
FOR LEASE

NORTH LOS ALTOS SHOPPING CENTER

NEC BELLFLOWER BLVD & STEARNS ST

LONG BEACH

NORTH LOS ALTOS SHOPPING CENTER

PROPERTY HIGHLIGHTS

SPACE AVAILABLE:

SUITE 2214 – 2,282 SF

SUITE 5108 – 1,295 SF

SUITE 5545B – 4,270 SF

- Diverse trade area with numerous national and regional tenants
- Dense population within the immediate trade area, with a population of over 200,000 people and an average household income of over \$130,000 in a 3-mile radius
- Co-tenants include Target, Big Lots, Trader Joe's, Five Below, Starbucks, and others

TRAFFIC COUNTS

35,000 CPD – BELLFLOWER BLVD

12,900 CPD – STEARNS ST

Approximately 47,900 CPD total at this intersection

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Bellflower Blvd – 35,000 CPD

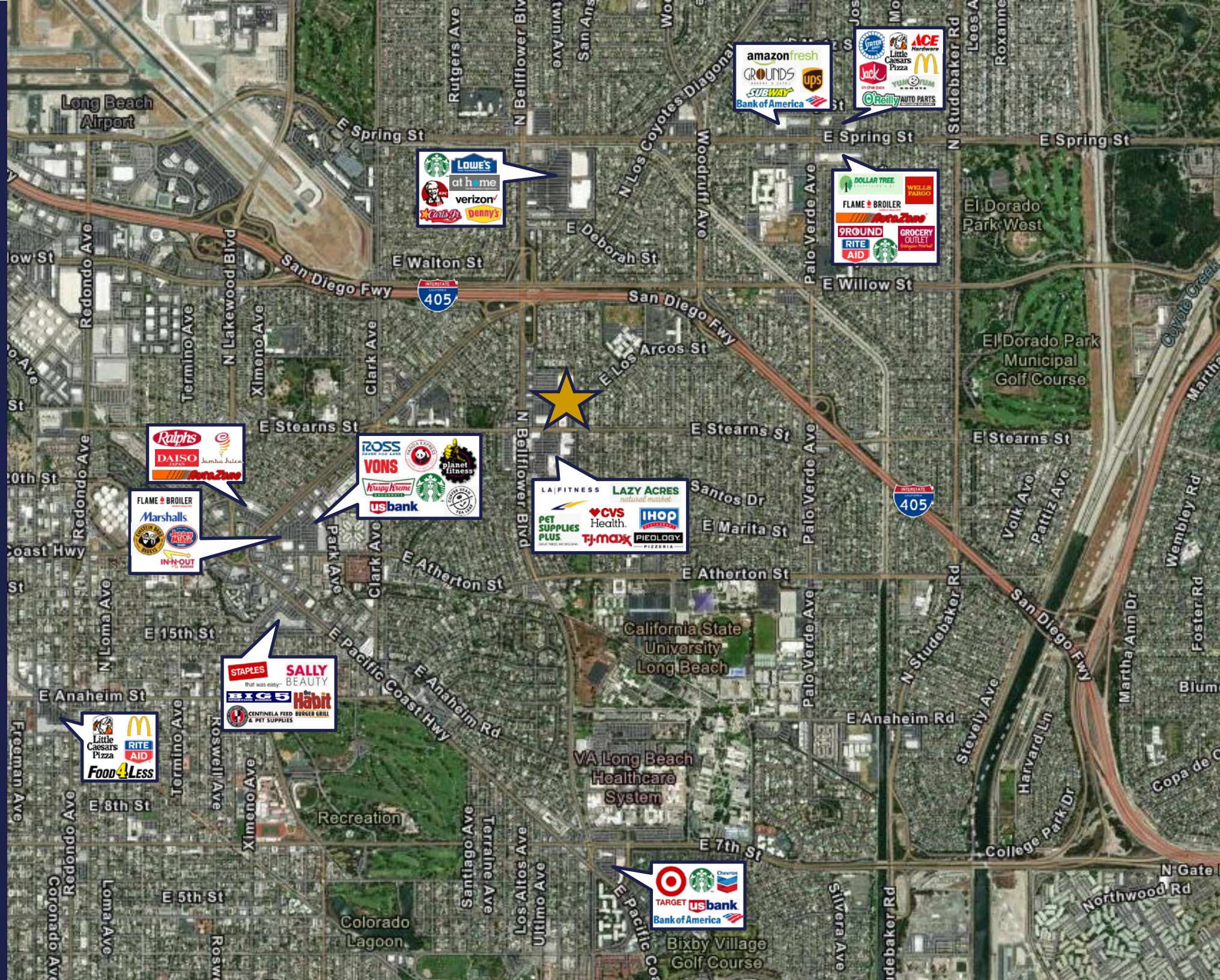
Stearns St – 12,900 CPD



+/- 2,282 SF AVAILABLE

+/- 4,270 SF AVAILABLE

+/- 1,295 SF AVAILABLE



EXPANDED DEMOGRAPHIC PROFILE

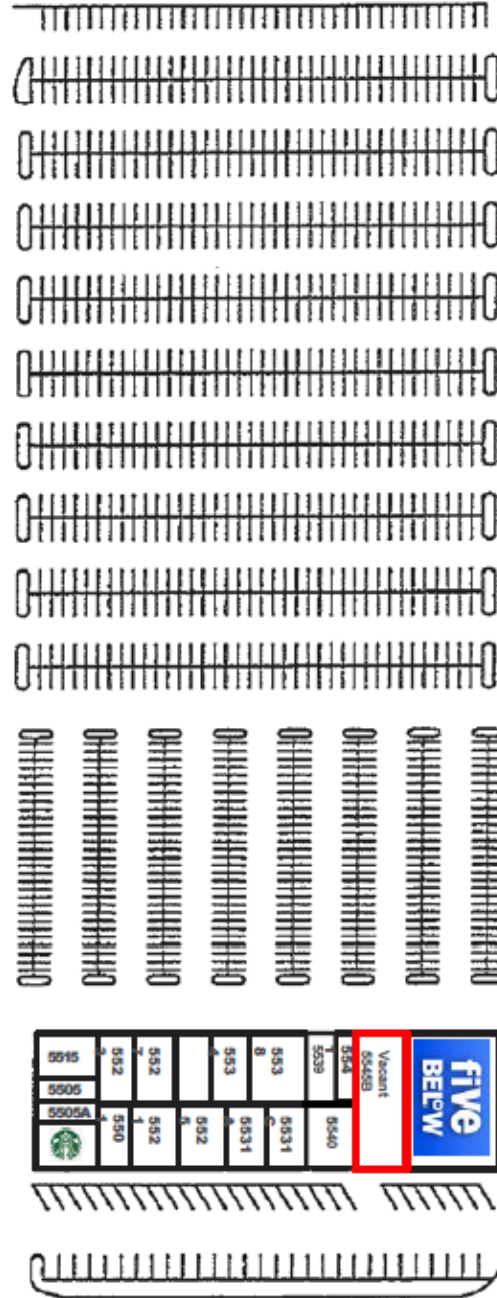
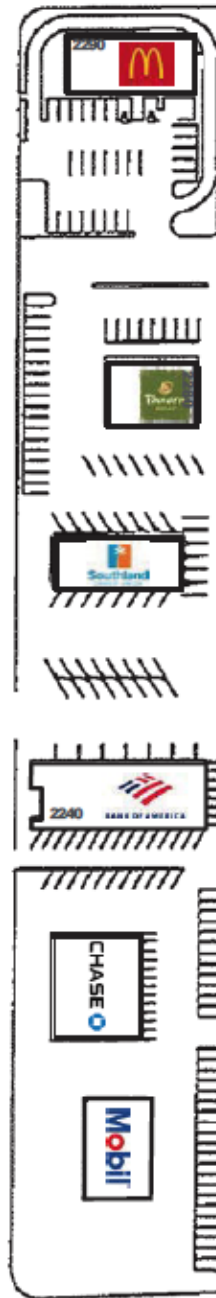
Estimated 2022

NORTH LOS ALTOS SHOPPING CENTER | LONG BEACH, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	23,544	200,082	548,093
Forecasted Population (2027)	22,942	194,373	535,064
 HOUSEHOLDS			
Households	8,027	80,218	208,123
 AVG HH INCOME			
Avg Household Income	\$138,968	\$131,692	\$118,888
 MEDIAN HH INCOME			
Median Household Income	\$104,433	\$92,694	\$84,593
 \$\$\$ PER CAPITA INCOME Est.			
Proj. Per Capita Income	\$48,257	\$52,849	\$45,209
 DAYTIME DEMOS Total			
Number of Businesses	783	8,190	21,960
Total Number of Employees	8,986	81,065	228,059
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	12,648 53.7%	97,165 48.6%	207,334 37.8%
Black or African American	1,350 5.7%	13,915 7.0%	53,163 9.7%
American Indian	198 0.8%	2,209 1.1%	6,938 2.2%
Asian	3,363 14.3%	25,514 12.8%	88,804 16.2%
Pacific Islander	110 0.5%	909 0.5%	3,536 0.6%
Other Race	2,283 9.7%	30,301 15.1%	107,380 20.3%
Two or More Races	3,592 15.3%	30,069 15.0%	80,939 14.8%
Hispanic (Any Race)	5,946 25.3%	62,225 31.1%	199,008 36.3%
 AGE DISTRIBUTION			
Median Age	33.7 yrs	38.8 yrs	38.1 yrs
 HOUSING			
Owner Occupied Housing Units	4,991	41,166	101,978
Renter Occupied Housing Units	3,036	39,052	106,145

Suite	Tenant	SF
2270	Target	127,084
2214	Vacant	2,282
2222	Trader Joe's	14,050
2234	United States Post Office	4,060
2244	Big Lots	18,600
2280	Panera Bread	3,835
2290	McDonald's	3,997
2240	Bank of America	10,182
5101	MetroPCS	2,411
5102	Amazing Comics	2,292
5103	GNC	2,292
5104	Deli News	2,162
5555 B	Indulgence Med. Day	2,162
5555 A	Spa Tattered	2,406
2210	Grilled Fraiche	2,657
5107	CopyCo	1,411
5108	Vacant	1,295
5505	Nails Spa Beauty Center	1,200
5503	Starbucks	1,650
5505A	Subway	1,024
5505	Wags to Whiskers	1,363
5515	Century 21 On Target	2,124
5521	Sushi Kinoya	1,300
5523	Golden Spoon	1,100
5525	DVine	1,200
5527	Eyebrow Threading	1,200
5531C	Pacific Dental Services	2,827
5531B	Arrowhead Credit Union	2,206
5534	Jenny Craig	2,404
5531A	Optometrist	1,835
5538	Nails 4 Season	960
5539	Geico	4,695
5541	Supercuts	1,200
5545A	Five Below	9,600
5545B	Vacant	4,270
5561	Cosmo Prof	3,150
5540	PRN CO Rehab	2,665

BELFLOWER BLVD | 35,000 CPD



STEARNS ST | 12,900 CPD



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