

FOR LEASE



**COLDWELL BANKER
COMMERCIAL** BLAIR

4311 EAST CARSON STREET

LONG BEACH, CA 90808

OFFERING MEMORANDUM

4311 EAST CARSON STREET

LONG BEACH, CA 90808

| | |
|-----------------------|--|
| RATE: | \$3.00 PSF/Modified Gross |
| BUILDING SIZE: | 1,500 SF |
| LAND SIZE: | 5,564 SF |
| ZONED: | Community Commercial Automobile-Oriented (CCA) |

HIGHLIGHTS

- **Prime Corner Location** — Excellent visibility at the signalized intersection near Lakewood Blvd. and E Carson Street, with a high daily traffic count of approximately 35,000 vehicles and strong pedestrian exposure.
- **Highly Desirable Trade Area** — Surrounded by major demand drivers including Long Beach City College, LBX shopping and dining, Long Beach Airport, nearby office and industrial parks, and dense residential neighborhoods.
- **Prominent Signage Opportunity** — Street-front signage offering great visibility and customer draw.
- **Convenient Parking** — On-site shared parking plus additional nearby options for tenants and visitors.



FOR MORE INFORMATION CONTACT:

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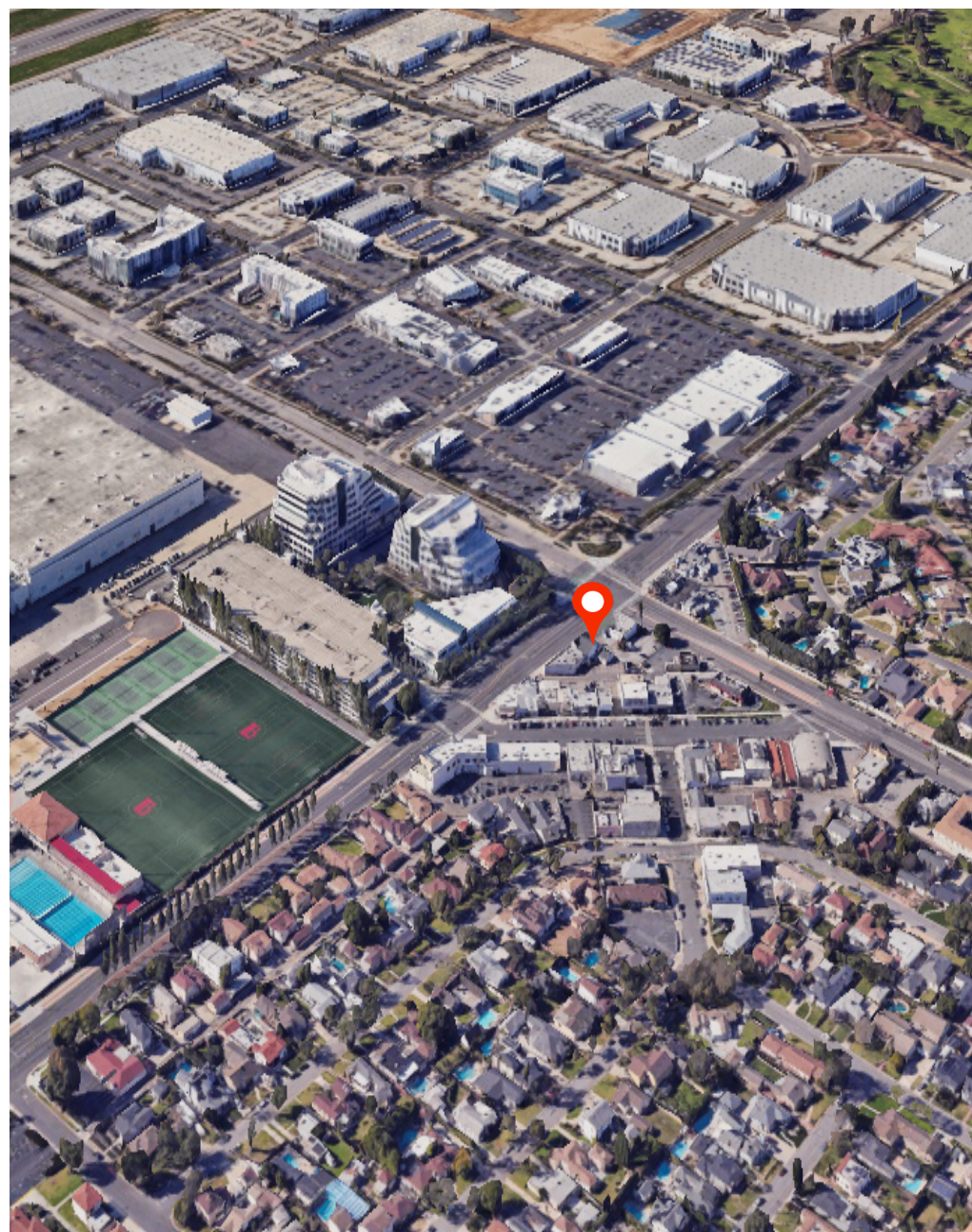
EMAIL: LTREFFRY@CBCBLAIR

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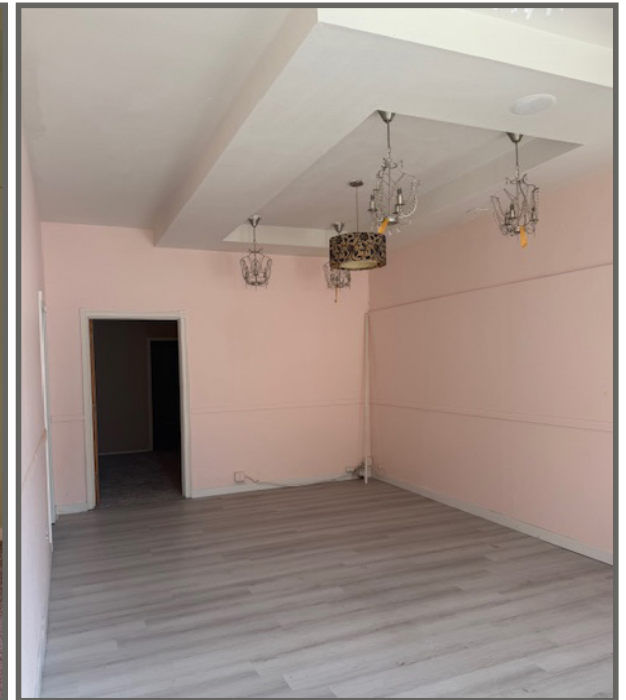
DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present a portion of 4311 E. Carson Street on the market for Lease. This prime property is prominently positioned near the signalized intersection of Carson Street and Lakewood Boulevard, one of East Long Beach's most highly trafficked corridors. Approximately 1,500 SF is available for Lease, with convenient on-site shared parking and additional nearby parking options for tenants and customers. The space comes equipped with a few offices, large kitchen, and a private restroom.

Strategically located near Long Beach City College, Long Beach Exchange (LBX) retail and dining, Long Beach Airport, and major office and industrial employment centers, the property benefits from strong surrounding demand drivers and dense residential neighborhoods.



INTERIOR PHOTOS - UNIT 4311 VACANT

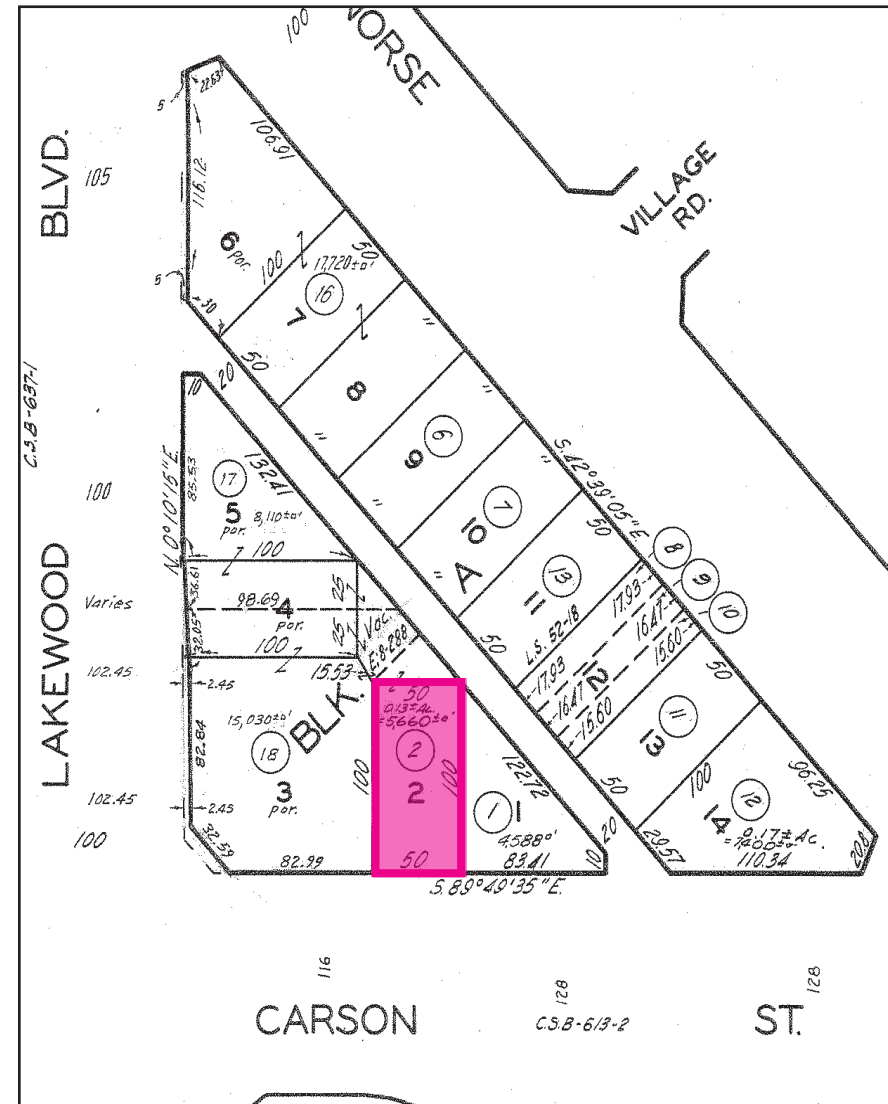


ZONING

Community Commercial Zoning Districts

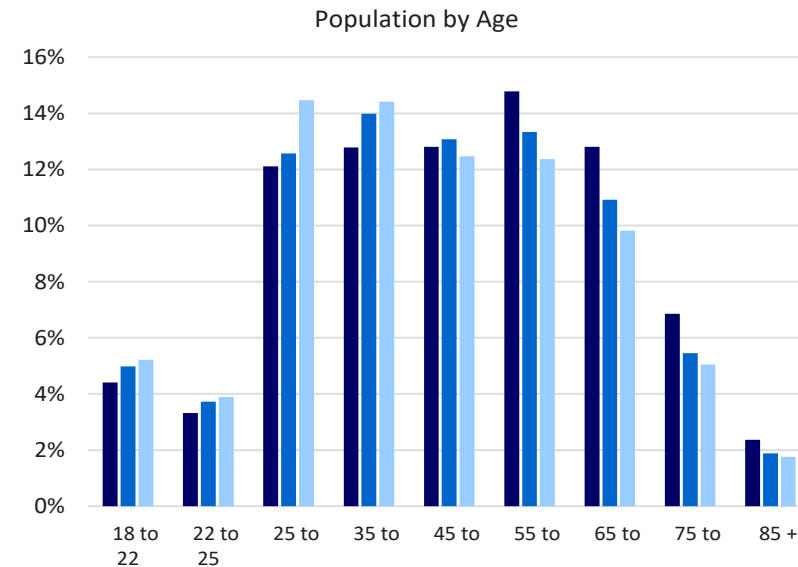
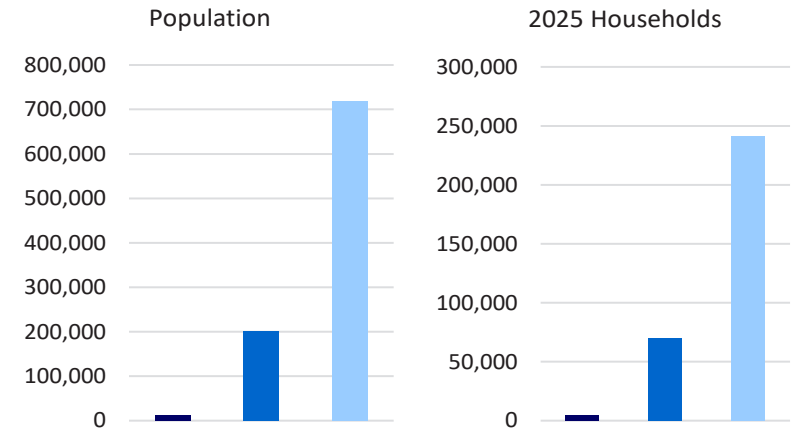
The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. There are four (4) types of Community Commercial Districts: Community Automobile-Oriented (CCA), Community Pedestrian Oriented (CCP), Community R-4-R (CCR), and Community R-4-N (CCN).

The **Community Automobile-Oriented (CCA)** District permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services.



DEMOGRAPHICS

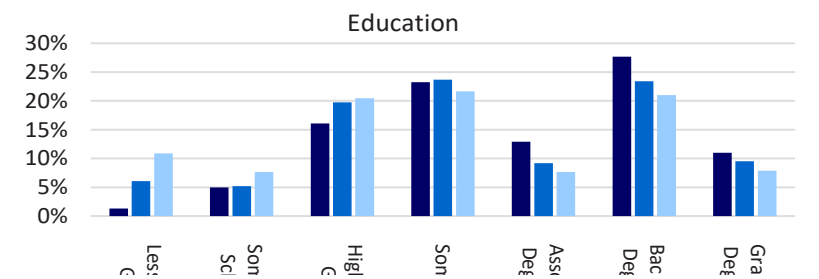
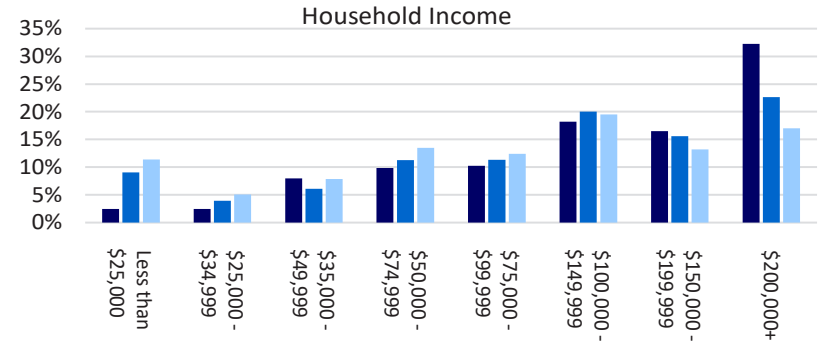
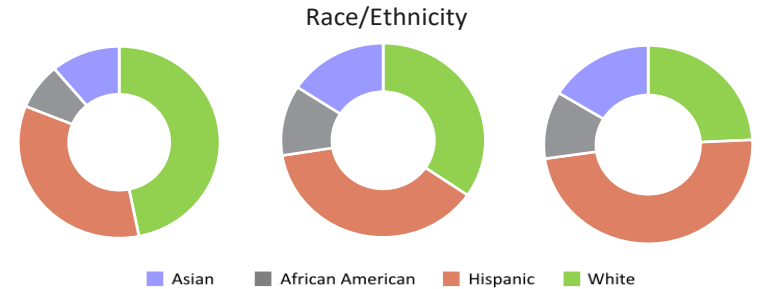
| | 1 Mile | | 3 Miles | | 5 Miles | |
|--------------------------------|--------|-------|---------|-------|---------|-------|
| Current | | | | | | |
| 2025 Population | 12,629 | --- | 201,656 | --- | 718,640 | --- |
| 2030 Projected Population | 12,699 | --- | 202,270 | --- | 723,748 | --- |
| Pop Growth (%) | 0.6% | --- | 0.3% | --- | 0.7% | --- |
| 2025 Households | 4,619 | --- | 69,877 | --- | 241,650 | --- |
| 2030 Projected Households | 4,643 | --- | 70,067 | --- | 243,435 | --- |
| HH Growth (%) | 0.5% | --- | 0.3% | --- | 0.7% | --- |
| Census Year | | | | | | |
| 2010 Population | 12,307 | --- | 199,246 | --- | 726,675 | --- |
| 2020 Population | 13,026 | --- | 207,039 | --- | 734,572 | --- |
| Pop Growth (%) | 5.8% | --- | 3.9% | --- | 1.1% | --- |
| 2010 Households | 4,570 | --- | 69,767 | --- | 238,247 | --- |
| 2020 Households | 4,749 | --- | 71,727 | --- | 246,957 | --- |
| HH Growth (%) | 3.9% | --- | 2.8% | --- | 3.7% | --- |
| Total Population by Age | | | | | | |
| Average Age (2025) | 43.8 | | 41.2 | | 40.0 | |
| Children (2025) | | | | | | |
| 0 - 4 Years | 624 | | 10,664 | | 41,324 | |
| 5 - 9 Years | 585 | | 10,853 | | 37,541 | |
| 10-13 Years | 493 | | 9,124 | | 32,240 | |
| 14-17 Years | 541 | | 9,845 | | 36,542 | |
| Adults (2025) | | | | | | |
| 18 to 22 | 557 | 4.4% | 10,041 | 5.0% | 37,528 | 5.2% |
| 22 to 25 | 419 | 3.3% | 7,517 | 3.7% | 27,947 | 3.9% |
| 25 to 35 | 1,530 | 12.1% | 25,357 | 12.6% | 103,985 | 14.5% |
| 35 to 45 | 1,614 | 12.8% | 28,197 | 14.0% | 103,581 | 14.4% |
| 45 to 55 | 1,617 | 12.8% | 26,366 | 13.1% | 89,563 | 12.5% |
| 55 to 65 | 1,866 | 14.8% | 26,889 | 13.3% | 88,891 | 12.4% |
| 65 to 75 | 1,617 | 12.8% | 22,016 | 10.9% | 70,562 | 9.8% |
| 75 to 85 | 866 | 6.9% | 10,995 | 5.5% | 36,315 | 5.1% |
| 85 + | 299 | 2.4% | 3,792 | 1.9% | 12,619 | 1.8% |



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DEMOGRAPHICS

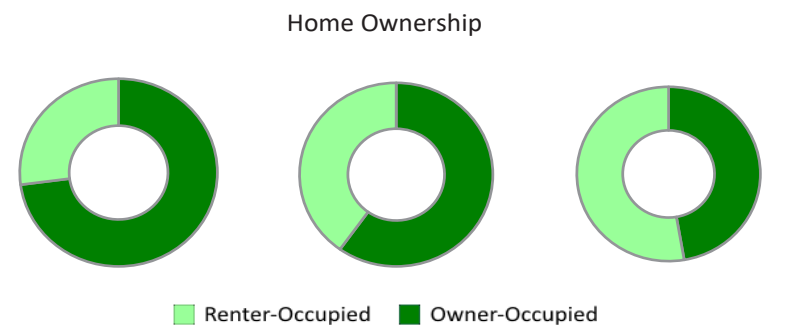
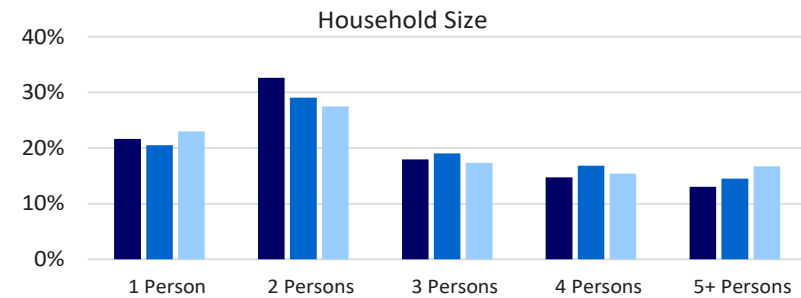
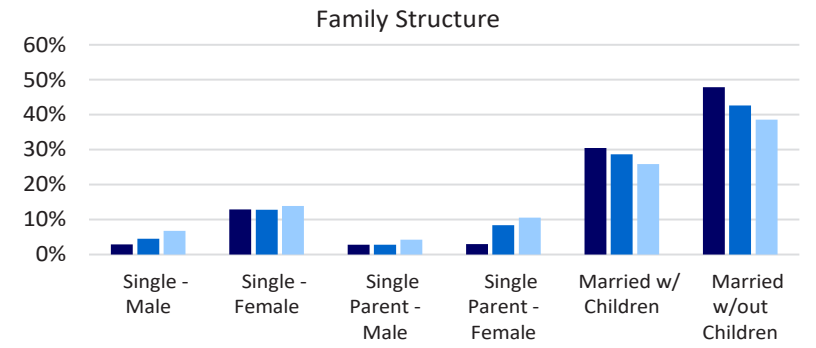
| | 1 Mile | | 3 Miles | | 5 Miles | |
|--|-----------|-------|-----------|-------|-----------|-------|
| Population by Race/Ethnicity (2025) | | | | | | |
| White, Non-Hispanic | 5,456 | 43.2% | 65,163 | 32.3% | 165,126 | 23.0% |
| Hispanic | 3,991 | 31.6% | 71,522 | 35.5% | 330,580 | 46.0% |
| Black | 905 | 7.2% | 22,065 | 10.9% | 74,743 | 10.4% |
| Asian | 1,292 | 10.2% | 29,796 | 14.8% | 111,081 | 15.5% |
| Language at Home (2025) | | | | | | |
| Spanish | 1,845 | 15.4% | 42,908 | 22.5% | 234,653 | 34.6% |
| Asian Language | 408 | 3.4% | 11,247 | 5.9% | 43,887 | 6.5% |
| Ancestry (2025) | | | | | | |
| American Indian (ancestry) | 33 | 0.3% | 427 | 0.2% | 1,530 | 0.2% |
| Hawaiin (ancestry) | 109 | 0.9% | 1,675 | 0.8% | 5,340 | 0.7% |
| Household Income (2025) | | | | | | |
| Per Capita Income | \$64,586 | --- | \$49,978 | --- | \$43,240 | --- |
| Average HH Income | \$176,566 | --- | \$144,231 | --- | \$128,592 | --- |
| Median HH Income | \$146,126 | --- | \$119,324 | --- | \$99,491 | --- |
| Less than \$25,000 | 113 | 2.4% | 6,344 | 9.1% | 27,528 | 11.4% |
| \$25,000 - \$34,999 | 114 | 2.5% | 2,733 | 3.9% | 12,302 | 5.1% |
| \$35,000 - \$49,999 | 369 | 8.0% | 4,278 | 6.1% | 18,929 | 7.8% |
| \$50,000 - \$74,999 | 456 | 9.9% | 7,896 | 11.3% | 32,663 | 13.5% |
| \$75,000 - \$99,999 | 474 | 10.3% | 7,907 | 11.3% | 29,994 | 12.4% |
| \$100,000 - \$149,999 | 840 | 18.2% | 13,986 | 20.0% | 47,209 | 19.5% |
| \$150,000 - \$199,999 | 763 | 16.5% | 10,900 | 15.6% | 31,883 | 13.2% |
| \$200,000+ | 1,490 | 32.3% | 15,831 | 22.7% | 41,142 | 17.0% |
| Education (2025) | | | | | | |
| Less than 9th Grade | 126 | 1.3% | 8,754 | 6.1% | 55,136 | 10.9% |
| Some High School | 470 | 5.0% | 7,456 | 5.2% | 38,828 | 7.7% |
| High School Grad | 1,511 | 16.1% | 28,369 | 19.8% | 103,454 | 20.5% |
| Some College | 2,185 | 23.2% | 34,022 | 23.7% | 109,396 | 21.6% |
| Associate Degree | 1,216 | 12.9% | 13,222 | 9.2% | 38,567 | 7.6% |
| Bachelors Degree | 2,606 | 27.7% | 33,604 | 23.4% | 106,142 | 21.0% |
| Graduate Degree | 1,033 | 11.0% | 13,698 | 9.5% | 39,698 | 7.9% |



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DEMOGRAPHICS

| | 1 Mile | | 3 Miles | | 5 Miles | |
|------------------------------------|--------|-------|---------|-------|---------|-------|
| Family Structure (2025) | 3,360 | | 50,857 | | 165,647 | |
| Single - Male | 98 | 2.9% | 2,309 | 4.5% | 11,161 | 6.7% |
| Single - Female | 434 | 12.9% | 6,539 | 12.9% | 23,021 | 13.9% |
| Single Parent - Male | 95 | 2.8% | 1,424 | 2.8% | 7,046 | 4.3% |
| Single Parent - Female | 101 | 3.0% | 4,292 | 8.4% | 17,506 | 10.6% |
| Married w/ Children | 1,024 | 30.5% | 14,592 | 28.7% | 42,942 | 25.9% |
| Married w/out Children | 1,607 | 47.8% | 21,700 | 42.7% | 63,971 | 38.6% |
| Household Size (2025) | | | | | | |
| 1 Person | 999 | 21.6% | 14,314 | 20.5% | 55,635 | 23.0% |
| 2 Persons | 1,507 | 32.6% | 20,318 | 29.1% | 66,438 | 27.5% |
| 3 Persons | 831 | 18.0% | 13,312 | 19.1% | 41,956 | 17.4% |
| 4 Persons | 680 | 14.7% | 11,779 | 16.9% | 37,248 | 15.4% |
| 5+ Persons | 603 | 13.0% | 10,154 | 14.5% | 40,372 | 16.7% |
| Home Ownership (2025) | 4,619 | | 69,877 | | 241,650 | |
| Owners | 3,369 | 72.9% | 41,841 | 59.9% | 114,263 | 47.3% |
| Renters | 1,250 | 27.1% | 28,036 | 40.1% | 127,387 | 52.7% |
| Components of Change (2025) | | | | | | |
| Births | 115 | 0.9% | 1,938 | 1.0% | 7,524 | 1.0% |
| Deaths | 105 | 0.8% | 1,382 | 0.7% | 4,558 | 0.6% |
| Migration | 23 | 0.2% | -393 | -0.2% | -3,294 | -0.5% |
| Unemployment Rate (2025) | 3.3% | | 4.5% | | 5.2% | |
| Employment, Pop 16+ (2025) | 10,662 | | 166,007 | | 589,189 | |
| Armed Services | 0 | 0.0% | 107 | 0.1% | 460 | 0.1% |
| Civilian | 6,914 | 64.9% | 108,880 | 65.6% | 385,936 | 65.5% |
| Employed | 6,687 | 62.7% | 104,006 | 62.7% | 366,060 | 62.1% |
| Unemployed | 228 | 2.1% | 4,875 | 2.9% | 19,876 | 3.4% |
| Not in Labor Force | 3,747 | 35.1% | 57,127 | 34.4% | 203,253 | 34.5% |
| Businesses | | | | | | |
| Establishments | 726 | --- | 10,453 | --- | 29,647 | --- |
| Employees (FTEs) | 8,075 | --- | 85,664 | --- | 247,861 | --- |



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Long Beach Exchange Retail

- In-N-Out Burger
- Urbane Cafe
- Dunkin'
- Panini Kabab Grill
- The Hangar Food Hall
- Long Beach Pizza
- Silverlake Ramen
- Tasta
- Whole Foods Market
- Ra Yoga
- Ulta Beauty
- Old Navy
- Nordstrom Rack
- T.J. Maxx
- Navy Federal Credit Union
- SchoolsFirst Credit Union

LONG BEACH AIRPORT (LBX)

LONG BEACH CITY COLLEGE



SUBJECT PROPERTY