

DRIVE-THRU PAD AVAILABLE

DRIVE-THRU PAD + RETAIL | EL DORADO CENTER
8105-8195 E WARDLOW RD | LONG BEACH, CA 90808



AI Generated Rendering

DAVE O'CONNELL
CalDRE #01398651
818.380.9967
dave@cbm1.com

ANDREA CRONIN
CalDRE #02198688
818.380.9968
Andrea@cbm1.com

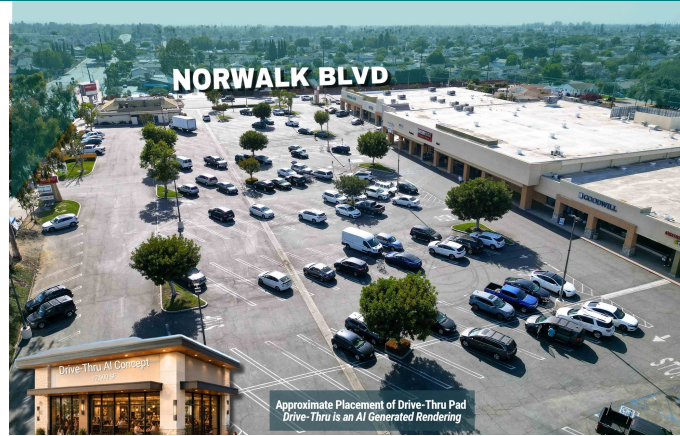
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

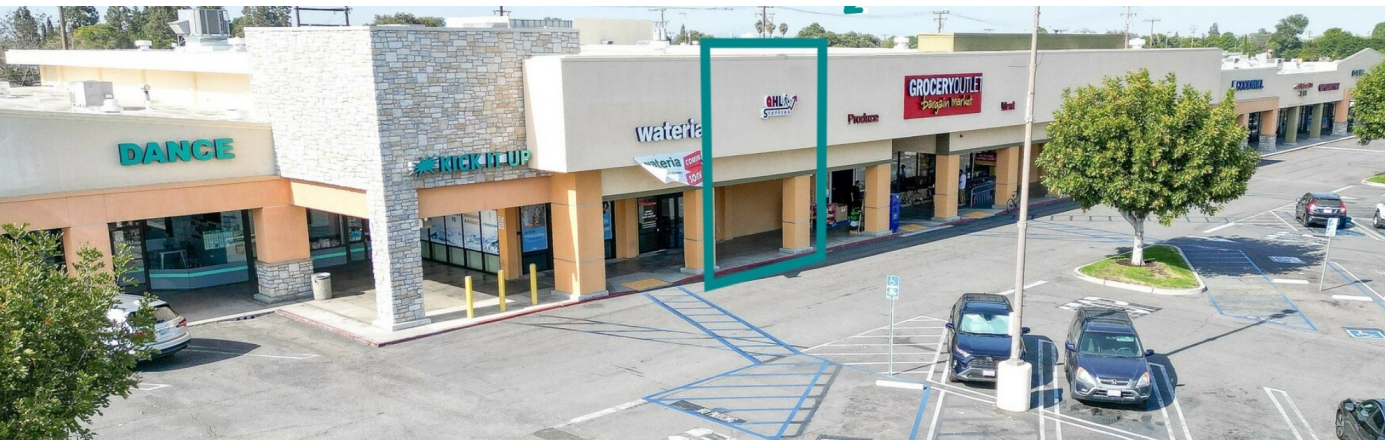
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FEATURES & AMENITIES

- DRIVE-THRU PAD GROUND LEASE OR BUILD-TO-SUIT AVAILABLE
- ± 800 SF to ± 2,500 SF DRIVE-THRU PAD
- ± 1,173 SF RETAIL SPACE AVAILABLE Q4 2026
- ± 378 PARKING STALLS IN CONVENIENT ONSITE LOT
- EASY ACCESS WITH 5 POINTS OF INGRESS/EGRESS
- HIGH VISIBILITY AT CORNER OF MAJOR SIGNALIZED INTERSECTION AT ± 37,000 CPD
- SERVING THE AFFLUENT EL DORADO PARK ESTATES NEIGHBORHOOD WITH ± 200,000 RESIDENTS IN A 3 MILE RADIUS



EXCLUSIVELY REPRESENTED BY

DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

ANDREA CRONIN

CALDRE #02198688
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ANDREA@CBM1.COM

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
Total Population	26,088	190,004	510,416
Average HH Income	\$110,641	\$120,939	\$109,271

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Drive-Thru Pad Ground Lease / Build-to-Suit Available between \pm 800 SF - \pm 2,500 SF. Ideal space for an established coffee, cafe or restaurant operator. \pm 1,173 SF high visibility retail available soon next to Grocery Outlet. The unit is in excellent condition with a mostly open floor plan, private restroom, and will be available Q4 2026. El Dorado Center affords potential tenants the opportunity to capitalize on the high traffic generated by this well-located busy shopping center with its steady stream of daily consumer traffic, ample parking (\pm 378 stalls), and 5-points of ingress and egress.

LOCATION DESCRIPTION

El Dorado Center is situated at the major signalized intersection of Wardlow + Norwalk near the prestigious El Dorado neighborhood (in northeast Long Beach). Both Wardlow Road and Norwalk Boulevard serve as major thoroughfares, with traffic counts of approx. 37,000 cars per day. The center is surrounded by a densely populated residential area, with nearly 200,000 residents within a 3-mile radius.

OFFERING SUMMARY

Lease Rate:	Withheld
Available SF:	800 - 2,500 SF
Building Size:	87,492 SF

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PLANS

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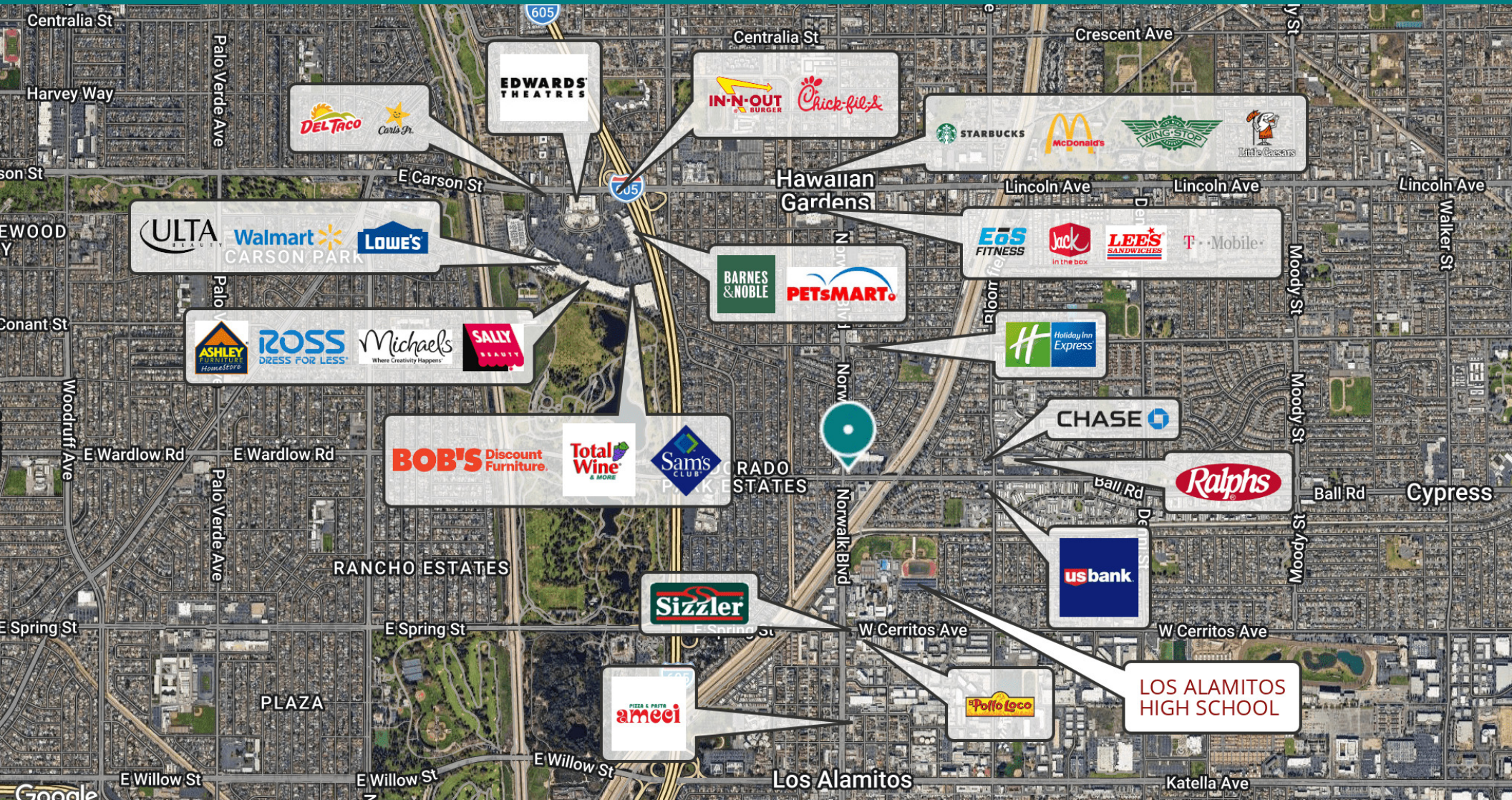


SUITE	TENANT	SIZE
Pad 1	Mooney's Pizza	5,040 SF
PAD 2	Available	800 - 2,500 SF
8111	Dollar Tree	10,176 SF
8121	Dental - Pediatric	3,600 SF
8123-29	Kick it Up Kidz	8,400 SF
8135	Wateria	1,165 SF
8137	Available Soon	1,173 SF
8145	Grocery Outlet	18,000 SF
8155	Goodwill	7,000 SF
8163	Orthodontics R Us	2,232 SF
8165	PS Optical	3,068 SF
8169	Fit Body Boot Camp	2,000 SF
8171	TT Spa	2,700 SF
8175	Veterinary Hospital	1,600 SF
8181	Reverie Nail & Spa	1,600 SF
8185	Twice Baked Bakery	960 SF
8191	Bentley Vietnamese Rest.	960 SF
8195	Wildflower Events	1,440 SF

RETAILER MAP

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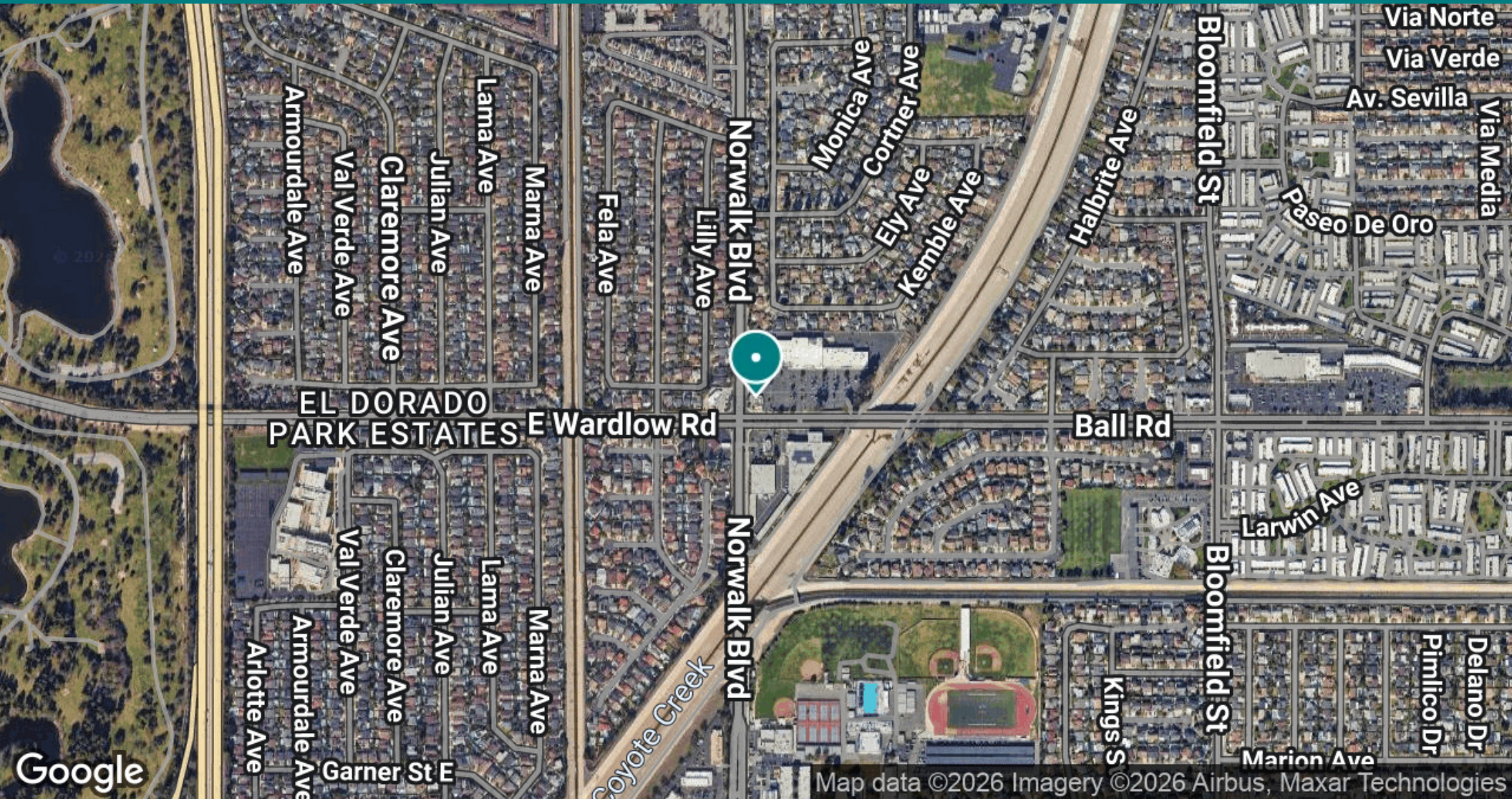
ANDREA CRONIN

CalDRE #02198688
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Andrea@cbm1.com

LOCATION MAP

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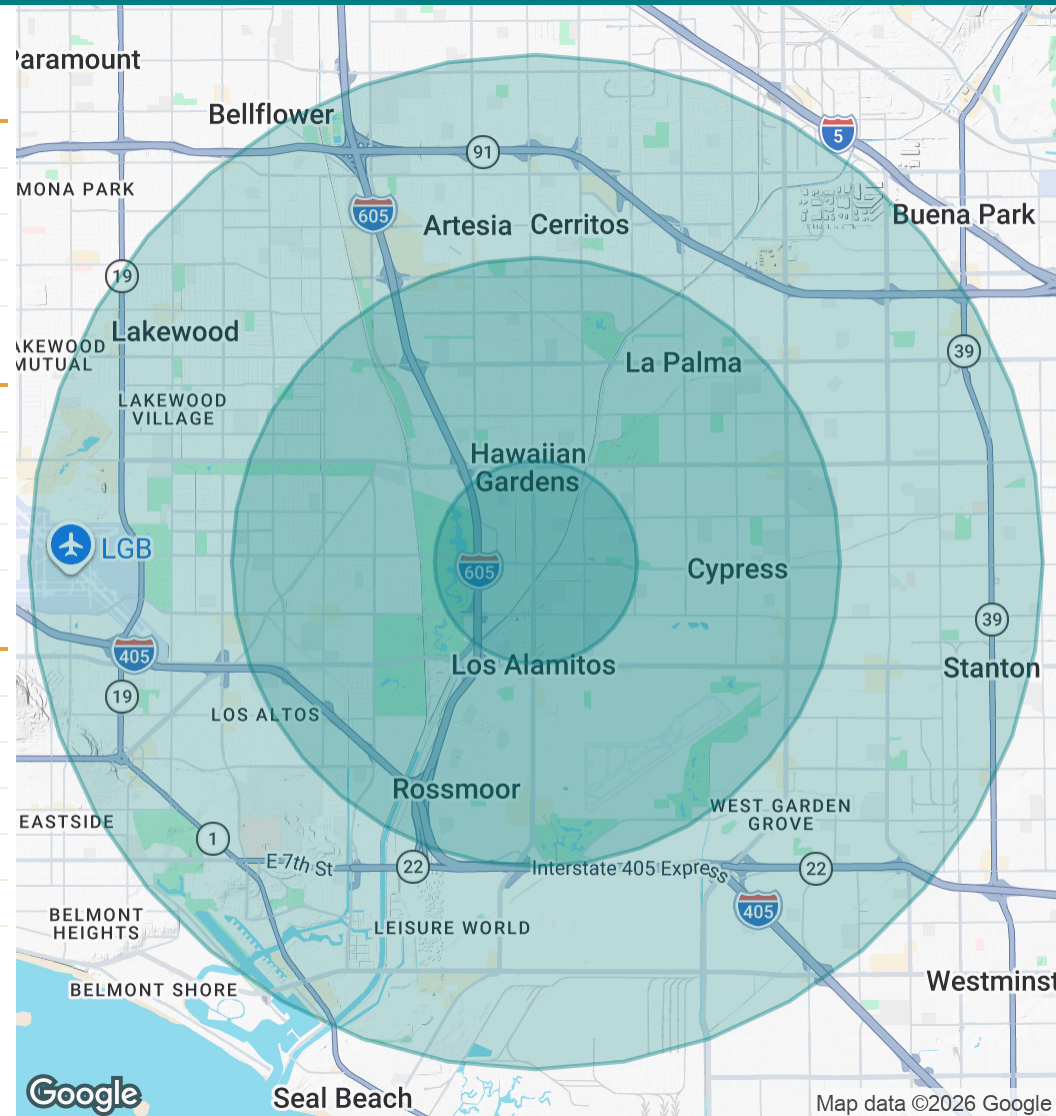
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,088	190,004	510,416
Average Age	38.5	42.1	41.4
Average Age (Male)	37.2	40.6	39.9
Average Age (Female)	38.3	43.0	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$110,641	\$120,939	\$109,271
Average House Value	\$547,346	\$657,172	\$605,615
RACE	1 MILE	3 MILES	5 MILES
% White	42.9%	50.1%	50.8%
% Black	2.6%	4.7%	5.1%
% Asian	16.4%	26.1%	25.9%
% Hawaiian	0.1%	0.4%	0.4%
% American Indian	0.7%	0.6%	0.5%
% Other	28.9%	10.5%	10.0%

2020 American Community Survey (ACS)



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MEET THE TEAM

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DAVE O'CONNELL

Managing Principal

Direct: 818.380.9967 **Cell:** 818.917.3020
dave@cbm1.com

CalDRE #01398651



ANDREA CRONIN

Associate

Direct: 818.380.9968 **Cell:** 646.825.1797
Andrea@cbm1.com

CalDRE #02198688

DAVE O'CONNELL

CalDRE #01398651
818.380.9967
dave@cbm1.com

ANDREA CRONIN

CalDRE #02198688
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