

FOR LEASE



**COLDWELL BANKER
COMMERCIAL** BLAIR

4311 EAST CARSON STREET

LONG BEACH, CA 90808

OFFERING MEMORANDUM

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LONG BEACH, CA 90808

RATE:	\$2.75 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.



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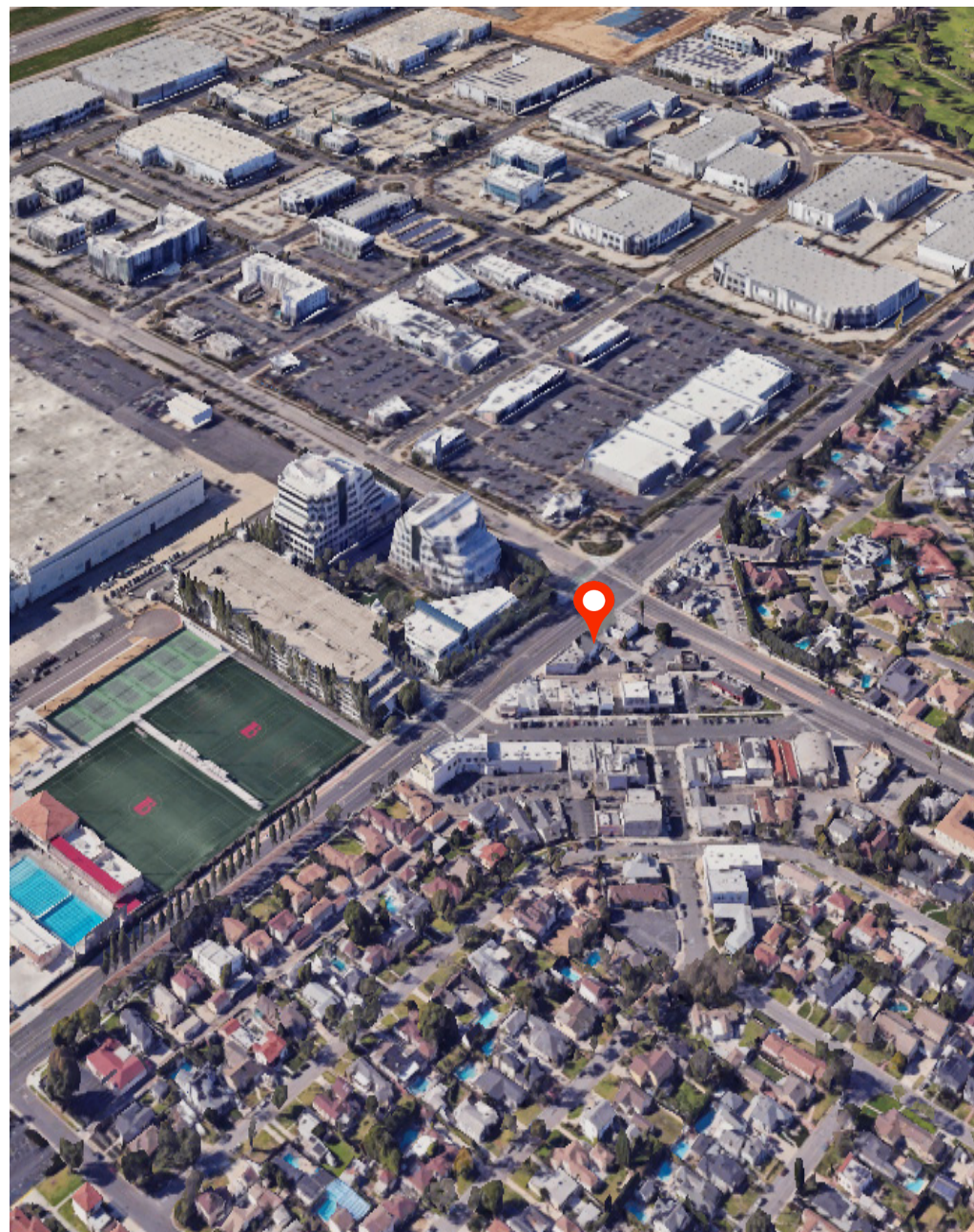
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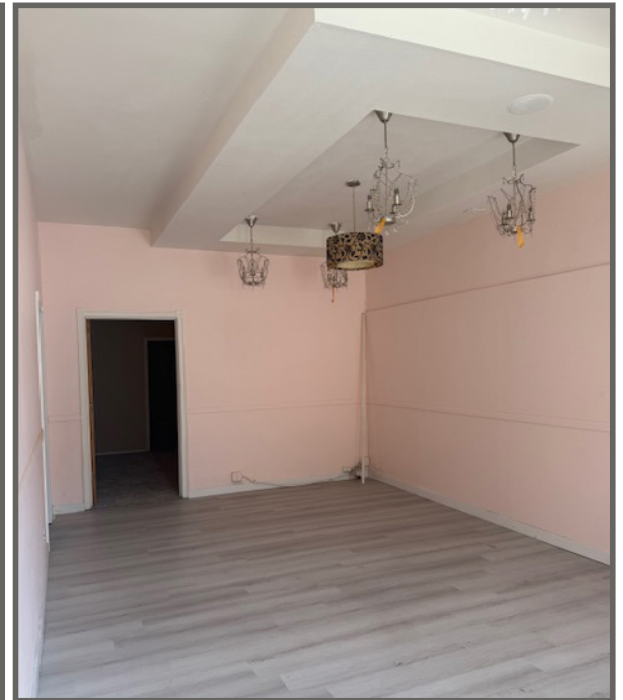
DESCRIPTION

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

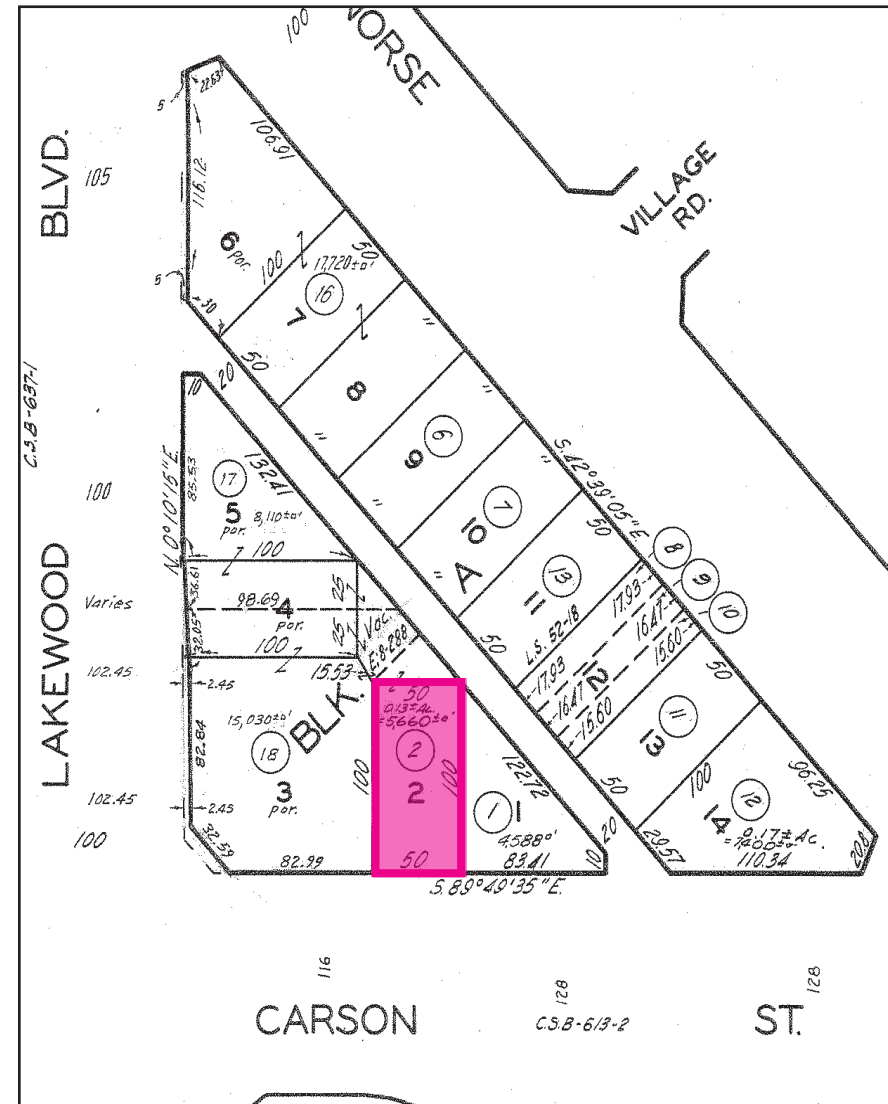


ZONING

Community Commercial Zoning Districts

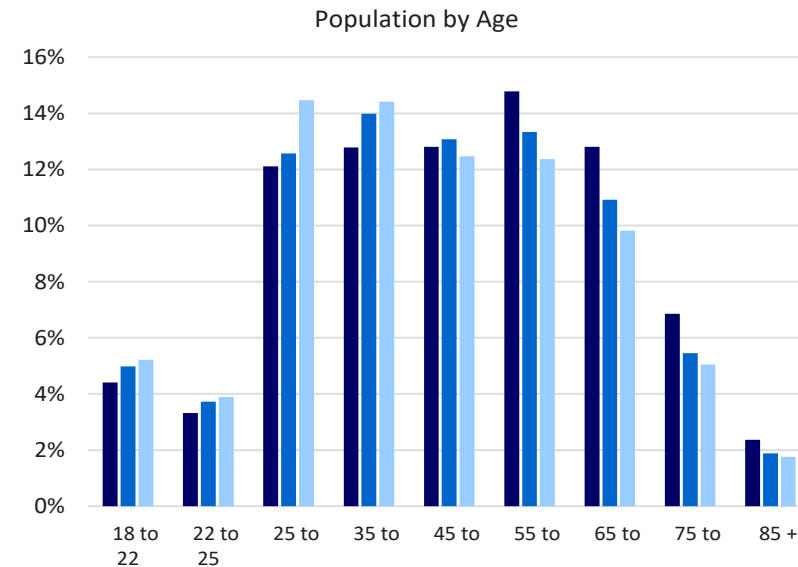
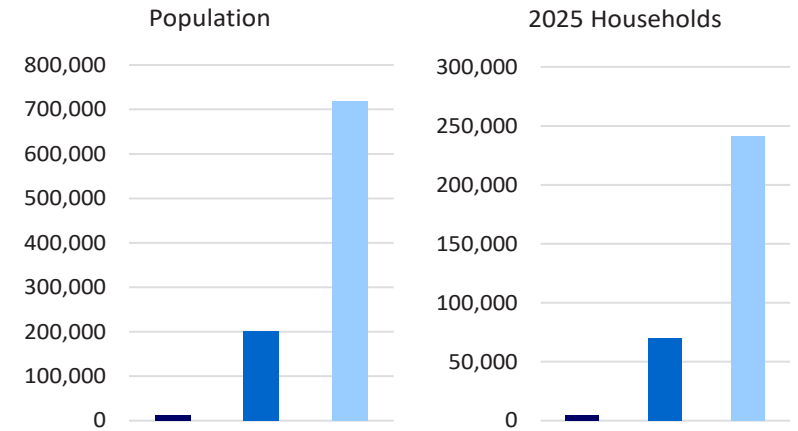
The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located 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

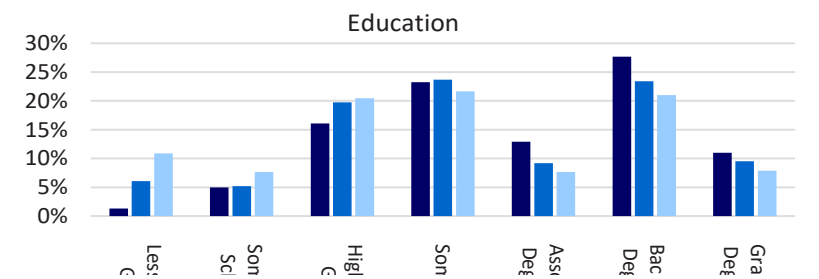
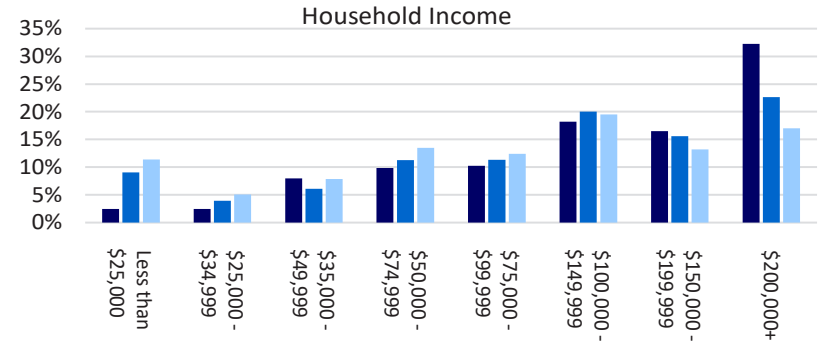
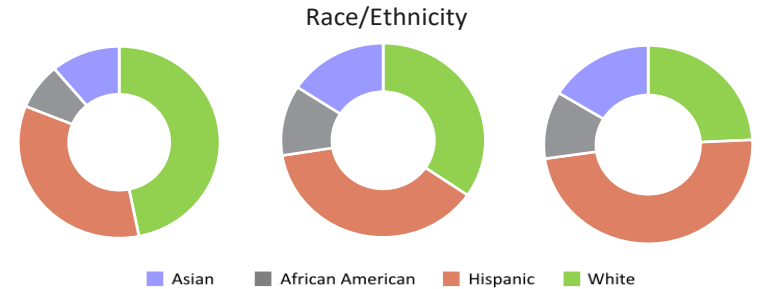
	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	12,629	---	201,656	---	718,640	---
2030 Projected Population	12,699	---	202,270	---	723,748	---
Pop Growth (%)	0.6%	---	0.3%	---	0.7%	---
2025 Households	4,619	---	69,877	---	241,650	---
2030 Projected Households	4,643	---	70,067	---	243,435	---
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

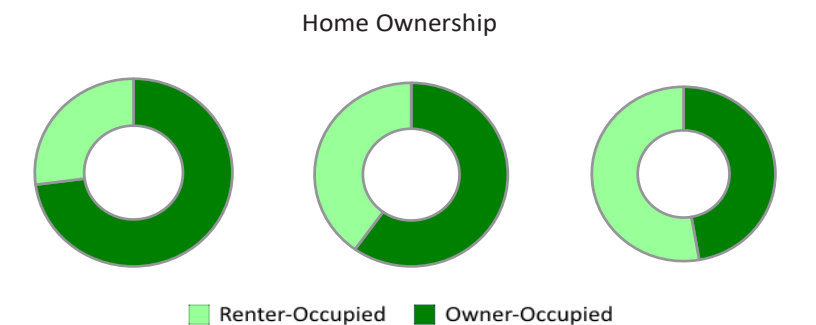
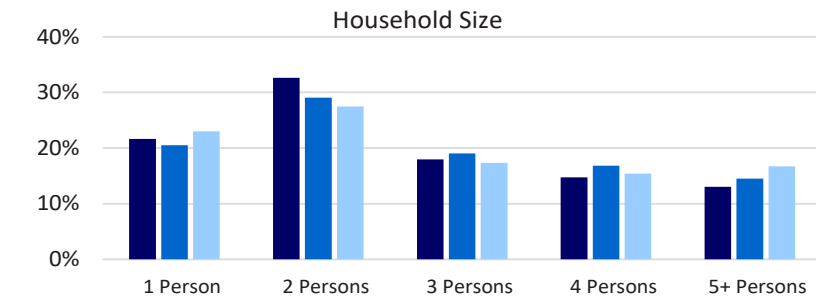
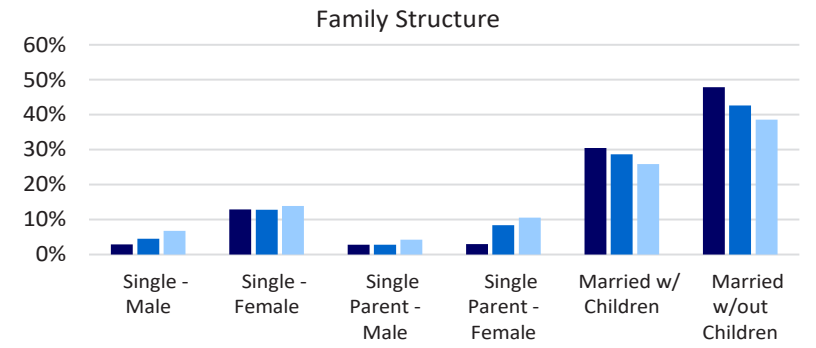
	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	5,456	43.2%	65,163	32.3%	165,126	23.0%
Hispanic	3,991	31.6%	71,522	35.5%	330,580	46.0%
Black	905	7.2%	22,065	10.9%	74,743	10.4%
Asian	1,292	10.2%	29,796	14.8%	111,081	15.5%
Language at Home (2025)						
Spanish	1,845	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)	999		14,314		55,635	
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)	115		1,938		7,524	
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	726		10,453		29,647	
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