MEDICAL OFFICE FOR LEASE

COLDWELL BANKER COMMERCIAL | BLAIR



500 ALAMITOS AVENUE

LONG BEACH, CA 90802

SHEVA HOSSEINZADEH
Principal
LIC# 01922147

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Associate Vice President
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LONG BEACH, CA 90802

500 Alamitos Avenue offers a rare opportunity to lease ±5,600 SF of fully renovated medical office space within an established healthcare environment in the heart of Long Beach.

The property benefits from its prime coastal location, just blocks from the beach with convenient access to Downtown and local hospitals. Available suites include a ± 3,270 SF basement suite and between ± 2,000 - ± 7,000 SF of second-floor medical office, ideal for a wide range of medical uses, including healthcare, therapy, diagnostic, rehabilitation, laboratory, pain management, and other specialty medical services. Up to 20 off-site parking spaces are currently available through the Museum of Latin American Art (MOLAA) at a monthly fee per stall.

The property is partially occupied by the National Brain Injury Institute (NBII), creating a professional medical setting with potential referral and collaboration opportunities for complementary healthcare providers.



FOR MORE INFORMATION CONTACT:

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AVAILABILITY

Basement

±3,270 SF

Rate: $2.75 /SF

Modified Gross

2nd Floor

Up to ±7,300 SF contiguous, divisible into:

Space A: ±2,300 SF

Space B: ±2,000 SF

Space C: ±3,000 SF

Rate: $3.00/SF

Modified Gross

Suites may be leased individually or combined*

HIGHLIGHTS

- Second Floor Divisible from ±2,000 SF up to ±7,300 SF Contiguous
- Fully Renovated Turnkey Medical Office Spaces
- Prominent Street Frontage
- Prime Coastal Long Beach Location
- Elevator Served Building
- Excellent Signage Opportunities



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Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities, and services. Today, there are many facets that contribute to Downtown's unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.

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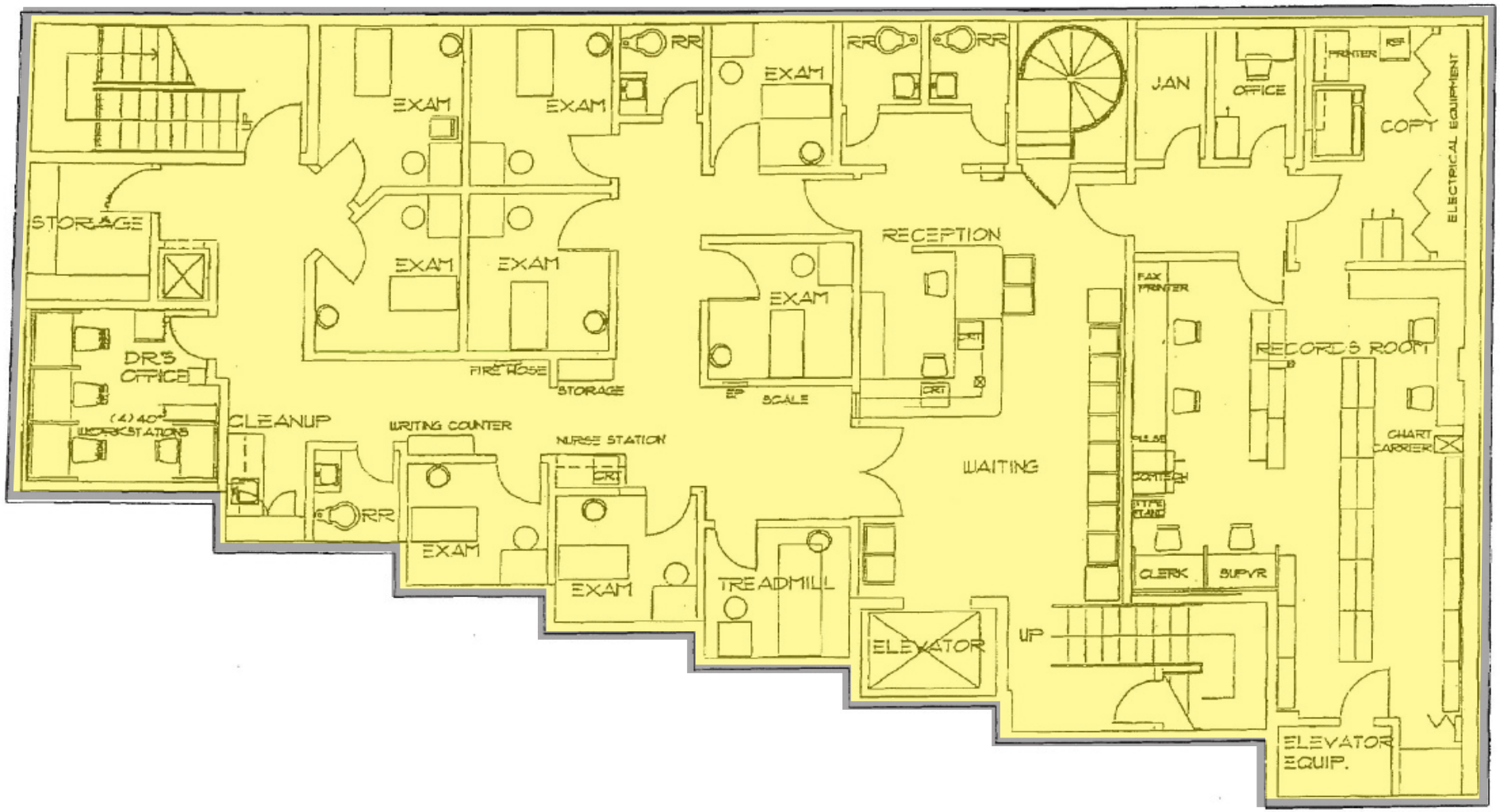

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BASEMENT - 3,270 SF AVAILABLE

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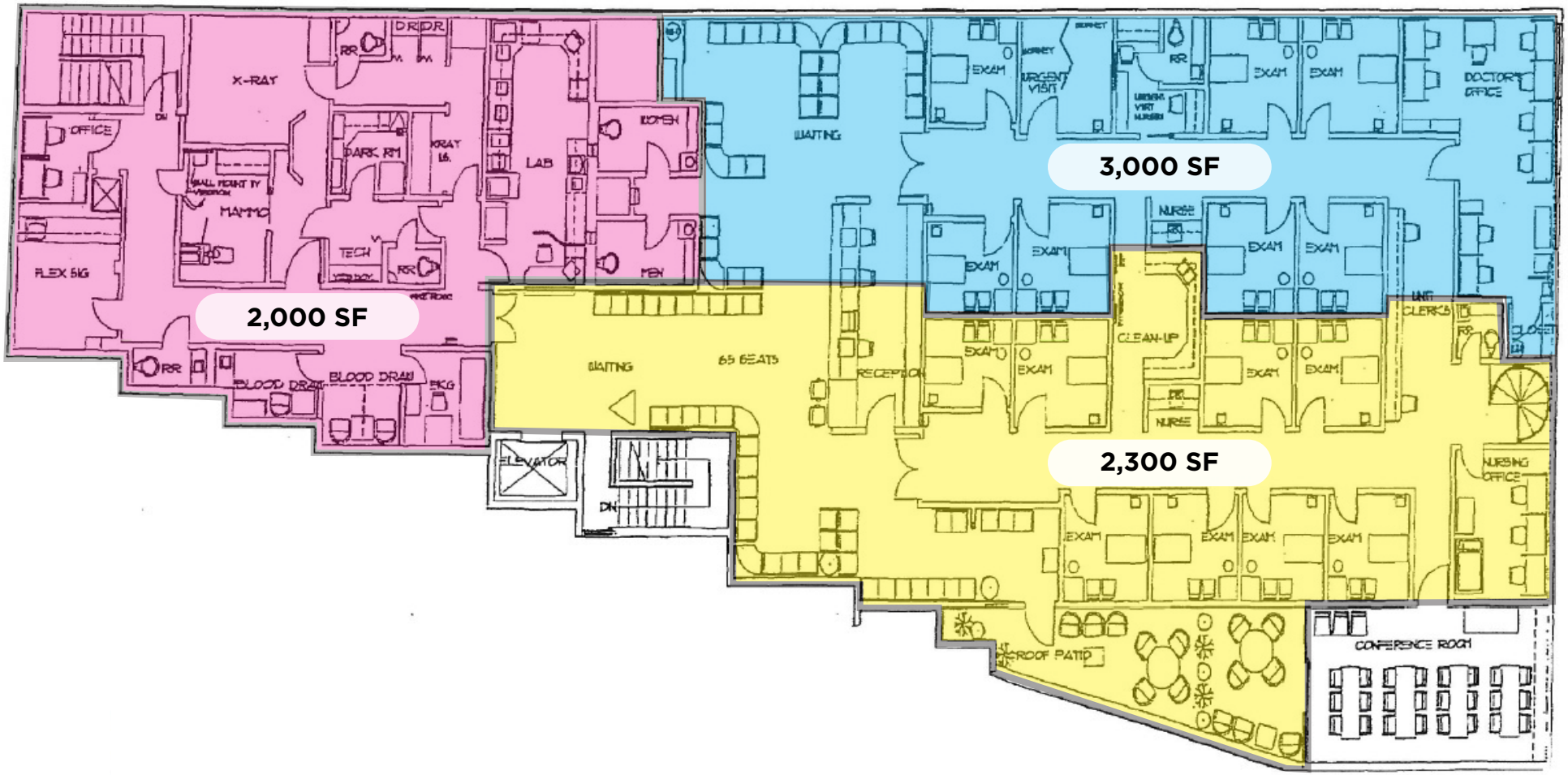

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2ND FLOOR: 2,000-7,300 SF AVAILABLE

Suites may be leased individually or combined*

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ZONING DESCRIPTION



The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social "visioning process" that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like.

This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community's vision, and (2) provide specific standards and guidelines to reference when working with developers.

Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.

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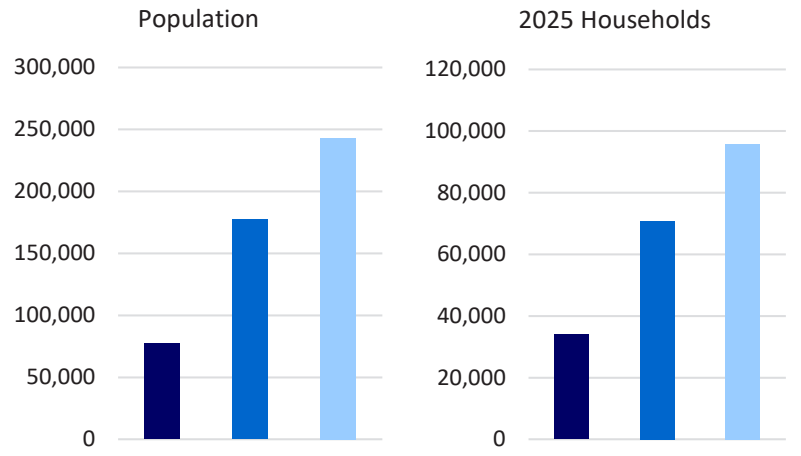
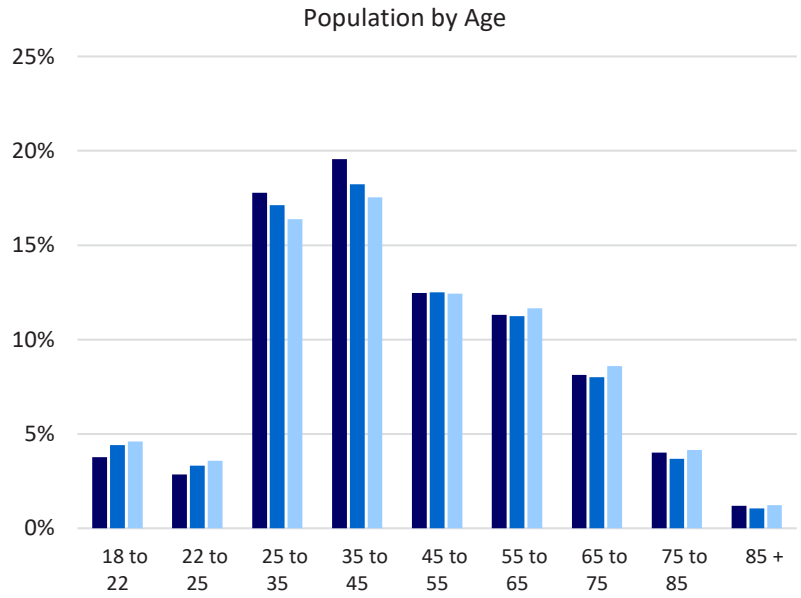
	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	77,300	---	177,431	---	243,137	---
2030 Projected Population	79,912	---	181,158	---	247,440	---
Pop Growth (%)	3.4%	---	2.1%	---	1.8%	---
2025 Households	33,962	---	70,938	---	95,773	---
2030 Projected Households	35,353	---	72,712	---	97,708	---
HH Growth (%)	4.1%	---	2.5%	---	2.0%	---
Census Year						
2010 Population	77,904	---	183,691	---	246,986	---
2020 Population	77,809	---	179,378	---	246,071	---
Pop Growth (%)	-0.1%	---	-2.3%	---	-0.4%	---
2010 Households	31,355	---	67,118	---	91,610	---
2020 Households	33,936	---	71,423	---	96,666	---
HH Growth (%)	8.2%	---	6.4%	---	5.5%	---
Total Population by Age						
Average Age (2025)	39.0		38.2		39.0	
Children (2025)						
0 - 4 Years	5,448		12,179		15,977	
5 - 9 Years	3,561		9,112		11,955	
10-13 Years	2,782		7,331		9,822	
14-17 Years	2,853		7,667		10,523	
Adults (2025)						
18 to 22	2,915	3.8%	7,826	4.4%	11,188	4.6%
22 to 25	2,205	2.9%	5,899	3.3%	8,691	3.6%
25 to 35	13,737	17.8%	30,371	17.1%	39,813	16.4%
35 to 45	15,115	19.6%	32,344	18.2%	42,641	17.5%
45 to 55	9,631	12.5%	22,180	12.5%	30,238	12.4%
55 to 65	8,740	11.3%	19,932	11.2%	28,336	11.7%
65 to 75	6,285	8.1%	14,196	8.0%	20,892	8.6%
75 to 85	3,105	4.0%	6,538	3.7%	10,067	4.1%
85 +	921	1.2%	1,857	1.0%	2,994	1.2%





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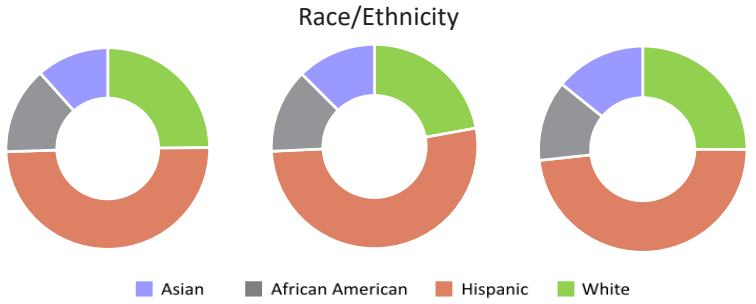
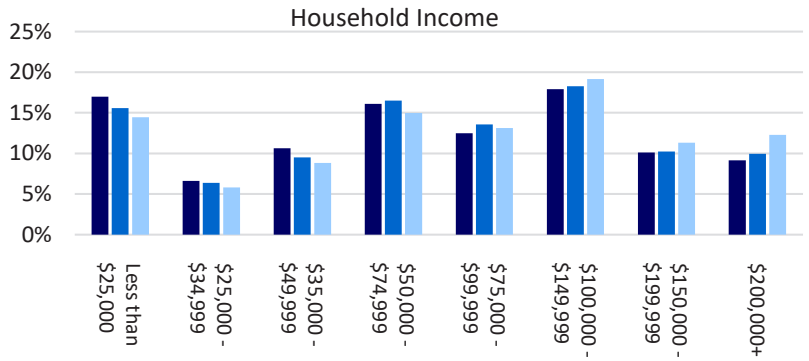
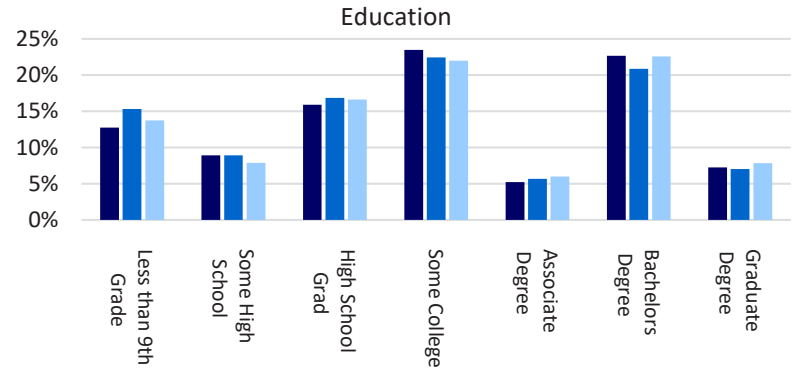
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	18,099	23.4%	37,262	21.0%	57,658	23.7%
Hispanic	36,124	46.7%	87,802	49.5%	110,936	45.6%
Black	10,160	13.1%	22,434	12.6%	29,012	11.9%
Asian	8,398	10.9%	20,947	11.8%	32,516	13.4%
Language at Home (2025)	71,852		165,253		227,160	
Spanish	27,555	38.3%	66,345	40.1%	82,087	36.1%
Asian Language	4,059	5.6%	10,916	6.6%	14,415	6.3%
Ancestry (2025)						
American Indian (ancestry)	297	0.4%	514	0.3%	666	0.3%
Hawaiin (ancestry)	402	0.5%	834	0.5%	1,318	0.5%
Household Income (2025)						
Per Capita Income	$42,912	---	$40,567	---	$44,003	---
Average HH Income	$97,670	---	$101,467	---	$111,710	---
Median HH Income	$74,414	---	$78,204	---	$85,786	---
Less than $25,000	5,774	17.0%	11,039	15.6%	13,841	14.5%
$25,000 - $34,999	2,251	6.6%	4,529	6.4%	5,571	5.8%
$35,000 - $49,999	3,617	10.6%	6,743	9.5%	8,459	8.8%
$50,000 - $74,999	5,469	16.1%	11,716	16.5%	14,357	15.0%
$75,000 - $99,999	4,236	12.5%	9,626	13.6%	12,574	13.1%
$100,000 - $149,999	6,076	17.9%	12,952	18.3%	18,364	19.2%
$150,000 - $199,999	3,435	10.1%	7,271	10.2%	10,842	11.3%
$200,000+	3,105	9.1%	7,062	10.0%	11,763	12.3%
Education (2025)	57,535		127,417		174,980	
Less than 9th Grade	7,348	12.8%	19,493	15.3%	24,071	13.8%
Some High School	5,130	8.9%	11,361	8.9%	13,753	7.9%
High School Grad	9,141	15.9%	21,453	16.8%	29,119	16.6%
Some College	13,516	23.5%	28,616	22.5%	38,520	22.0%
Associate Degree	3,013	5.2%	7,198	5.6%	10,494	6.0%
Bachelors Degree	13,037	22.7%	26,613	20.9%	39,489	22.6%
Graduate Degree	4,160	7.2%	8,933	7.0%	13,686	7.8%







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LOCAL RETAIL AND ENTERTAINMENT CENTERS

COLDWELL BANKER COMMERCIAL BLAIR

THE PIKE OUTLETS

- H&M
- NIKE OUTLET
- CINEMARK
- LA MICHOCANA
- EoS FITNESS
- BUBBA GUMP SHRIMP
- ISLANDS
- CALIFORNIA PIZZA KITCHEN
- STARBUCKS
- CHILE'S GRILL & BAR
- PF CHANG'S
- OUTBACK STEAKHOUSE
- TOKYO WAKO

SHORELINE VILLAGE

- YARD HOUSE
- PARKER'S LIGHTHOUSE
- TEQUILA JACK'S
- THE FUNNEL HOUSE
- ROCKY MOUNTAIN CHOCOLATE FACTORY
- GILAN PIZZA & GRILL
- PELICAN PIER PAVILION
- TWISTERS & COFFEE



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