

1224 E WARDLOW ST

Long Beach, CA 90807

Leasing Brochure

YOUR SIGN HERE

1224

ENDCAP SPACE
FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

±2,046 SF
Space Available

\$2.00/SF MG
Asking Rent

- Endcap location offers increased visibility and convenient access.
- Existing buildout provides multiple rooms for flexible use.
- Neutral interior finishes support immediate occupancy or easy customization.



PROPERTY PHOTOS



SITE PLAN

Brayton Ave

REAR PARKING



AVAILABLE

E Wardlow Rd | ±17,747 VPD





Virginia Country Club
Golf Course

Lakewood Country Club
Golf Course

Lakewood High School
±2,580 Students

Subject Property

Chevron

hole molé

Steelhead Coffee

WHOLE FOODS MARKET

Starbucks

IN-N-OUT BURGER

Heartwell Golf Course
Golf Course

Long Beach Airport
±3 Miles Away

E Wardlow Rd ± 17,747 VPD

Webster Elementary School
±497 Students

TARGET

Chick-fil-A

THE HOME DEPOT

COSTCO WHOLESALE

THE HOME DEPOT

PET SMART

Jersey Mike's

LOWE'S

El Dorado Park
Golf Course

Skylinks at Long Beach
Golf Course

± 302,000 VPD

Long Beach Polytechnic High School
±3,954 Students

FOOD 4 LESS

RITE AID

DISCOUNT TIRE

Little Caesars

VONS

Ralphs

IN-N-OUT BURGER

Cane's

Chick-fil-A

SPROUTS FARMERS MARKET

CVS pharmacy

Millikan High School
±3,369 Students



California State University Long Beach
±42,000 Students

Theodore Roosevelt Elementary School
±841 Students

Woodrow Wilson High School
±3,500 Students

Smart & Final

ALDI

O'Reilly AUTO PARTS

MIDAS

LONG BEACH
Convention & Entertainment Center

HYATT

Tibor Rubin VA Medical Center
±45 Beds

Junipero Beach
±5 Miles Away

Recreation Park Golf Course
Golf Course

Alamitos Beach
±4 Miles Away

LONG BEACH, CA

Long Beach is a major coastal city within Los Angeles County, benefiting from its strategic position between Orange County and the greater Los Angeles metro. The city has experienced steady population stability supported by strong employment fundamentals, a diversified economic base, and continued public and private investment. Median household incomes in the area reflect a mix of working professionals and established households, while proximity to coastal amenities, higher education institutions, and employment hubs enhances overall desirability. The surrounding neighborhoods near Wardlow Road are characterized by established residential communities, accessible retail corridors, and convenient freeway connectivity.

The area offers a balanced lifestyle environment with access to major transportation corridors including the I-405 and I-710 freeways, linking residents and businesses to regional job centers and the Ports of Los Angeles and Long Beach. Demand is supported by logistics, healthcare, education, and government employment sectors. Long Beach's ongoing redevelopment initiatives, combined with its coastal location and urban infrastructure, continue to position the city as a competitive Southern California market for both residents and businesses.



\$104,028 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

86,344 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

265,227 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.8B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



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EXCLUSIVELY LISTED BY



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