El Dorado Center is situated at the major signalized intersection of Wardlow + Norwalk near the prestigious El Dorado neighborhood (in northeast Long Beach). Both Wardlow Road and Norwalk Boulevard serve as major thoroughfares, with traffic counts of approx. 37,000 cars per day. The center is surrounded by a densely populated residential area, with nearly 200,000 residents within a 3-mile radius.

### OFFERING SUMMARY

Lease Rate:	Withheld
Available SF:	800 - 2,500 SF
Building Size:	87,492 SF

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## PLANS

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**EL DORADO CENTER**  
Long Beach, CA

OPTION SEVEN

## RETAILER MAP

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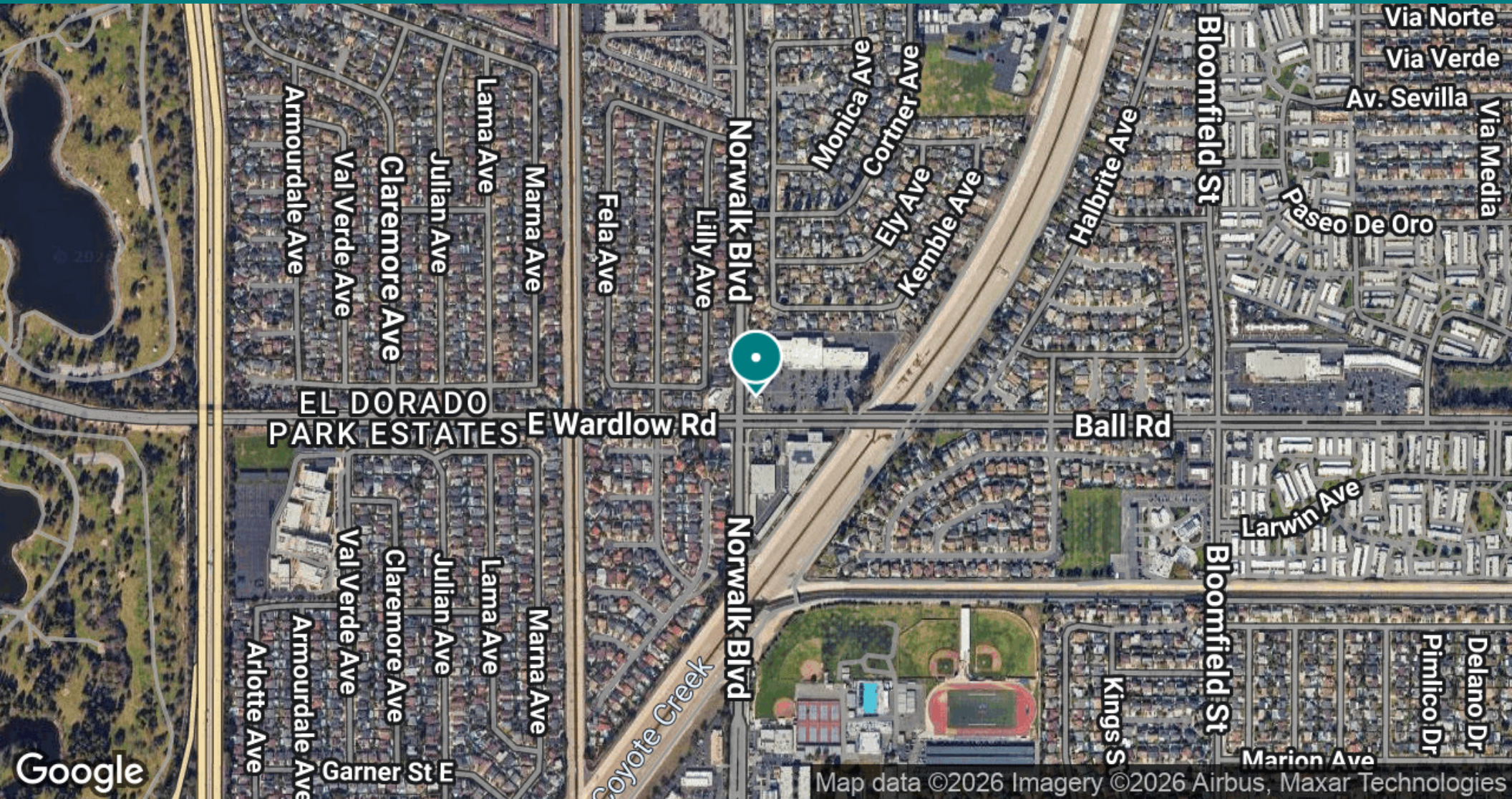
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## LOCATION MAP

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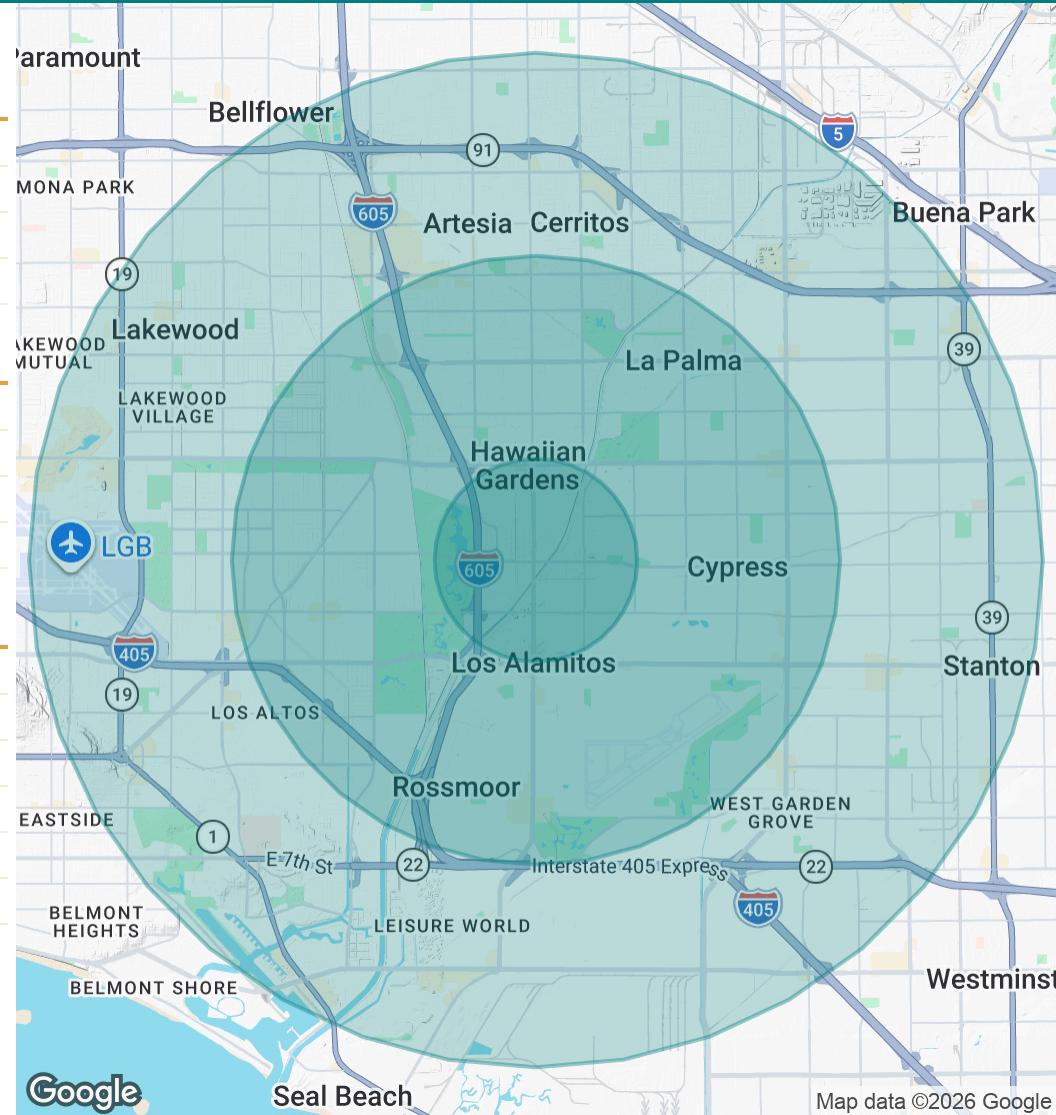
## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,088	190,004	510,416
Average Age	38.5	42.1	41.4
Average Age (Male)	37.2	40.6	39.9
Average Age (Female)	38.3	43.0	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$110,641	\$120,939	\$109,271
Average House Value	\$547,346	\$657,172	\$605,615
RACE	1 MILE	3 MILES	5 MILES
% White	42.9%	50.1%	50.8%
% Black	2.6%	4.7%	5.1%
% Asian	16.4%	26.1%	25.9%
% Hawaiian	0.1%	0.4%	0.4%
% American Indian	0.7%	0.6%	0.5%
% Other	28.9%	10.5%	10.0%

2020 American Community Survey (ACS)



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## MEET THE TEAM

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