

# FOR LEASE

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

UNIT 8137  
1,173 SF



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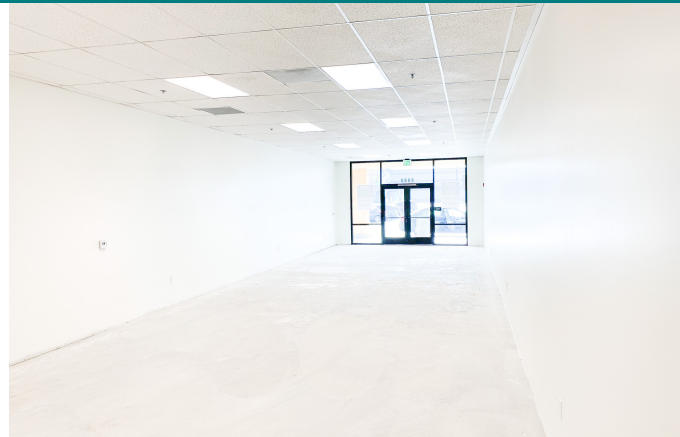
**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

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

SHOP SPACE AVAILABLE | PAGE 2



### 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

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#### NEIGHBORING RETAILERS

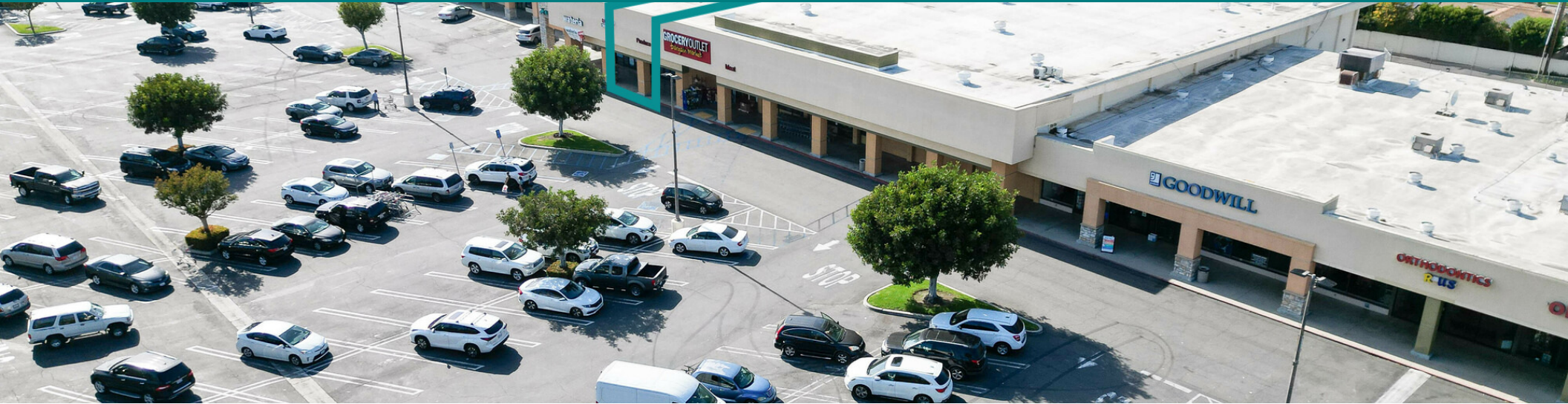


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,989	63,129	173,535
Total Population	26,088	190,004	510,416
Average HH Income	\$110,641	\$120,939	\$109,271

## 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

### OFFERING SUMMARY

Lease Rate:	Negotiable
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	Benley Vietnamese Rest.	960 SF
8195	Wildflower Events	1,440 SF

**EL DORADO CENTER**  
Long Beach, CA

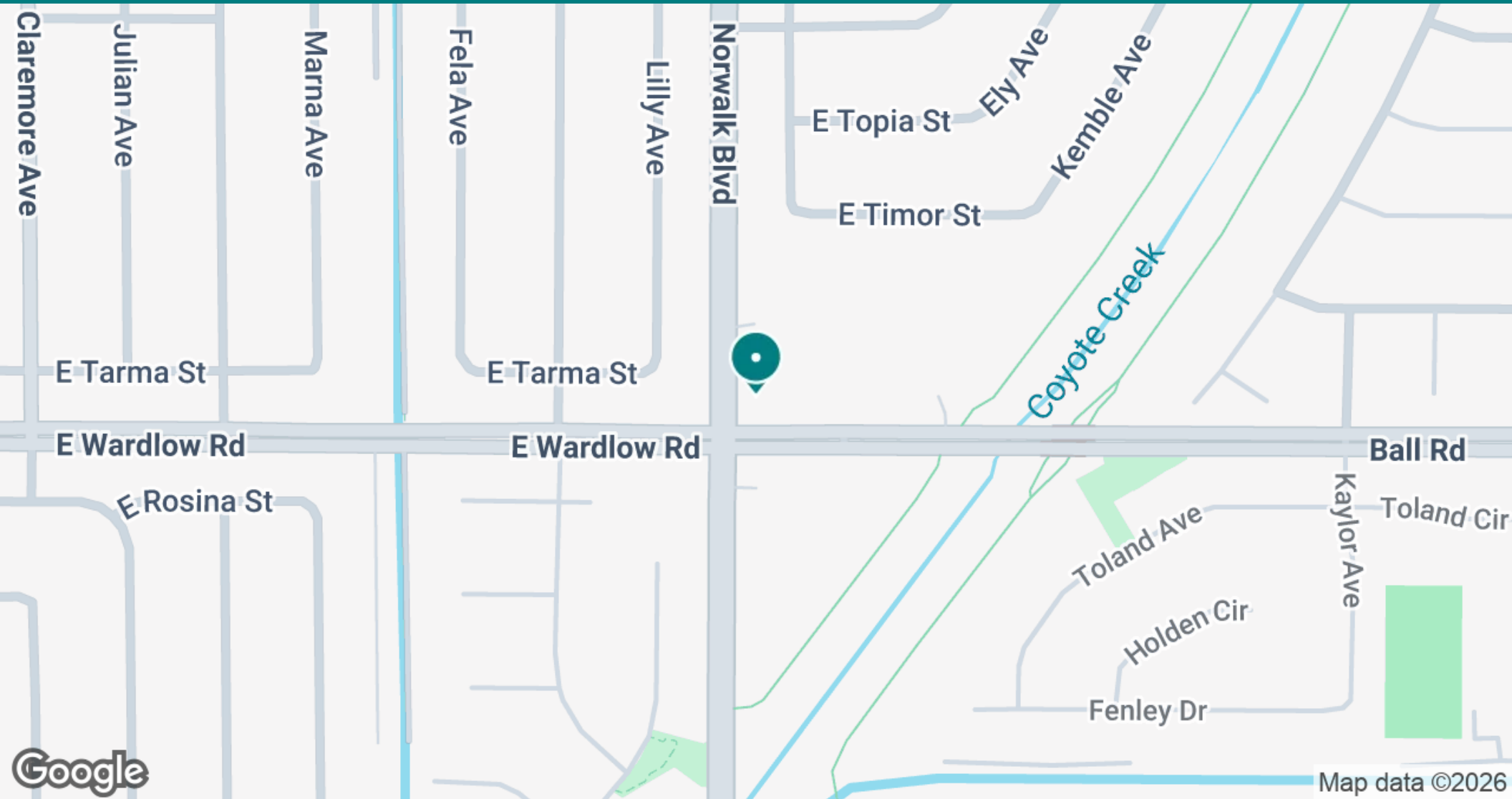


OPTION SEVEN

## LOCATION MAP

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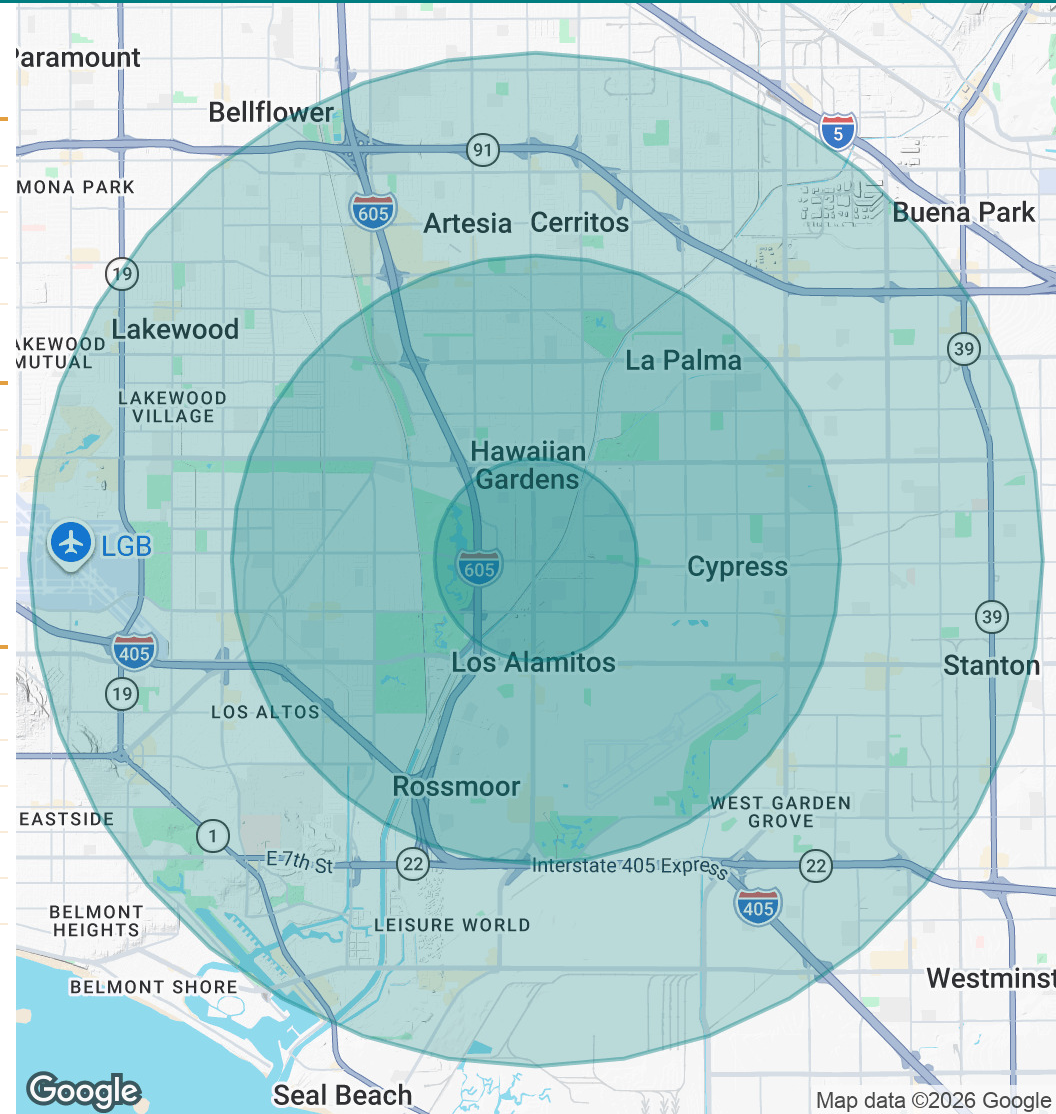
## DEMOGRAPHICS MAP & REPORT

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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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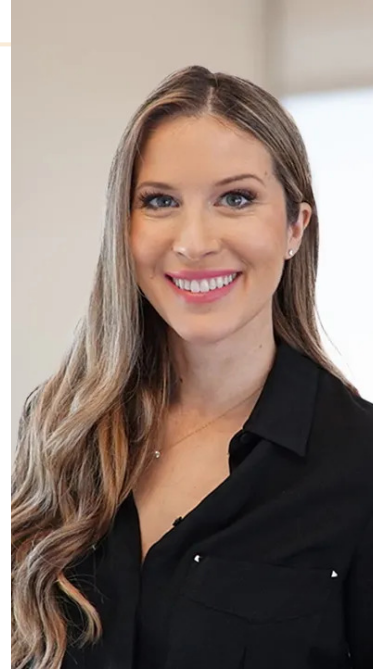


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