

5453 E. Stearns St.,

➤ NEWLY UPGRADED BUILDING READY FOR CUSTOM BUILDOUT



Lic # 01518748

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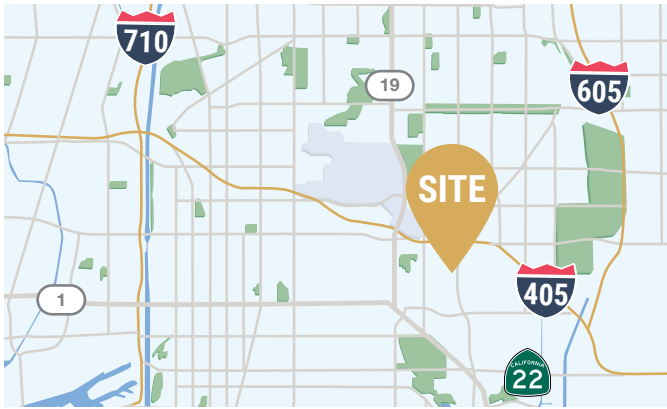
**5453 E. Stearns St.,
Long Beach, CA**



5453 E. STEARNS ST.

5453 E. Stearns St., presents a rare opportunity to lease retail, medical, wellness, or professional office space in the heart of East Long Beach / Los Altos. Situated within a well-established commercial corridor, the property offers a combination of strong visibility, quality surrounding amenities, and a highly desirable business environment.

The property's flexible layout and strategic positioning make it well suited for a variety of users seeking to establish a new location, expand an existing operation, or better serve the surrounding community. Supported by a dense and affluent trade area, 5453 E. Stearns St., provides businesses with an exceptional opportunity to grow within one of Long Beach's most established submarkets.



PROMINENT LOCATION & ACCESSIBILITY

- Prime East Long Beach location with strong street visibility along a well-established commercial corridor, providing excellent exposure and signage opportunities for businesses seeking a recognizable presence.
- Conveniently positioned with easy access to the 405 and 605 Freeways, allowing customers, clients, and employees to travel efficiently from Long Beach, Lakewood, Los Alamitos, Seal Beach, and surrounding communities.
- Surrounded by a mix of residential neighborhoods, retail destinations, and everyday conveniences, creating an accessible and user-friendly environment for both businesses and their customers.



IDEAL MARKET & SITE LOCATION

- Approximately 1.4 million residents live within a 15-minute drive time, providing access to a large and diverse customer base throughout the greater Long Beach trade area.
- Located near major demand drivers including California State University Long Beach (CSULB), Long Beach Airport, established residential neighborhoods, and major healthcare and employment centers that support consistent daytime activity.
- Positioned within an affluent East Long Beach trade area characterized by strong demographics, high household incomes, and a mature commercial environment that supports a wide range of retail, office, wellness, veterinary, and service-oriented businesses.



BUILDING HIGHLIGHTS

- 1,968 RSF available for lease within a 5,022 RSF freestanding commercial building.
- Excellent signage and branding visibility.
- Recently upgraded HVAC, mechanical, and electrical infrastructure.
- Flexible shell-condition space ready for tenant-specific improvements.
- Dedicated parking lot with convenient customer access.

Estimate 15 Min Drive

POPULATION ESTIMATES

1,422,206

>17 296,917

18-44 528,570

AVERAGE HOUSEHOLD INCOME

\$119,109.15

45-64 378,325

65+ 218,394

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 8%

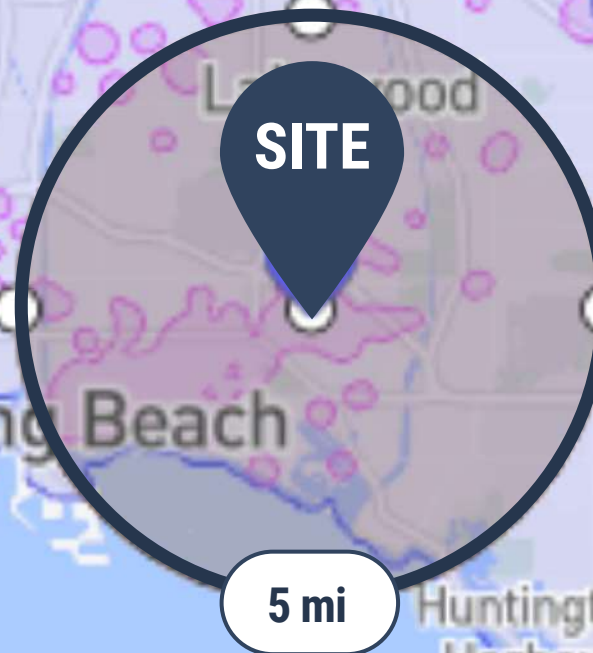
EMPLOYER BASED 48%

GOVERNMENT 31%

MULTIPLE 5%

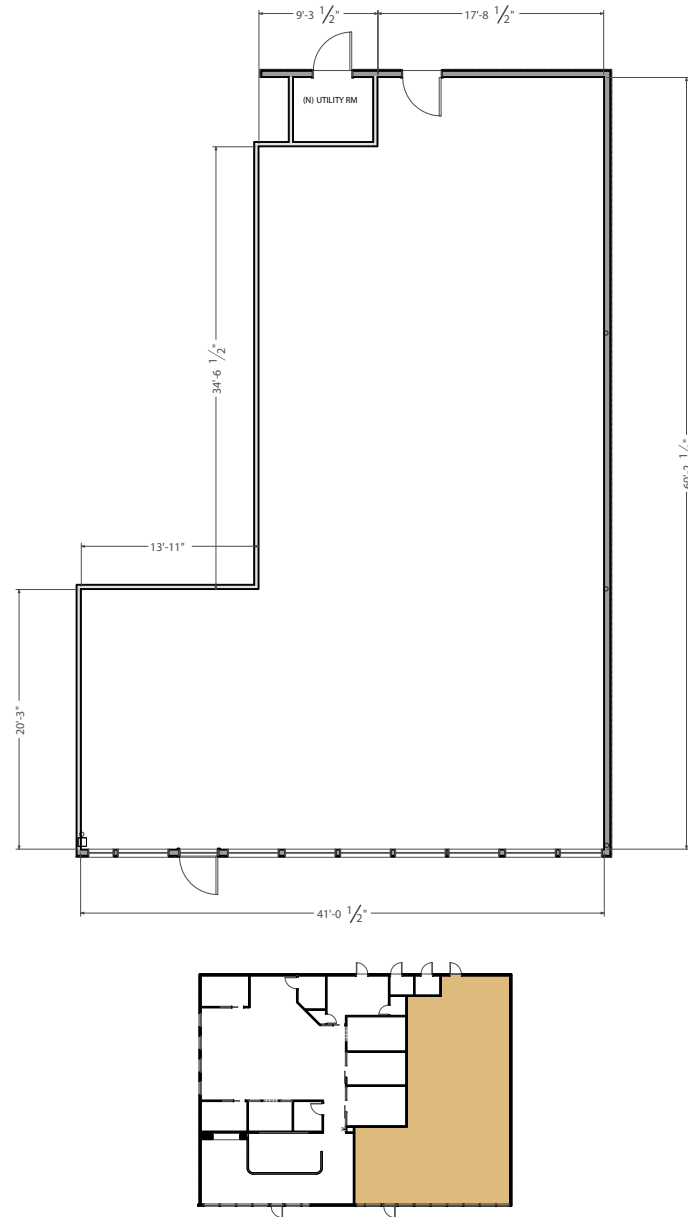
SELF PAY 8%

Data Source:  **Placer.ai**



Comparison

	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min



AVAILABLE SUITE

Suite# 150 - 1,968 RSF

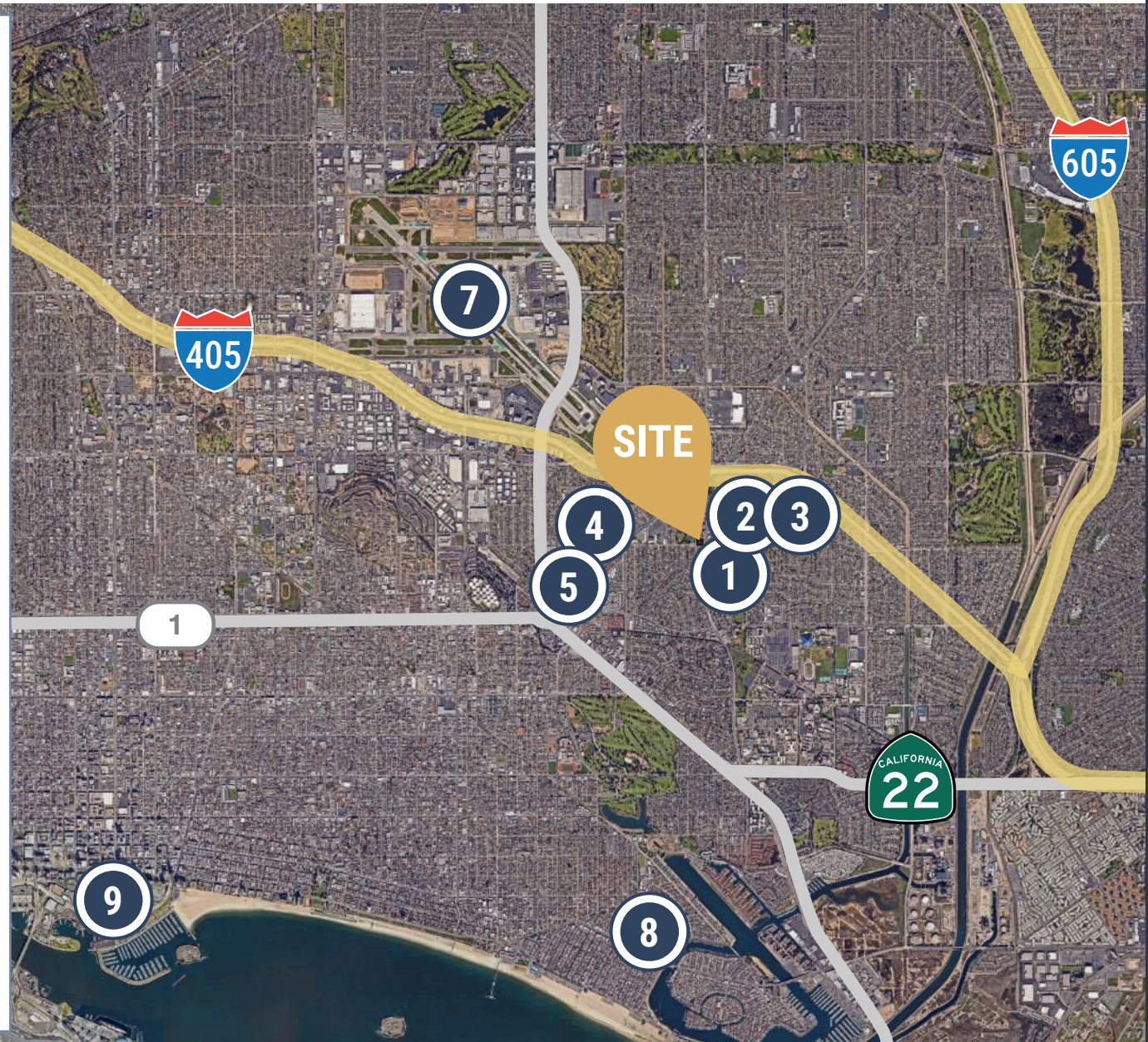
SUITE DESCRIPTION

Shell condition.
Ready for tenant's
customization.





- 1 Dining & Fitness**
CVS
LA Fitness
Lazy Acres Market
Sports Basement
- 2 Retail**
Target
Trader Joe's
Chase Bank
Starbucks
- 3 Education**
Stanford Middle School
William Elementary
- 4 Stearns Champions Park**
- 5 Retail & Fitness**
Planet Fitness
In-N-Out Burger
Ralphs
Vons
- 6 Stearns Champions Park**
- 7 LGB Airport**
- 8 Belmont Shore**
- 9 Long Beach Shoreline**



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