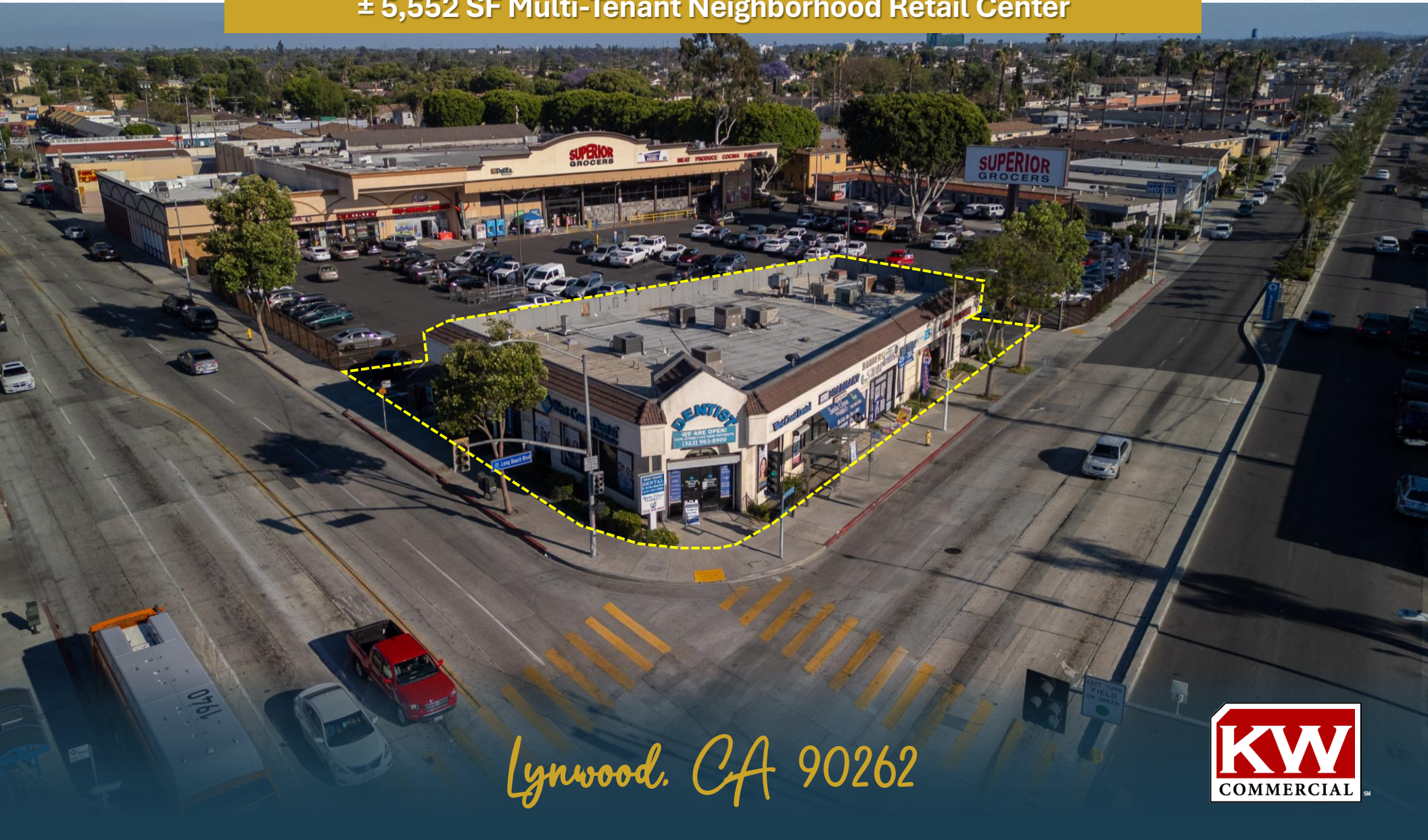


9910 Long Beach Boulevard

± 5,552 SF Multi-Tenant Neighborhood Retail Center



Lynwood, CA 90262



OUTPARCEL TO SUPERIOR GROCERS AT A MAJOR SIGNALIZED INTERSECTION

9910 Long Beach Boulevard

Lynwood, CA 90262

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661



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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



Executive Summary

9910 Long Beach Boulevard

Property Highlights

9910 Long Beach Boulevard

APPROX. 5,552 SF MULTI-TENANT NEIGHBORHOOD RETAIL CENTER

SITS AT THE MAJOR SIGNALIZED INTERSECTION LOCATION OF TWEEDY & LONG BEACH BLVD

EXCELLENT VISIBILITY WITH APPROX. 145+ FEET OF FRONTAGE ALONG LONG BEACH BLVD AND 105+ FEET ALONG TWEEDY BLVD.

GREAT TENANT MIX INCLUDING WEST COAST DENTAL, PHARMACY, BEAUTY SALON, WATER STORE, AND A CHINESE RESTAURANT.

EXCELLENT ACCESSIBILITY, LESS THAN 1.5 MILES NORTH OF THE 105 FREEWAY & JUST WEST OF THE 710 FREEWAY.

VERY WALKABLE LOCATION WITH A WALK SCORE OF 89, SUPPORTING STRONG LOCAL FOOT TRAFFIC.

SITS ON A 15,417 SF ZONED CORNER LOT.

GREAT CAR TRAFFIC COUNTS WITH OVER 40,000 CARS PER DAY AT THIS INTERSECTION

SHADOW ANCHORED BY SUPERIOR GROCERS, GENERATING BUILT-IN FOOT TRAFFIC AND STRONG RETAIL SYNERGY.

WEST COAST DENTAL HAS APPROX. 48 LOCATIONS IN LA & SURROUNDING COUNTIES!

PLENTY OF ON-SITE PARKING IN ADDITION TO PLENTY OF STREET PARKING.

DENSE DEMOGRAPHICS, WITH OVER 50,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS AND OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.



Property Summary

Price:	\$2,495,000
Year Built:	1993
SF (Per Title):	5,552
Price / SF:	\$449.39
Lot Size (SF):	15,417
Price / SF (Land):	\$161.83
Floors:	1
Parking:	Rear & Street
Zoning:	SG-R2
APN:	6207-007-024
Current Cap Rate:	5.3%
Proforma Cap Rate:	6.7%



TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$205,323	\$209,292
TOTALS	\$205,323	\$209,292

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$205,323	\$209,292
Less: Vacancy	\$0	(\$6,279)
Reimbursements	\$10,680	\$46,524
Effective Gross Income	\$216,003	\$249,537
Less: Expenses	(\$83,600)	(\$83,600)
Net Operating Income	\$132,403	\$165,936

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$35,404	\$35,404
Insurance	\$13,000	\$13,000
Utilities	\$13,590	\$13,590
Trash	\$7,920	\$7,920
Repairs	\$3,500	\$3,500
Pest Control	\$600	\$600
Cleaning/Gardening	\$2,400	\$2,400
Management	\$7,186	\$7,186
Total Expenses	\$83,600	\$83,600
Expenses Per RSF	\$15.06	\$15.06

Rent Roll

Current Rent Roll									Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
A+B*	West Coast Dental	1,699	4/1/21	5/31/26	\$5,674.27	\$3.34		MG	\$5,957.00	\$3.51	NNN
C	Martinez Beauty Salon	700	3/1/14	m-m	\$2,185.00	\$3.12		Gross	\$2,100.00	\$3.00	NNN
D+G**	Water Store	1,357	5/1/12	3/31/29	\$3,159.00	\$2.33	\$100	MG	\$3,000.00	\$2.21	Gross
E***	China Wok Restaurant	1,275	7/1/99	8/31/26	\$3,600.00	\$2.82	2%	Gross	\$3,672.00	\$2.88	Gross
F	Santa Elena Pharmacy	904	1/1/16	m-m	\$2,492.00	\$2.76		Gross	\$2,712.00	\$3.00	NNN
Total Square Feet		5,935				\$17,110.27			\$17,441.00		

* - Tenant has (1)-5 yr options, Tenant pays \$260 for water and trash.

** - Tenant has (1)-5 yr option; 5% yearly increases (current rent shown is as of May 1, 2026) Tenant pays \$130 for trash and approx. \$500 for water.

*** - Tenant has (1)-5yr option

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

Investment Overview

This 5,552 SF multi-tenant neighborhood retail center is strategically located at the major signalized intersection of Tweedy & Long Beach Blvd. in Lynwood, CA, along one of Los Angeles County's busiest commercial corridors. The property benefits from excellent visibility with approximately 145+ feet of frontage along Long Beach Blvd. and 105+ feet along Tweedy Blvd., with over 40,000 cars per day passing through the intersection.

The center is anchored by West Coast Dental, a long-term tenant that has operated at this location for over 10 years and has 48 locations across Los Angeles County and surrounding counties, providing stability and consistent customer draw. The property is also shadow anchored by Superior Grocers, generating strong built-in foot traffic and retail synergy.

The tenant mix includes West Coast Dental, a pharmacy, beauty salon, water store, and a Chinese restaurant, serving the daily needs of the surrounding neighborhood. The site offers plenty of on-site parking in addition to ample street parking, ensuring convenient customer access.

The property is less than 1.5 miles from the 105 Freeway and just west of the 710 Freeway, providing strong regional connectivity.

Located in a high-density trade area with over 50,000 residents within one mile and over 400,000 within three miles, and a Walk Score of 89, the center benefits from strong local foot traffic and consistent consumer demand.

This property represents a stable, income-producing investment with significant upside, benefiting from an established tenant base, excellent visibility, and a high-traffic, highly accessible location.

DTLA AMENITIES



DTLA FINANCIAL DISTRICT



9910 Long Beach Boulevard

Lynwood, CA 90262







Location Overview

9910 Long Beach Boulevard

Lynwood

CALIFORNIA

Lynwood is a California city located in Los Angeles County, about 14 miles south of Los Angeles and 22 miles northwest of Anaheim. Neighboring communities include South Gate (to the north), Compton (to the south) and Downey (to the east). Major highways in or near the city include Interstates I-105, I-110 and I-710. Nearest airports are the Long Beach airport (9 miles away) and Los Angeles International Airport (about 14 miles away).

DEMOGRAPHICS



\$67,350

Median Household Income



66,346

Population



\$842,500

Median Home Sale Price

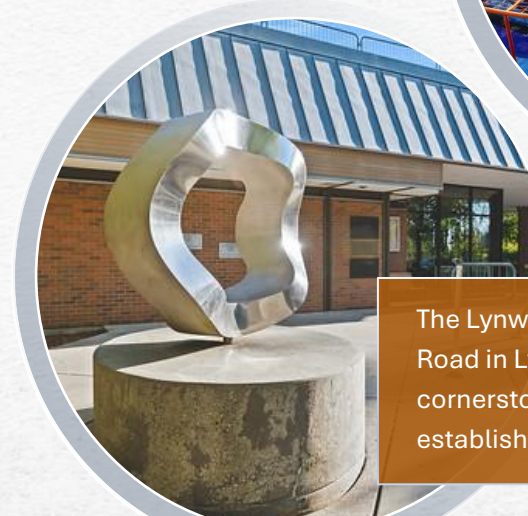
Major Landmarks



Plaza Mexico in downtown area of Lynwood is known for its authentic and historic Mexican architecture. It is a multi-purpose retail and cultural center.



Lynwood City Park - Spans approximately 23 acres, this park offers open green spaces, playgrounds, and sports facilities, making it ideal for family outings and recreational activities.



The Lynwood Library, located at 11320 Bullis Road in Lynwood, California, has been a cornerstone of the community since its establishment in May 1915.



HIGH

BARRIER-TO-ENTRY - MARKET



Demand for neighborhood-serving retail in the Lynwood submarket remains strong, driven by dense surrounding residential neighborhoods, steady foot traffic, and the area's proximity to major commuter corridors and employment hubs. The local consumer base supports a wide range of daily-needs tenants—including food, service, and convenience-oriented retailers—making well-located multi-tenant centers highly desirable for both tenants and investors.


On the supply side, Lynwood faces constraints on new retail development due to limited available land and restrictive zoning regulations. As a result, existing multi-tenant neighborhood retail centers benefit from relatively low vacancy and stable occupancy levels. This supply-demand dynamic supports consistent leasing velocity, rental rate growth, and long-term tenant retention, particularly for centers that are well-positioned along primary thoroughfares and anchored by necessity-based uses.



Top Employers

 St. Francis Medical Center

 City of **LYNWOOD**
California

 **LYNWOOD**
UNIFIED SCHOOL DISTRICT

 **ROBINSON**
HELICOPTER COMPANY

 **NORTHGATE**
GONZÁLEZ MARKET

 **SUPERIOR**
GROCERS

 **Walmart**   **Target**



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Economic Profile

- St. Francis Medical Center: A healthcare facility providing medical services and employment opportunities in various healthcare professions.
- Lynwood Unified School District: The local school district, offering education services and employing teachers, administrators, and support staff.
- City of Lynwood: The local government, including various departments such as public safety, administration, and public works.
- Robinson Helicopter Company: A manufacturer of helicopters, providing employment in engineering, manufacturing, and related fields.
- Superior Grocers: A grocery store chain, offering employment in retail and customer service roles.
- Northgate González Market: Another grocery store chain, providing employment opportunities in the retail sector.

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