

*Below 104 Apartments in Downtown Long Beach*

# Prime Retail Units Available



210 Third Street, Long Beach, CA 90802



## Available

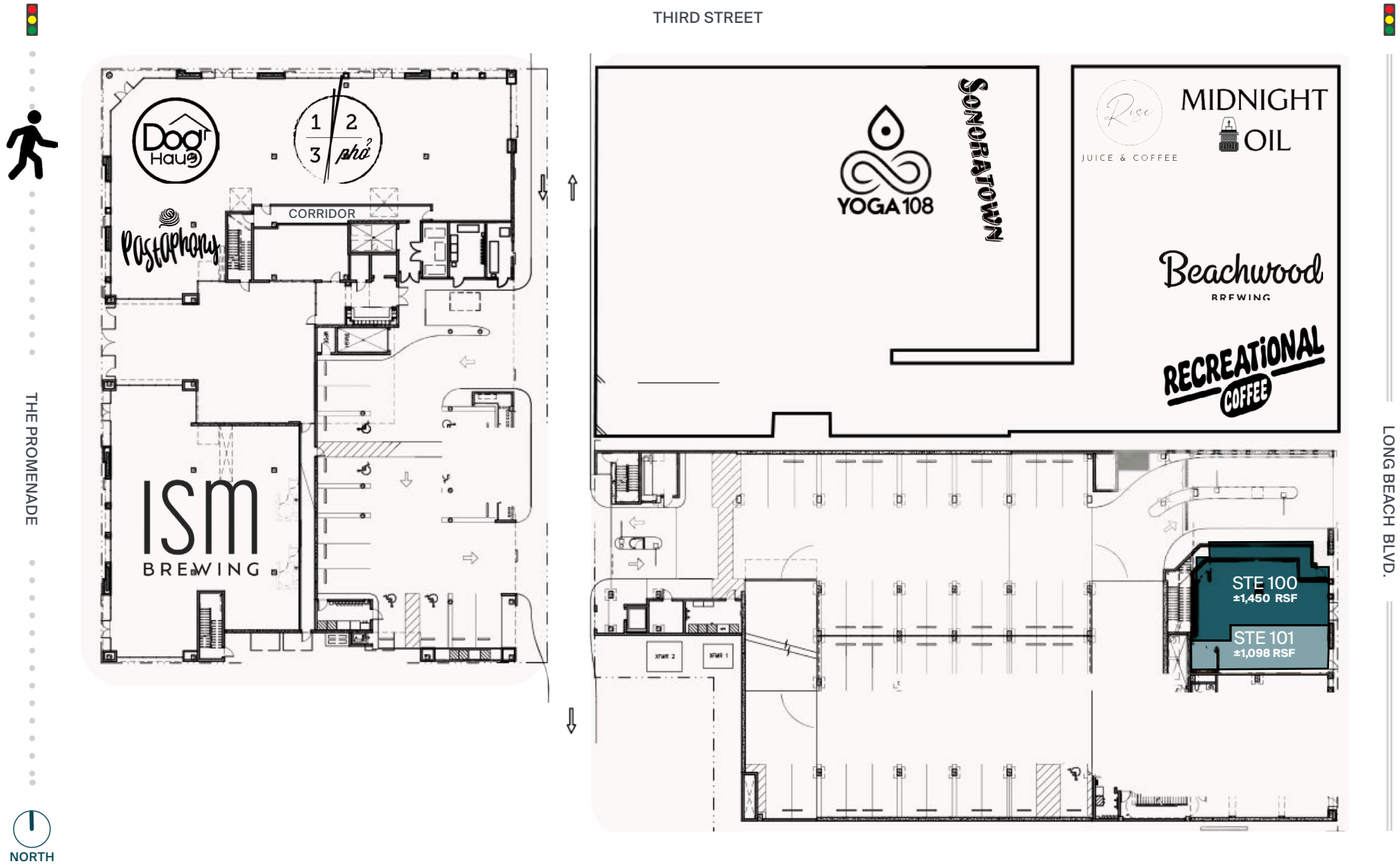
	RSF:	USF:
Suite 100:	±1,450	±1,268
Suite 101:	±1,098	±960
Rent:	Call broker for details	
NNN:	±\$0.50 PSF/mo.	
Parking:	On-site and available for customers and employees	

## Features

- ▶ Ground floor retail at [210 Third Lofts](#) with Long Beach Blvd. frontage
- ▶ Walking distance to Pine Ave. entertainment district with City Place Shopping Center, the Long Beach Convention Center and Arena, Pike Outlets, Shoreline Village and Aquarium of the Pacific
- ▶ Just one block from Metro A Line
- ▶ Walk Score of 96 (Walker's Paradise); Bike Score of 80
- ▶ Approximately 1/4 mile from the Long Beach waterfront
- ▶ Over 220,000 residents in a 3-mile radius with strong average household incomes of over \$111,000 per year



# Third Street Lofts



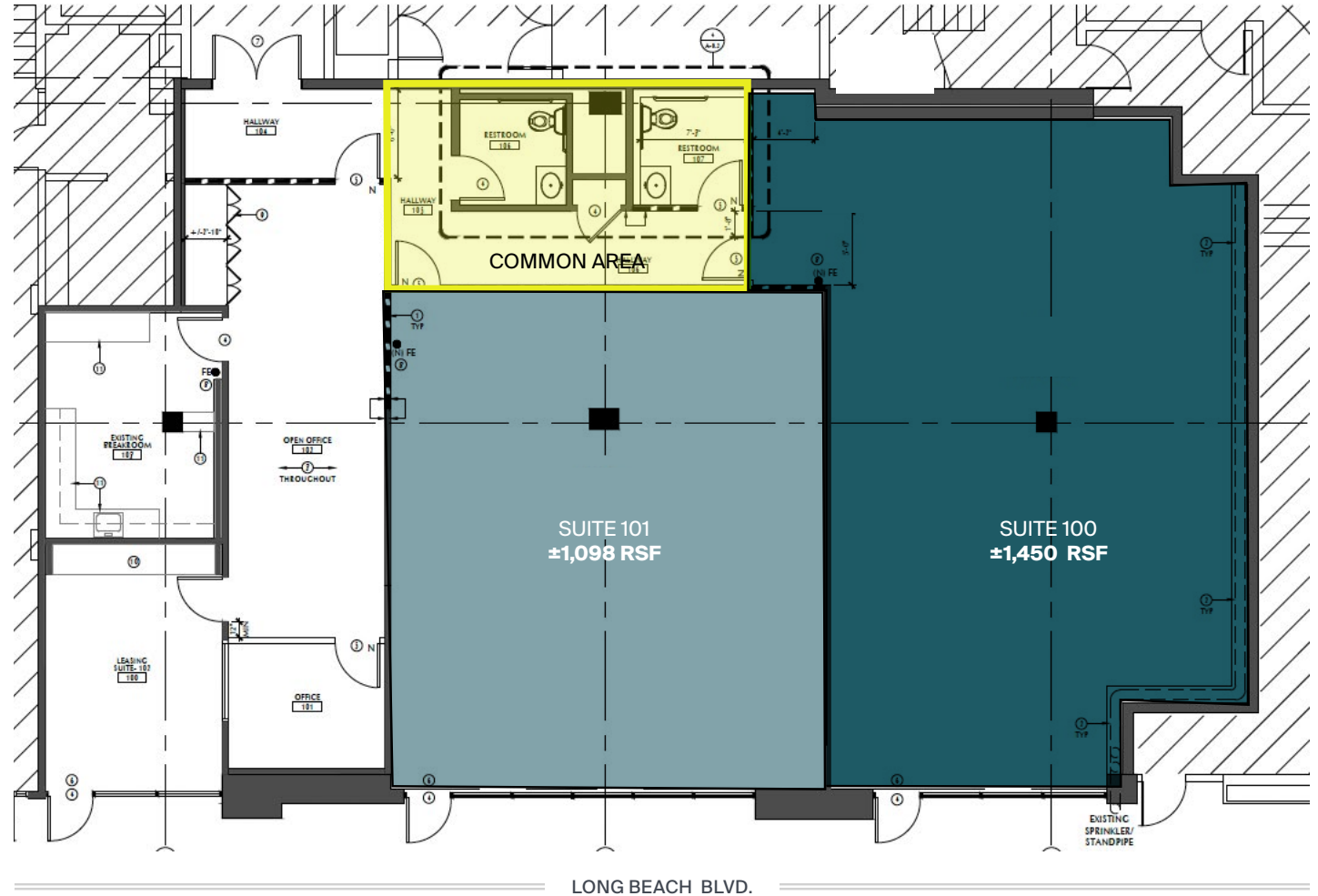
# Retail Spaces on Long Beach Blvd.

Available retail suites and common area

	Rentable SF	Usable SF
Suite 100:	±1,450	±1,268
Suite 101:	±1,098	±960

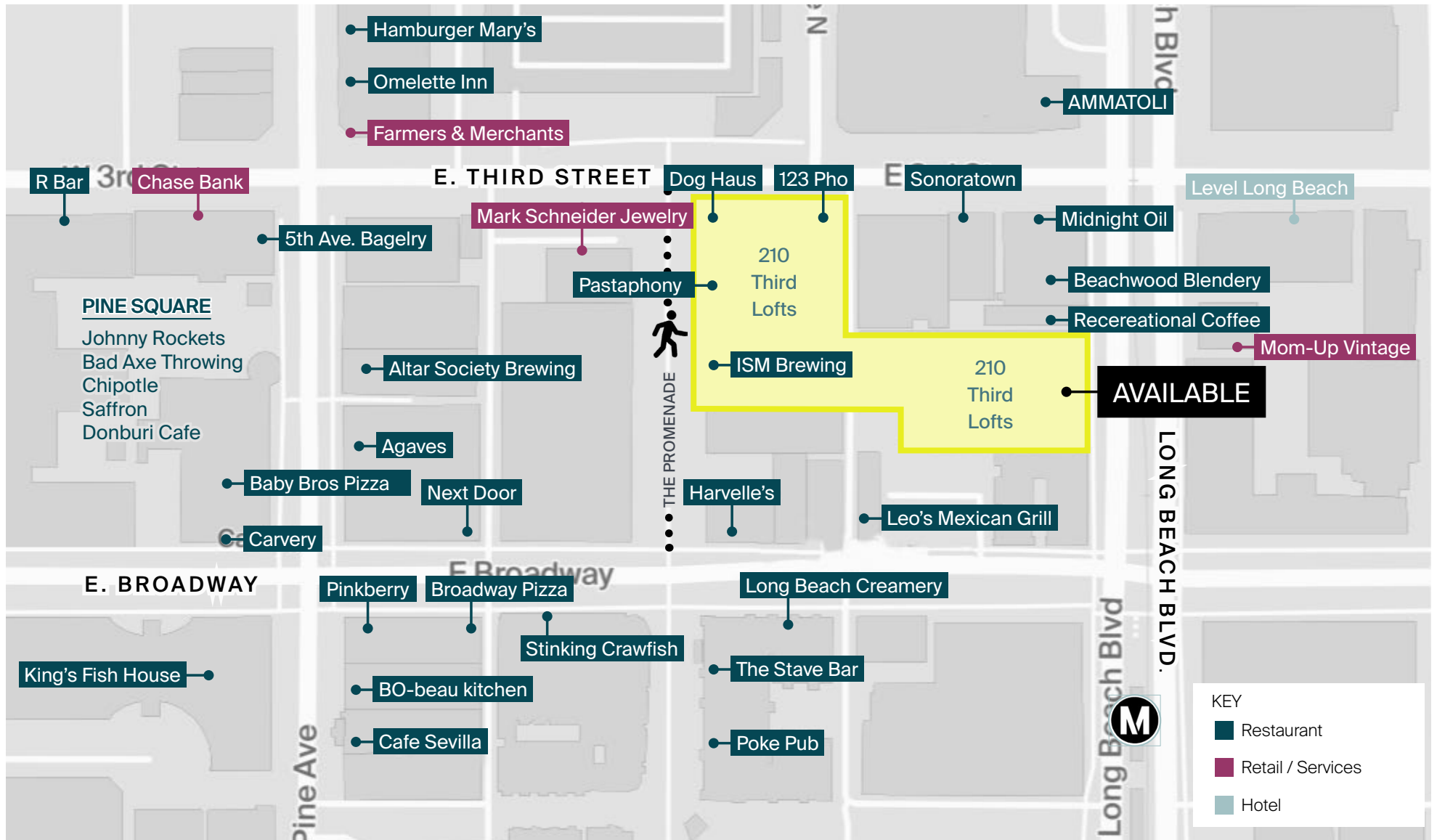
Note: Rentable square footage includes pro rata share of common area facilities

Common Area = Bathrooms



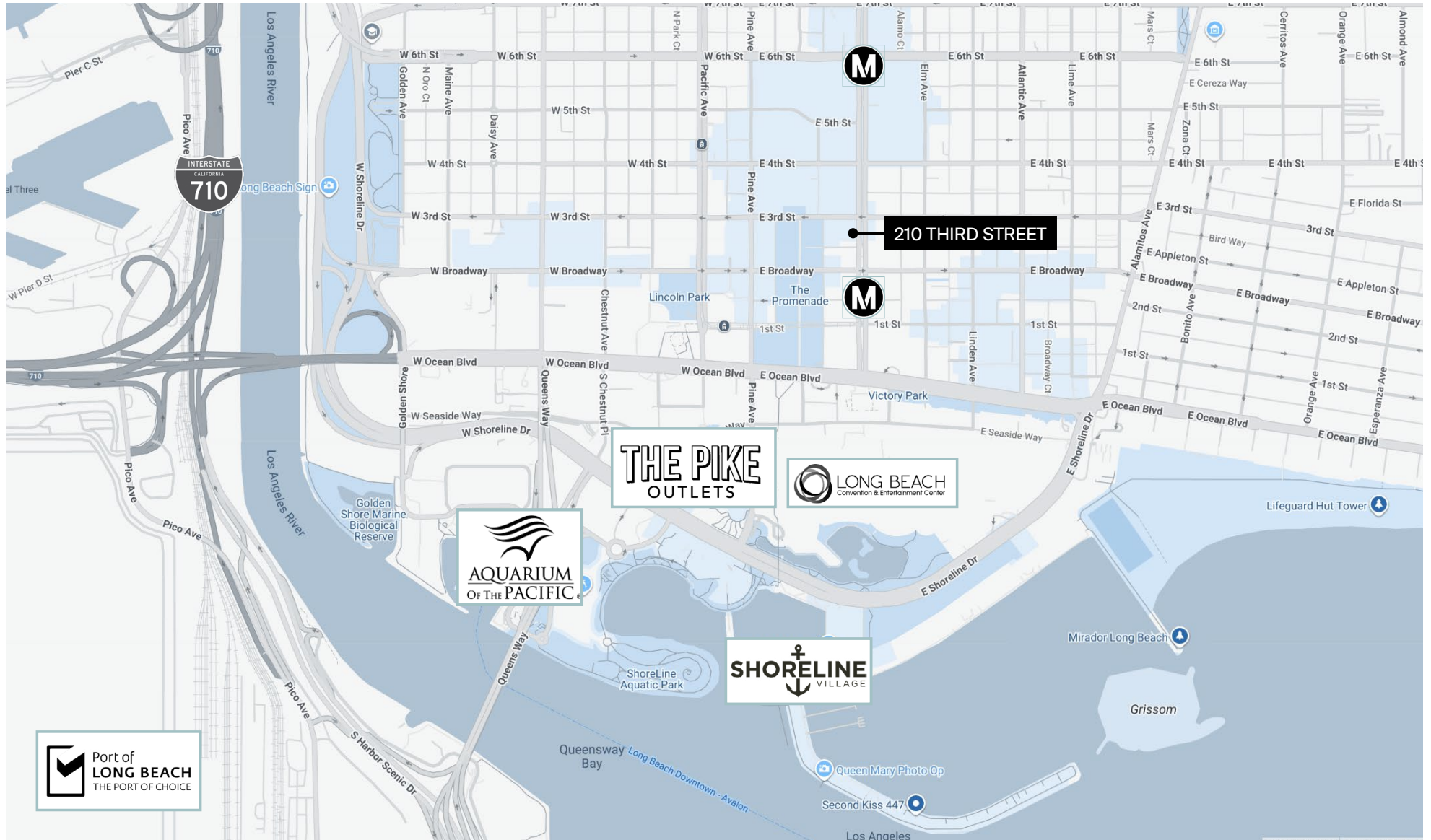
## Immediate Vicinity

Incredible location in the heart of Downtown Long Beach - Walk Score® of 96 (Walker's Paradise)



## Downtown Long Beach

Incredible location near public transportation and busy tourist destinations



## Looking West

Surrounded by major credit tenants, upscale condominiums, and hotels



# Long Beach Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	23,498	59,759	150,124
2030 Projected Population	24,290	58,863	145,394
2020 Census Population	18,675	57,975	155,641
2010 Census Population	16,652	55,525	153,974
Projected Annual Growth 2025 to 2030	0.7%	-0.3%	-0.6%
Historical Annual Growth 2010 to 2025	2.7%	0.5%	-0.2%
2025 Median Age	36.9	35.4	34.4
<b>HOUSEHOLDS</b>			
2025 Estimated Households	12,431	27,676	60,041
2030 Projected Households	13,381	28,331	59,893
2020 Census Households	9,944	25,140	57,515
2010 Census Households	8,831	23,294	54,713
Projected Annual Growth 2025 to 2030	1.5%	0.5%	-
Historical Annual Growth 2010 to 2025	2.7%	1.3%	0.6%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	37.7%	31.4%	27.4%
2025 Estimated Black or African American	16.1%	16.5%	14.9%
2025 Estimated Asian or Pacific Islander	12.8%	11.7%	14.1%
2025 Estimated American Indian or Native Alaskan	1.3%	1.5%	1.6%
2025 Estimated Other Races	32.0%	38.8%	42.0%
2025 Estimated Hispanic	36.7%	45.0%	48.8%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$109,703	\$92,536	\$95,029
2025 Estimated Median Household Income	\$84,679	\$75,092	\$76,493
2025 Estimated Per Capita Income	\$59,253	\$43,565	\$38,482
<b>EDUCATION</b>			
2025 Estimated High School Graduate	10.6%	15.8%	17.4%
2025 Estimated Some College	26.8%	23.6%	21.2%
2025 Estimated Associates Degree Only	4.4%	5.6%	5.8%
2025 Estimated Bachelors Degree Only	28.1%	23.3%	20.7%
2025 Estimated Graduate Degree	18.6%	12.9%	10.2%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,702	3,009	5,176
2025 Estimated Total Employees	17,573	31,879	47,719
2025 Estimated Employee Population per Business	10.3	10.6	9.2
2025 Estimated Residential Population per Business	13.8	19.9	29.0

# Your trusted *partners*

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