

FOR LEASE

 1836-1852 LOCUST AVE, LONG BEACH, CA 90806

Vista Del Puerto

Modern mixed use development situated in Midtown Long Beach focused design for sustainability and community integration. Surrounding neighborhood lends to walkability amongst local favorite retailers and convenient transit connectivity.

PROPERTY HIGHLIGHTS

- Newly completed mixed-use property
- Two ground-floor retail or office units available in a 5-story mixed use property
- Two levels of residential apartment units with subterranean parking
- Modern façade trimmed with wood accents
- Excellent curb appeal
- Onsite parking
- Storefront signage opportunity
- Retail units in vanilla shell condition


Marcus & Millichap



CONTACT

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**CONTACT FOR
PRICING
INFORMATION**

FOR LEASE

LOCATION: LONG BEACH, CA

- Situated on Locust Avenue & Pacific Coast Hwy
- Less than a minutes' drive nearby 710 Freeway
- Convenient walking distance to restaurants, bars + other major retailers
- Close proximity to Ports of Long Beach/Los Angeles
- Storefront Retail units
- Significant foot and vehicle traffic along Pacific Coast Highway

FEATURES & AMENITIES

- 2 Ground Floor Retail or Office Units Available in Mixed-Use Development
- +/- 3,200 SF And +/- 940 SF Respectively
- 2 Levels of Residential Apartments Situated Above the Retail Units (Potential Built-In Customer Base)
- Onsite Parking in Subterranean Garage
- Storefront Signage Opportunity
- Steady Daily Foot Traffic
- Less Than 1 Minute From The 710 Freeway Access
- Close to Long Beach + Los Angeles Port

IDEAL TENANT PROFILE

Location perfectly suited for community oriented businesses focused on community engagement

Ideal uses include:

- Job Recruiting: Providing meaningful services for residents of Vistas Del Puerto & surrounding community
- Fitness/Wellness: Join growing trend & passion in the pursuit of health & wellness
- Medical Office / Health Services: Meet the growing demand for healthcare services within the immediate area.
- Close to Long Beach + Los Angeles Port



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DEMOGRAPHICS

1836-1852 LOCUST AVE, LONG BEACH, CA 90806

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Population	56,772	301,242	657,073
2024 Estimate			
Total Population	56,318	298,609	651,296
2020 Census			
Total Population	59,194	312,391	672,843
2010 Census			
Total Population	64,004	325,954	665,091
Daytime Population			
2024 Estimate	74,863	358,345	910,343
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2029 Projection			
Total Households	14,108	81,724	200,995
2024 Estimate			
Total Households	13,917	80,678	198,561
Average (Mean) Household Size	3.9	3.8	3.4
2010 Census			
Total Households	13,644	79,231	195,210
2010 Census			
Total Households	13,196	76,037	180,344
Occupied Units			
2029 Projection	14,567	84,567	210,543
2024 Estimate	14,369	83,075	207,874
HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$150,000 or More	13.1%	21.8%	26.5%
\$100,000-\$149,999	15.9%	19.5%	20.6%
\$75,000-\$99,999	10.2%	13.0%	12.8%
\$50,000-\$74,999	18.7%	6.5%	14.7%
\$35,000-\$49,999	14.5%	9.9%	8.2%
Under \$35,000	27.7%	18.7%	17.1%
Average Household Income	\$84,819	\$108,304	\$119,329
Median Household Income	\$71,565	\$88,442	\$98,824

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$198,813	\$233,366	\$243,487
Consumer Expenditure Top 10 Categories			
Housing	\$27,061	\$31,256	\$32,309
Transportation	\$11,427	\$13,179	\$13,994
Food	\$10,091	\$11,400	\$11,743
Personal Insurance and Pensions	\$7,815	\$9,794	\$10,442
Entertainment	\$2,897	\$3,434	\$3,551
Cash Contributions	\$1,525	\$2,224	\$2,356
Apparel	\$1,989	\$2,267	\$2,374
Education	\$944	\$1,316	\$1,405
Personal Care Products and Services	\$909	\$995	\$1,000
Alcoholic Beverages	\$516	\$609	\$631

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2024 Estimate Total Population	56,318	298,609	651,296
Under 20	32.3%	28.1%	25.5%
20 to 34 Years	24.5%	24.4%	24.7%
35 to 39 Years	8.2%	7.4%	7.4%
40 to 49 Years	13.9%	13.1%	12.9%
50 to 64 Years	14.1%	16.6%	17.6%
Age 65+	7.1%	10.4%	11.9%
Median Age	30	33	35
Population 25+ by Education Level			
2024 Estimate Population Age 25+	33,863	192,101	436,219
Elementary (0-8)	27.2%	19.8%	14.2%
Some High School (9-11)	18.0%	13.3%	10.0%
High School Graduate (12)	26.8%	24.7%	21.2%
Some College (13-15)	15.1%	17.9%	18.6%
Associate Degree Only	3.4%	5.6%	6.4%
Bachelor's Degree Only	6.6%	13.2%	19.8%
Graduate Degree	2.9%	5.6%	9.7%

LOCATION

LONG BEACH, CA 90806



AutoZone

GROCERY
OUTLET
Polygon Market

EAST BURNETT STREET

MAGNOLIA AVENUE

LONG BEACH BLVD.

MLK JR. BLVD

ORANGE AVENUE

AMERICAN UNIVERSITY
OF HEALTH SCIENCES

Pello Loco
LET'S GET LOCO

WINGSTOP

Public Storage

NAPA
AUTO PARTS

1836-1852 LOCUST AVE

LONG BEACH
CITY COLLEGE
COASTAL

goodwill

PACIFIC COAST HIGHWAY

McDonald's
KFC

LONG BEACH
POLYTECHNIC
HIGH SCHOOL
Home of Scholars and Champions

Chevron

LONG BEACH FWY

Smart & Final.

ALDI

EAST ANAHEIM STREET

710

710