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OFFERING MEMORANDUM

**10111 Long Beach Blvd,
Lynwood, CA 90262**

LYNWOOD RETAIL AND OFFICE SPACE AVAILABLE

Presented By

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DRE# 01882885



Executive Summary

PROPERTY OVERVIEW

Positioned on a high-visibility corridor along Long Beach Blvd, this versatile mixed-use investment opportunity offers both immediate income potential and long-term upside. The property features a ground-floor retail storefront ideal for a variety of neighborhood-serving businesses, with a residential unit above that provides additional income or an ideal live/work setup. Constructed in 1950 and renovated in 1976, the building encompasses approximately 1,845 square feet and benefits from strong street presence, consistent traffic flow, and excellent accessibility. The flexible layout allows an owner-user to operate a business on-site while offsetting expenses with residential rental income, or for investors to capitalize on dual-income streams in a growing submarket. Situated in a densely populated area of Los Angeles County, the property is surrounded by established retail, residential neighborhoods, and commuter routes, making it well-positioned for continued demand. Also offered for lease at \$1.70/SF — Build-to-Suit opportunities available.



0.4 AC

LOT SIZE

80 / 100

WALK SCORE

6207-010-035

APN

LYC3

ZONING

Investment Details

Asking Price \$850,000

Sub Type Grocery Store, Storefront, Convenience Store

Square Footage 1,845

Units 2

Stories 2

Lot Size (acres) 0.4

APN 6207-010-035

Property Type Mixed Use, Retail, Office

Tenancy Vacant

Price per SqFt \$460.70

Year Built 1950 (Renovated 1976)

Zoning LYC3

Parking (spaces) 2

Ground Lease No



Financial Snapshot

FINANCIAL SUMMARY

Asking Price	\$850,000
Price / SF	\$460.70
Retail Rent (NNN)	TBD
Retail Annual Income	TBD
Residential Income*	TBD
Gross Scheduled Income*	TBD
Effective Gross Income*	\$61,110
Effective Pro Forma NOI*	\$54,500
Pro Forma Cap Rate*	6.41%

**Residential income and pro forma figures are illustrative based on Lynwood submarket comparables and provided for discussion only. In-place leases, expense history, and rent roll available under signed CA. Buyer to independently verify all assumptions.*

RETAIL STOREFRONT & RESIDENTIAL UNIT

The retail storefront is currently available for lease on a triple-net (NNN) at \$3,250/month. The residential unit above is offered as in-place market-rate income, with rent comparable to one-bedroom units in the 90262 ZIP code. The configuration accommodates a variety of business types — quick-service food, professional services, salon/barber, mobile carrier, or specialty retail — and the site has historically supported neighborhood-serving uses.

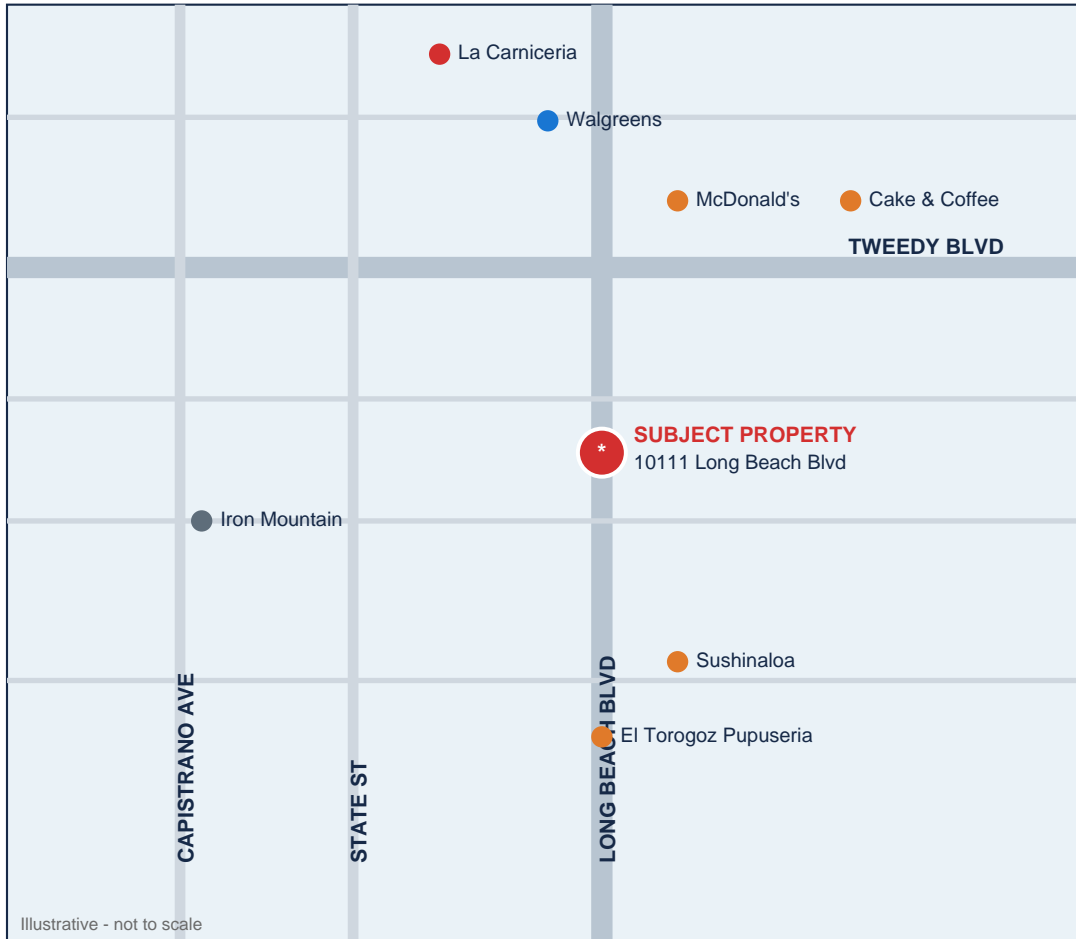
NEARBY NATIONAL & REGIONAL RETAILERS

Superior Grocers	Smart & Final	Starbucks	Chase Bank	Citi
Habit Burger	Yoshinoya	Rent-A-Center	First Citizens	Walgreens

Investment Highlights

- High-visibility corridor on Long Beach Blvd with strong street presence and consistent traffic flow
- Mixed-use building: ground-floor retail storefront + residential unit above — dual income streams
- 1,845 SF building | 0.4-acre lot | Zoning: LYC3 | Year Built: 1950 (Renovated 1976)
- Ideal owner-user opportunity — operate your business while offsetting expenses with residential rental income
- Densely populated Los Angeles County submarket surrounded by established retail, residential neighborhoods, and commuter routes
- Flexible layout — Build-to-Suit available; also offered for lease at \$1.70/SF
- Priced at \$850,000 (\$460.70 per SF)

Location



ACCESS & TRAFFIC

- I-105 (Glenn Anderson Fwy) — 1.4 mi north
- I-710 (Long Beach Fwy) — 2.0 mi east
- I-110 (Harbor Fwy) — 3.1 mi west
- Metro C Line at Lynwood Station — 0.8 mi
- LBB traffic count: ~28,000 ADT (est.)

NEARBY ANCHORS

- Walgreens
- McDonald's
- La Carniceria
- Superior Grocers
- Plaza Mexico (1.0 mi)
- Sushinaloa
- Iron Mountain
- Smart & Final

Demographics & Market

Lynwood is a five-square-mile infill city in southeast Los Angeles County, situated between Downtown LA (~10 miles north) and the Port of Long Beach (~12 miles south). The city sits at the intersection of two major freeways — the I-710 and the I-105 — and is served by the Metro C Line at Lynwood Station, providing direct rail access to LAX, Downtown LA, and Norwalk. With a population density above 14,000 residents per square mile, Lynwood is among the densest cities in Los Angeles County.

DEMOGRAPHIC PROFILE — RADIUS RINGS (APPROX.)

	1-MILE	3-MILE	5-MILE
Population	~45,300	~329,000	~770,000
Households	~11,500	~85,200	~205,400
Median HH Income	\$71,400	\$72,800	\$68,044
Median Age	32.1	33.6	34.2
Daytime Population	~38,000	~285,000	~715,000
% Hispanic / Latino	88%	82%	76%

Sources: U.S. Census Bureau (ACS 5-yr); California Dept. of Finance; Census Reporter; demographicsbyradius.com. Estimates derived from ZIP 90262 and surrounding cities. Buyer to verify.

LYNWOOD AT A GLANCE

~62,000

CITY POPULATION

\$74,844

MEDIAN HH INCOME

33.6

MEDIAN AGE

~14,400

DENSITY / SQ MI

MARKET CONTEXT

LA County retail fundamentals remain stable. Los Angeles County retail vacancy registered approximately 6.4% in Q1 2026, with rents growing ~2.7% year-over-year. Neighborhood retail, grocery-anchored centers, and service-based tenants continue to outperform discretionary big-box formats - directly favoring the daily-needs trade area surrounding 10111 Long Beach Blvd. Top local employment sectors are healthcare (St. Francis Medical Center is the largest in-city employer), manufacturing, and retail trade.

Photo Gallery



Contact Info



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