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FOR LEASE

# NORTH LOS ALTOS SHOPPING CENTER

NEC BELLFLOWER BLVD & STEARNS ST

LONG BEACH

## NORTH LOS ALTOS SHOPPING CENTER

### PROPERTY HIGHLIGHTS

#### SPACE AVAILABLE:

**SUITE 2214 – 2,282 SF**

**SUITE 5545B – 4,270 SF in lease**

**SUITE 2244 – 18,600 SF in lease**

**SUITE 5101 – 2,411 SF**

- Diverse trade area with numerous national and regional tenants
- Dense population within the immediate trade area, with a population of over 200,000 people and an average household income of over \$130,000 in a 3-mile radius
- Co-tenants include Target, Big Lots, Trader Joe's, Five Below, Starbucks, and others

### TRAFFIC COUNTS

35,000 CPD – BELLFLOWER BLVD

12,900 CPD – STEARNS ST

**Approximately 47,900 CPD** total at this intersection



Bellflower Blvd - 35,000 CPD

Stearns St - 12,900 CPD

18,600 SF IN LEASE

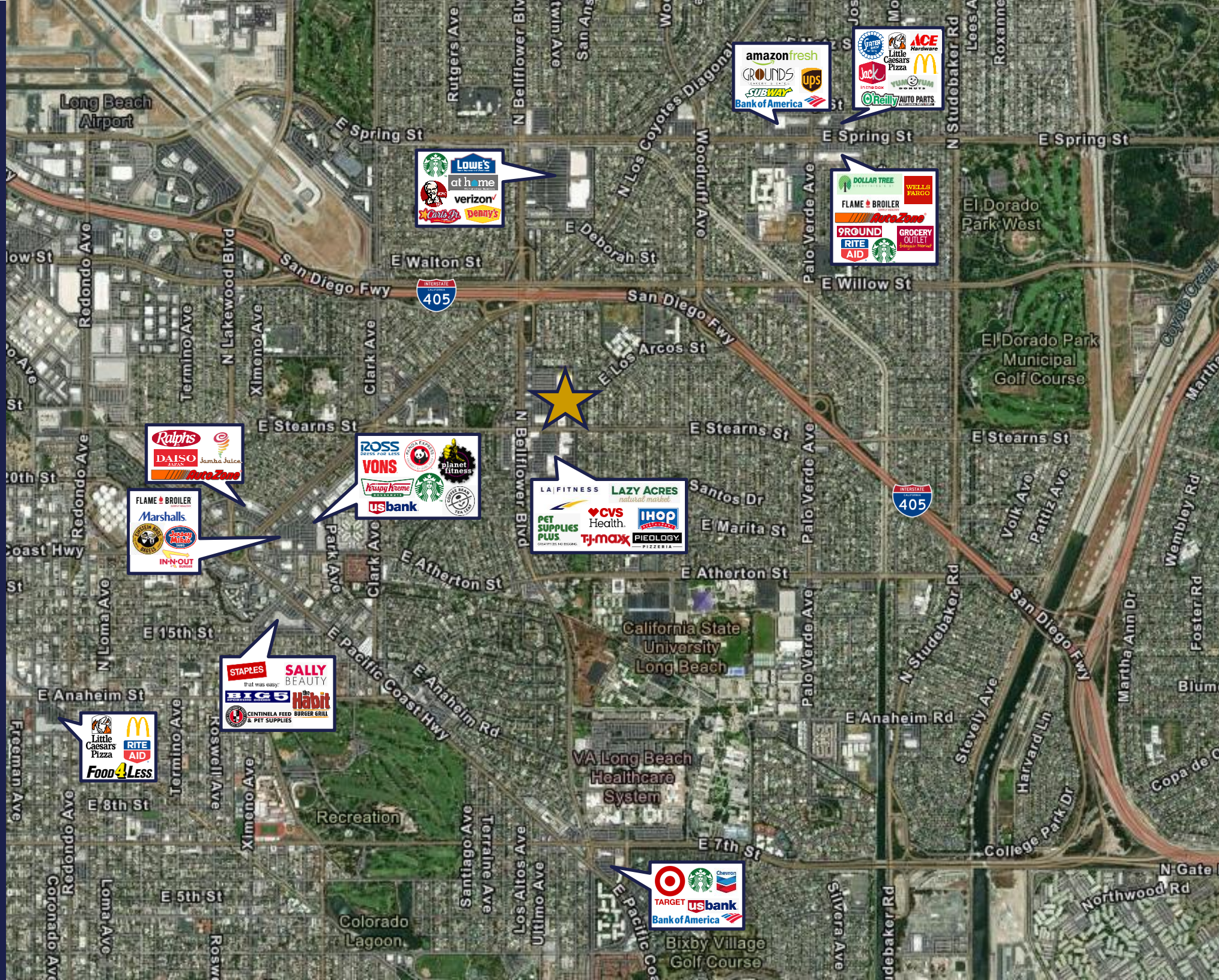
+/- 2,282 SF AVAILABLE

+/- 4,270 SF IN LEASE

2,411 SF AVAILABLE



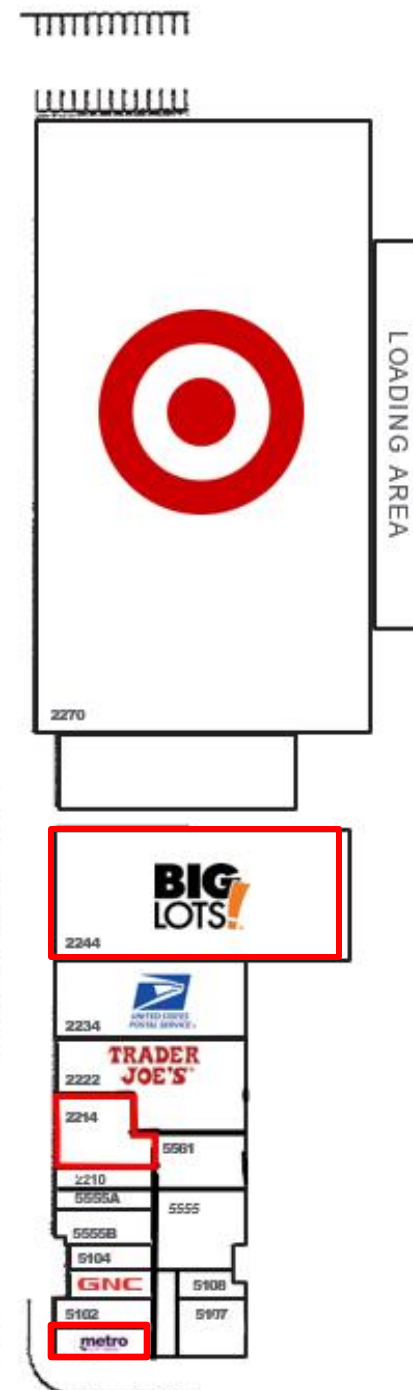
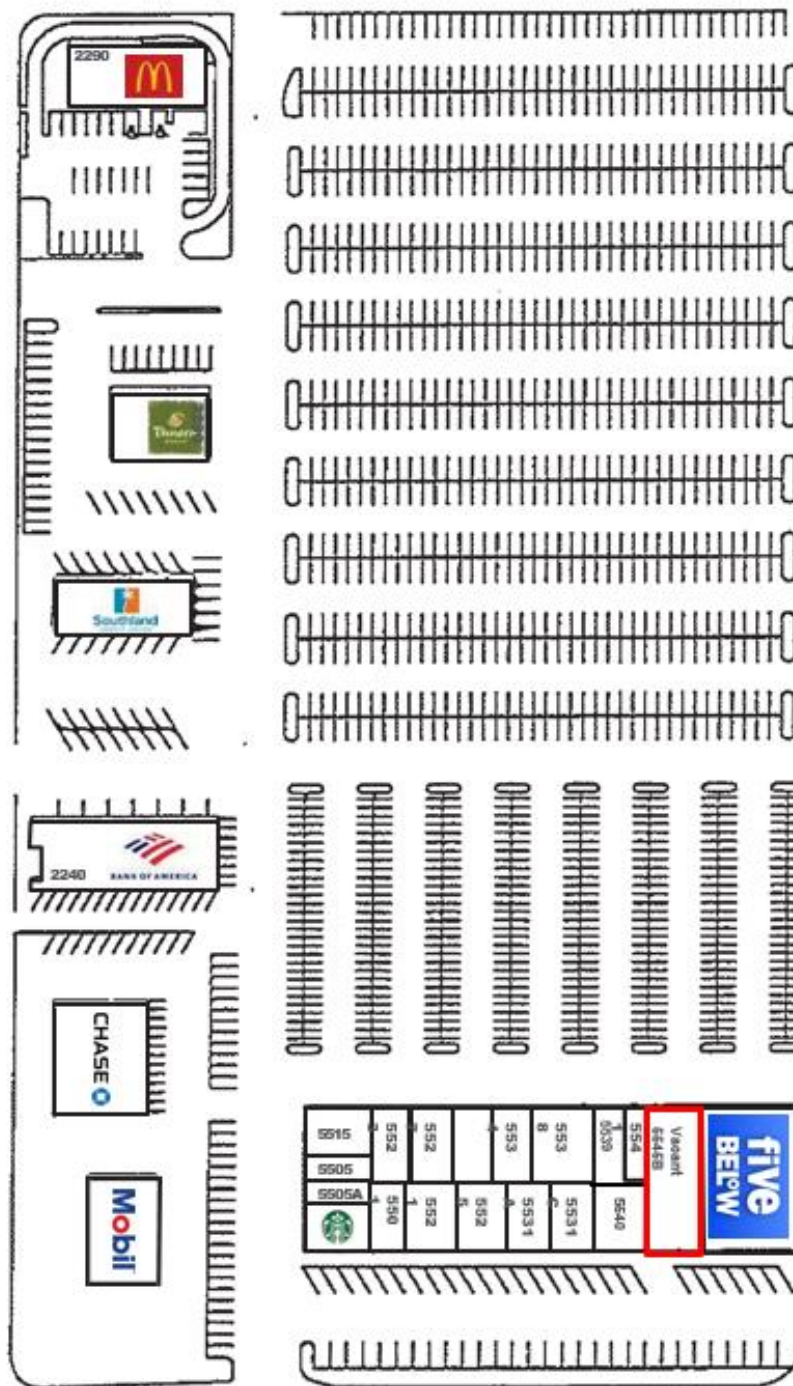
MARKET OVERVIEW





| Suite  | Tenant                    | SF      |
|--------|---------------------------|---------|
| 2270   | Target                    | 127,084 |
| 2214   | Vacant                    | 2,282   |
| 2222   | Trader Joe's              | 14,050  |
| 2234   | United States Post Office | 4,060   |
| 2244   | Big Lots                  | 18,600  |
| 2280   | Panera Bread              | 3,835   |
| 2290   | McDonald's                | 3,997   |
| 2240   | Bank of America           | 10,182  |
| 5101   | MetroPCS                  | 2,411   |
| 5102   | Amazing Comics            | 2,292   |
| 5103   | GNC                       | 2,292   |
| 5104   | Deli News                 | 2,162   |
| 5555 B | Indulgence Med. Day       | 2,162   |
| 5555 A | Spa Tattered              | 2,406   |
| 2210   | Grilled Fraiche           | 2,657   |
| 5107   | CopyCo                    | 1,411   |
| 5108   | Freedohm Wellness         | 1,295   |
| 5505   | Nails Spa Beauty Center   | 1,200   |
| 5503   | Starbucks                 | 1,650   |
| 5505A  | Subway                    | 1,024   |
| 5505   | Wags to Whiskers          | 1,363   |
| 5515   | Century 21 On Target      | 2,124   |
| 5521   | Sushi Kinoya              | 1,300   |
| 5523   | Golden Spoon              | 1,100   |
| 5525   | DVine                     | 1,200   |
| 5527   | Eyebrow Threading         | 1,200   |
| 5531C  | Pacific Dental Services   | 2,827   |
| 5531B  | Arrowhead Credit Union    | 2,206   |
| 5534   | Jenny Craig               | 2,404   |
| 5531A  | Optometrist               | 1,835   |
| 5538   | Nails 4 Season            | 960     |
| 5539   | Geico                     | 4,695   |
| 5541   | Supercuts                 | 1,200   |
| 5545A  | Five Below                | 9,600   |
| 5545B  | Vacant                    | 4,270   |
| 5561   | Cosmo Prof                | 3,150   |
| 5540   | PRN CO Rehab              | 2,665   |

BELFLOWER BLVD | 35,000 CPD



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STEARNS ST | 12,900 CPD

# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2026

## NORTH LOS ALTOS SHOPPING CENTER | LONG BEACH, CA

|  POPULATION                                        | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| Estimated Population                                                                                                                | 19,560    | 168,807   | 354,066   |
| Forecasted Population (2031)                                                                                                        | 19,267    | 165,937   | 351,111   |
|  HOUSEHOLDS                                        |           |           |           |
| Households                                                                                                                          | 7,067     | 71,000    | 135,314   |
|  AVG HH INCOME                                     |           |           |           |
| Avg Household Income                                                                                                                | \$181,192 | \$149,842 | \$123,207 |
|  MEDIAN HH INCOME                                  |           |           |           |
| Median Household Income                                                                                                             | \$138,339 | \$109,892 | \$92,757  |
|  \$\$\$ PER CAPITA INCOME <small>Est. 2031</small> |           |           |           |
| Proj. Per Capita Income                                                                                                             | \$75,415  | \$71,749  | \$104,962 |
|  DAYTIME DEMOS <small>Total</small>                |           |           |           |
| Number of Businesses                                                                                                                | 783       | 8,190     | 21,960    |
| Total Number of Employees                                                                                                           | 8,986     | 81,065    | 228,059   |
|  AGE DISTRIBUTION                                |           |           |           |
| Median Age                                                                                                                          | 38.8 yrs  | 40.7 yrs  | 39.3 yrs  |
|  HOUSING                                         |           |           |           |
| Owner Occupied Housing Units                                                                                                        | 4,962     | 36,225    | 60,815    |
| Renter Occupied Housing Units                                                                                                       | 2,105     | 34,775    | 74,499    |

## LEASING:



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