

SUBJECT PROPERTY

4,225 SF Building 5,983 SF Lot

**10236 LONG BEACH BLVD
LYNWOOD, CA 90262**



TOTAL CONSIDERATION: \$1,350,000



**RETAIL STOREFRONT WITH
REDEVELOPMENT OPPORTUNITY**

For More Information, Please Contact:

CAMERON HALE
424-293-8085 Ext. 106
cameron@gowithapex.com
DRE LICENSE#: 02180834



Zoning:	C3
Driveways:	1 on Sequoia w/ Loading Dock
Parking Spaces:	Street parking with 2/3 onsite spaces
Traffic Count:	30,495 CPD (on LBB)

Address:	10236 Long Beach Blvd. Lynwood, CA 90262
Building Size:	4,225 Sq. Ft.
Lot Size:	5,983 Sq. Ft.
Year Built:	1954





Apex Properties is pleased to present 10236 Long Beach Boulevard, Lynwood, CA 90262

10236 Long Beach Boulevard presents the opportunity to acquire a single-tenant, net-leased neighborhood retail investment strategically located along one of Lynwood's primary commercial corridors. The property is 100% leased to Super Estrella Market, an established neighborhood grocery serving the dense surrounding residential population. Situated on heavily traveled Long Beach Boulevard, the property benefits from outstanding street visibility, excellent accessibility, and strong daily consumer traffic. The surrounding trade area consists of mature residential neighborhoods with a diverse mix of local businesses, creating a stable environment for neighborhood-serving retail. The investment is secured by a 5-year Absolute/Triple Net-style lease, allowing ownership to enjoy passive income while the tenant assumes responsibility for utilities and the operating expenses. The lease includes annual rental increases, providing built-in revenue growth and an attractive hedge against inflation. This offering represents an excellent opportunity for private investors, family offices, and 1031 exchange buyers seeking dependable cash flow from a necessity-based retail tenant in an established infill Los Angeles County market. Showings are being offered by appointment only. Call Apex Properties today!

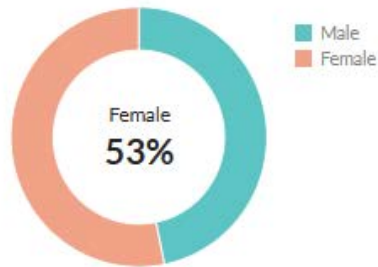
Lynwood is a vibrant, densely populated community in southeastern Los Angeles County that combines a rich cultural heritage with exceptional regional connectivity. Strategically located along the Interstate 105 and Interstate 710 corridors, the city provides convenient access to Downtown Los Angeles, Long Beach, the Ports of Los Angeles and Long Beach, and major employment centers throughout Southern California. This central location has established Lynwood as an important residential, commercial, and logistics hub within the region.

Home to approximately 67,000 residents, Lynwood is one of the most densely populated cities in Los Angeles County and is supported by a young, diverse, and predominantly Hispanic population. The city's strong sense of community, entrepreneurial spirit, and growing consumer base continue to attract neighborhood-serving retail, healthcare providers, restaurants, financial institutions, and service-oriented businesses.

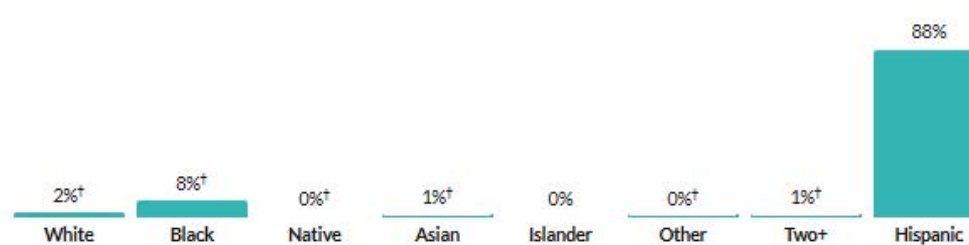
Lynwood benefits from excellent transportation infrastructure, with immediate freeway access, proximity to regional transit, and direct connections to Southern California's largest trade and distribution networks. Its location offers businesses efficient access to more than 18 million consumers throughout the Greater Los Angeles metropolitan area while maintaining a strong local customer base driven by high residential density and consistent daily traffic volumes.

The city continues to invest in economic development, infrastructure improvements, housing, and commercial revitalization initiatives designed to enhance quality of life and encourage private investment. Combined with its strategic location, established neighborhoods, and expanding business environment, Lynwood remains an attractive destination for retailers, investors, developers, and businesses seeking long-term growth opportunities in one of Southern California's most connected urban markets.

Sex



Race & Ethnicity



Income

\$30,176
Per capita income

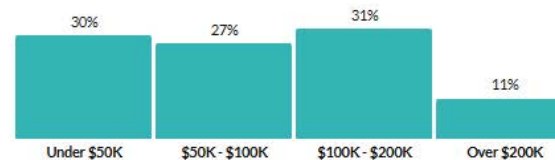
\$86,558
Median household income

a little less than the amount in Los Angeles County: \$90,112

about 90 percent of the amount in California: \$99,122

about 10 percent higher than the amount in United States: \$80,734

Household income





Investment Details



Occupancy: **STNL INVESTMENT**



Net Income:
\$9,000 Per Month
\$108,000 Per Year



Bldg Size: **4,225 SF**



Lot Size: **5,983 SF**



Total Building Size: **4,225 SF**



Zoning: **C3**



EXCLUSIVELY PRESENTED BY :



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE APEX PROPERTIES ADVISOR FOR MORE DETAILS.