

RETAIL FOR LEASE | 5,000 SQUARE FEET

2153 N. Bellflower Boulevard

SWC N. BELLFLOWER BLVD. & E. STEARNS ST., LONG BEACH



**AT-HOME
MEDICAL.**

Safely Age At Home.

NEWMARK | PACIFIC

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RETAIL FOR LEASE

2153 N. Bellflower Blvd.

LONG BEACH, CA 90815

Size

±5,000 Square Feet

Property Highlights

- Across the street from Los Altos Market Center (Lazy Acres, CVS, TJ Maxx & LA Fitness).
- Nearby tenants include Target & Trader Joes.
- High income area of Long Beach/Los Altos neighborhoods.
- Dedicated parking in rear.

Traffic Counts

- 30,200 Average Daily Traffic on N. Bellflower Blvd.
- 12,900 Average Daily Traffic on E. Stearns St.
- 27,000 Average Daily Traffic on E. Los Coyotes Diagonal

Demographics - 2025

	1-Mile	2-Miles	3-Miles
Population	22,960	82,048	195,707
Avg. H.H. Income	\$156,087	\$146,485	\$139,619
Daytime Population	28,585	91,554	194,729

Source: ESRI



DEMOGRAPHICS

	1-MILE	2-MILES	3-MILES	
POPULATION	2025 Population	22,960	82,048	195,707
	2030 Population	22,542	80,045	190,666
	2020 Population	24,238	86,163	204,786
	2010 Population	23,072	83,019	202,140
	2025-2030 Annual Rate	-0.37%	-0.49%	-0.52%
	2025 Median Age	34.9	39.2	40.2
	Total Businesses	902	3,385	7,920
	Total Employees	12,962	45,459	83,868
	Total Daytime Population	28,585	91,554	194,729
HOUSEHOLDS	2025 Total Households	8,060	32,691	81,675
	2030 Total Households	8,037	32,500	81,246
	2010 Households	8,148	32,638	81,054
	2025-2030 Annual Rate	-0.06%	-0.12%	-0.11%
	2025 Average Household Size	2.51	2.39	2.33
INCOME	2025 Median Household Income	\$119,766	\$112,036	\$104,142
	2030 Median Household Income	\$134,159	\$124,735	\$115,870
	2025 Average Household Income	\$156,087	\$146,485	\$139,619
	2030 Average Household Income	\$173,676	\$162,376	\$154,469
	2025 Per Capita Income	\$55,622	\$58,755	\$58,287
HOUSING	2025 Total Housing Units	8,497	34,212	86,090
	2025 Owner Occupied Housing Units	58.9%	52.9%	48.0%
	2025 Renter Occupied Housing Units	36.0%	42.6%	46.9%
	2025 Vacant Housing Units	5.1%	4.4%	5.1%
	2025 Median Home Value	\$904,653	\$908,648	\$929,478
	2025 Average Home Value	\$988,614	\$997,135	\$1,036,915

Long Beach Snapshot

450,339

TOTAL POPULATION

171,814

TOTAL HOUSEHOLDS

\$116,116

AVG. HOUSEHOLD INCOME

423,223

DAYTIME POPULATION

2153 N. Bellflower Blvd., Long Beach



Prepared by:

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