

FEATURES & AMENITIES

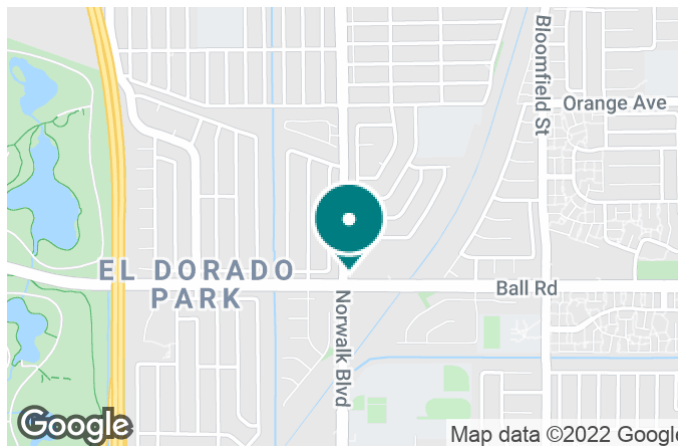
EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 1



FEATURES & AMENITIES

- PAD DRIVE-THRU RESTAURANT GROUND LEASE OR 5,040 SF BUILDING AVAILABLE
- APPROX. 1,165-3,600 SF RETAIL SPACE AVAILABLE
- PROMINENT PYLON SIGNAGE
- CONVENIENT PARKING LOT
- APPROX. 37,000 CPD AT THE INTERSECTION
- DENSELY POPULATED WITH ALMOST 200,000 RESIDENTS IN A 3 MILE RADIUS
- NEARBY MANY PUBLIC SCHOOLS
- EASY ACCESS WITH 5 POINTS OF INGRESS/EGRESS



NEIGHBORING RETAILERS

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,261 | 60,269 | 164,426 |
| Total Population | 27,458 | 186,377 | 493,862 |
| Average HH Income | \$91,773 | \$99,252 | \$91,049 |

EXCLUSIVELY REPRESENTED BY

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CALDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM

PROPERTY SUMMARY

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 2



PROPERTY HIGHLIGHTS

- PAD DRIVE-THRU RESTAURANT GROUND LEASE OR 5,040 SF BUILDING AVAILABLE
- APPROX. 1,165-3,600 SF RETAIL SPACE AVAILABLE
- PROMINENT PYLON SIGNAGE
- CONVENIENT PARKING LOT
- APPROX. 37,000 CPD AT THE INTERSECTION
- DENSELY POPULATED WITH ALMOST 200,000 RESIDENTS IN A 3 MILE RADIUS
- NEARBY MANY PUBLIC SCHOOLS
- EASY ACCESS WITH 5 POINTS OF INGRESS/EGRESS

OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Lease Rate: | \$1.70 - 2.45 SF/month (\$0.53 NNN) |
| Available SF: | 1,165 - 5,346 SF |
| Building Size: | 87,492 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,261 | 60,269 | 164,426 |
| Total Population | 27,458 | 186,377 | 493,862 |
| Average HH Income | \$91,773 | \$99,252 | \$91,049 |

DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS

CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

CBM1

LEASING

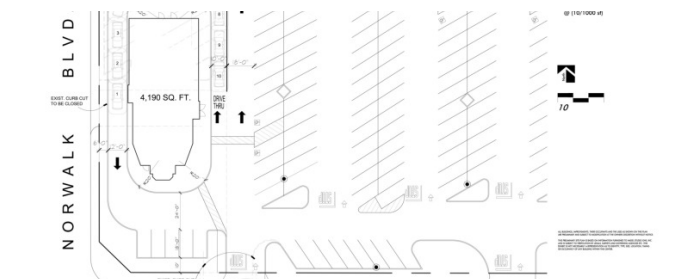
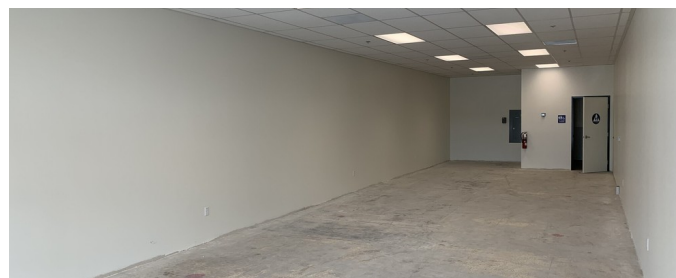
BROKERAGE

INVESTMENTS

ADDITIONAL PHOTOS

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 3



DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CALDRE #02131501

818.665.6033

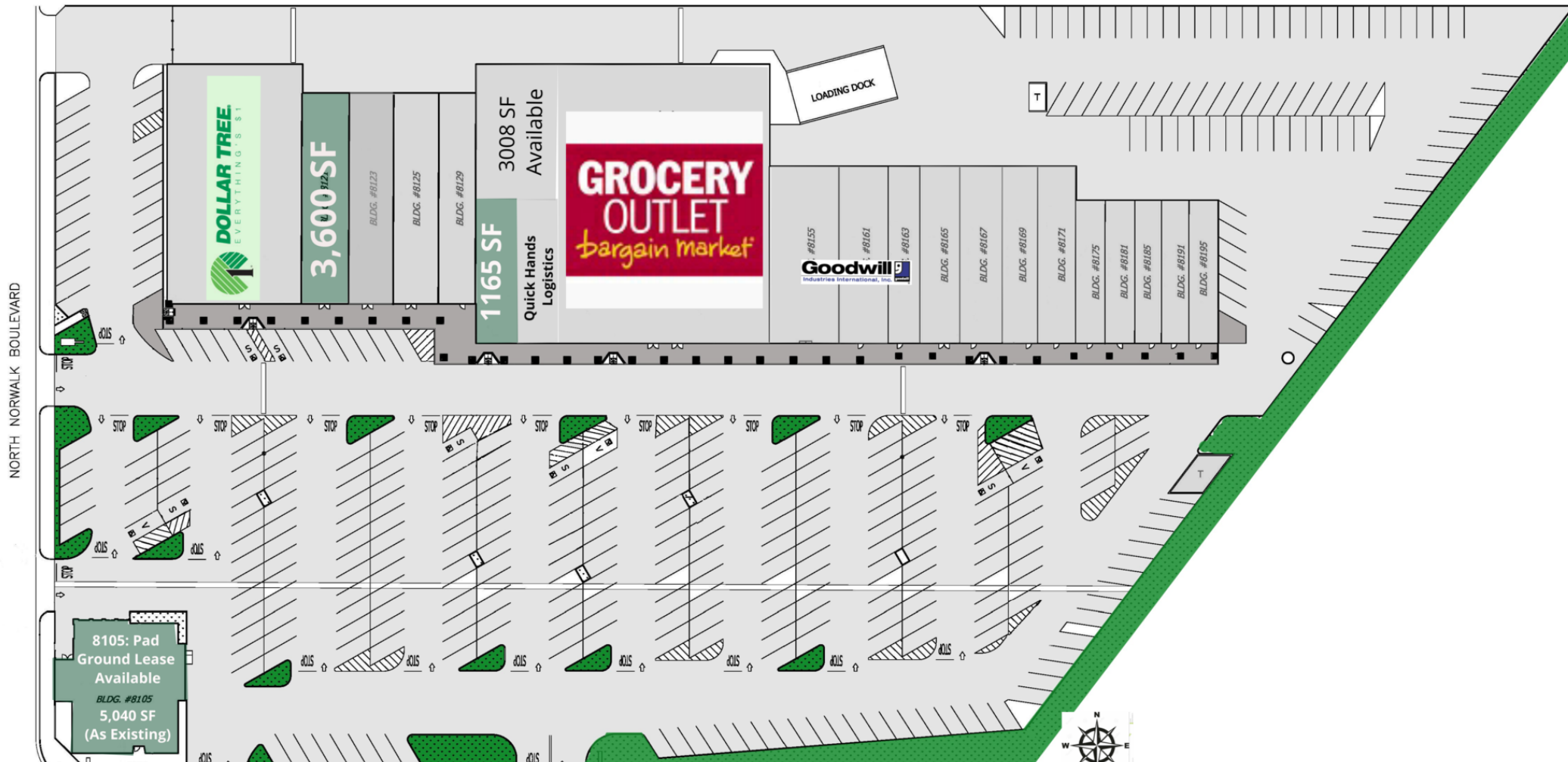
MBRUTZKUS@CBM1.COM

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 02130240

SITE PLANS

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 4



DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CALDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM

PLANS

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 5



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|--------------------------|
| Lease Type: | \$0.53 NNN | Lease Term: | Negotiable |
| Total Space: | 1,165 - 5,346 SF | Lease Rate: | \$1.70 - \$2.45 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|----------------|----------------------|-----------|------------|--------------------|--|
| Drive-Thru Pad | Available | 5,040 SF | \$0.53 NNN | \$140,000 per year | - |
| 8111 | Dollar Tree | 10,176 SF | NNN | - | - |
| 8121 | Available | 3,600 SF | \$0.53 NNN | \$1.70 SF/month | Current Fitness Build-out Fully Built Out as Standard Retail Space Space is in Excellent Condition |
| 8123 | Centerline Jiu Jitsu | 3,000 SF | NNN | - | - |

DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS

CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

PLANS

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 6

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|------------------------------|------------------|------------|-----------------|--|
| 8129 | Kick it Up Kidz | 2,400 SF | NNN | - | - |
| 8135 | Available | 1,165 - 5,346 SF | \$0.53 NNN | \$2.45 SF/month | Brand New Retail Shell Build-Out 1,165 - 2,338 SF available directly adjacent to Grocery Outlet! Lease rate does not include utilities, property expenses or building services Space is in Excellent Condition |
| 8137 | (New Retail Shell Available) | 1,173 - 5,346 SF | \$0.53 NNN | - | Brand New Retail Shell Build-Out 1,173 - 2,338 SF available directly adjacent to Grocery Outlet! Lease rate does not include utilities, property expenses or building services Space is in Excellent Condition |
| 8140 | Storage | 3,000 SF | NNN | - | - |
| 8145 | Grocery Outlet | 18,000 SF | NNN | - | - |
| 8155 | Goodwill | 7,000 SF | NNN | - | - |
| 8163 | Orthodontics R Us | 2,232 SF | NNN | - | - |
| 8165 | PS Optical | 3,068 SF | NNN | - | - |
| 8169 | Kids Clothing | 2,000 SF | NNN | - | - |
| 8171 | Underground Salon | 2,700 SF | NNN | - | - |
| 8175 | Veterinary Hospital | 1,600 SF | NNN | - | - |
| 8181 | Reverie Nail & Spa | 1,600 SF | NNN | - | - |
| 8185 | Twice Baked Bakery | 960 SF | NNN | - | - |
| 8191 | Benley Vietnamese Restaurant | 960 SF | NNN | - | - |
| 8195 | Wildflower Events | 1,440 SF | \$0.53 NNN | - | Former Fitness Location, Interior End Cap |
| Cell Site | Cell Phone Tower | 200 SF | NNN | - | - |

DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

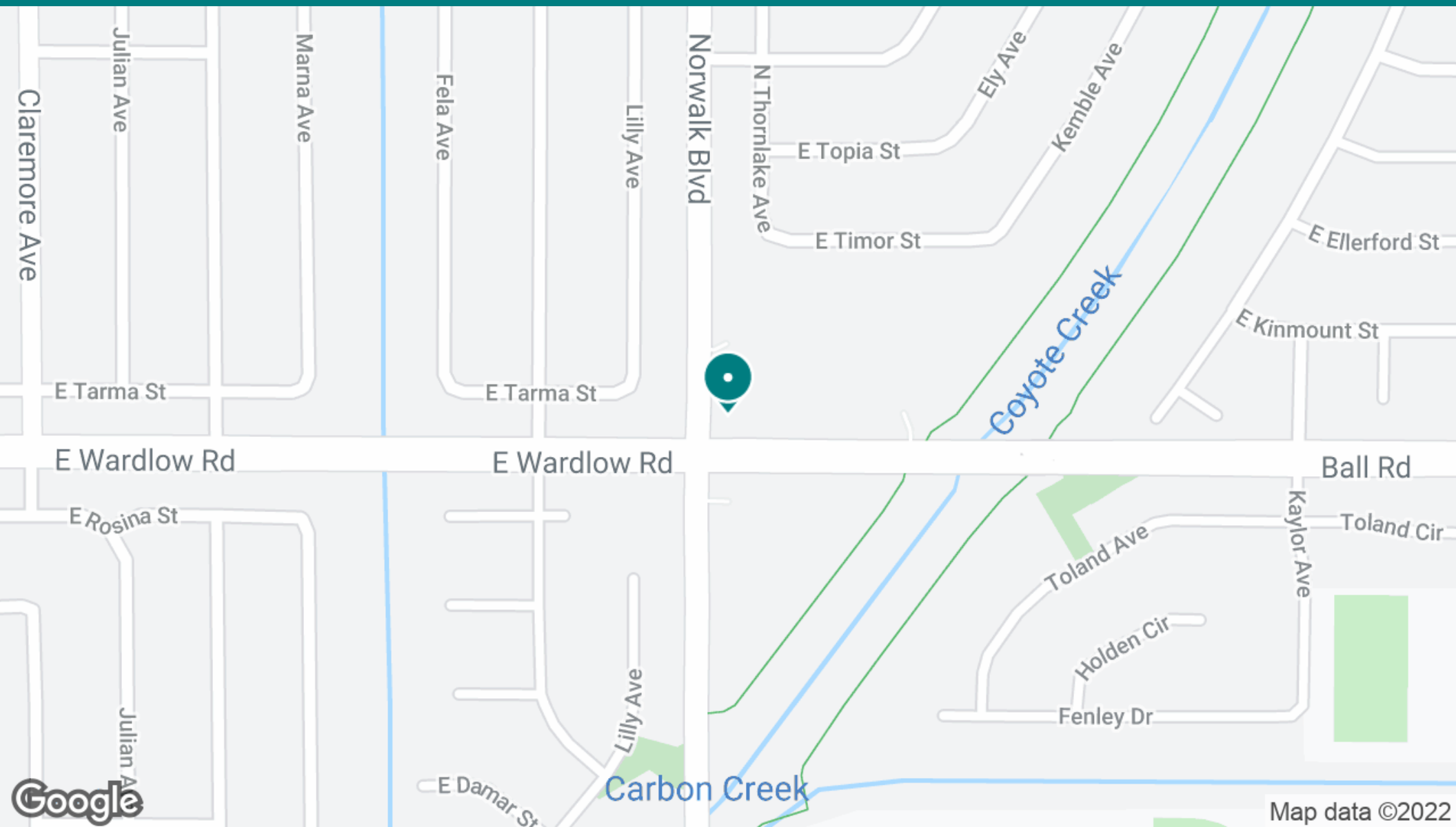
MATTHEW BRUTZKUS

CalDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

LOCATION MAP

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 7



DAVE O'CONNELL
 CALDRE #01398651
 818.380.9967
 DAVE@CBM1.COM

MATTHEW BRUTZKUS
 CalDRE #02131501
 818.665.6033
 MBRUTZKUS@CBM1.COM

DEMOGRAPHICS MAP & REPORT

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 8

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 27,458 | 186,377 | 493,862 |
| Average Age | 36.4 | 39.1 | 39.4 |
| Average Age (Male) | 37.0 | 37.9 | 38.1 |
| Average Age (Female) | 35.2 | 40.1 | 40.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,261 | 60,269 | 164,426 |
| # of Persons per HH | 3.3 | 3.1 | 3.0 |
| Average HH Income | \$91,773 | \$99,252 | \$91,049 |
| Average House Value | \$612,428 | \$607,981 | \$546,322 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic | 45.9% | 23.9% | 23.8% |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White | 58.2% | 55.0% | 55.1% |
| % Black | 2.6% | 4.1% | 4.2% |
| % Asian | 13.7% | 24.1% | 24.8% |
| % Hawaiian | 0.2% | 0.6% | 0.5% |
| % American Indian | 0.6% | 0.5% | 0.5% |
| % Other | 21.0% | 11.2% | 10.8% |

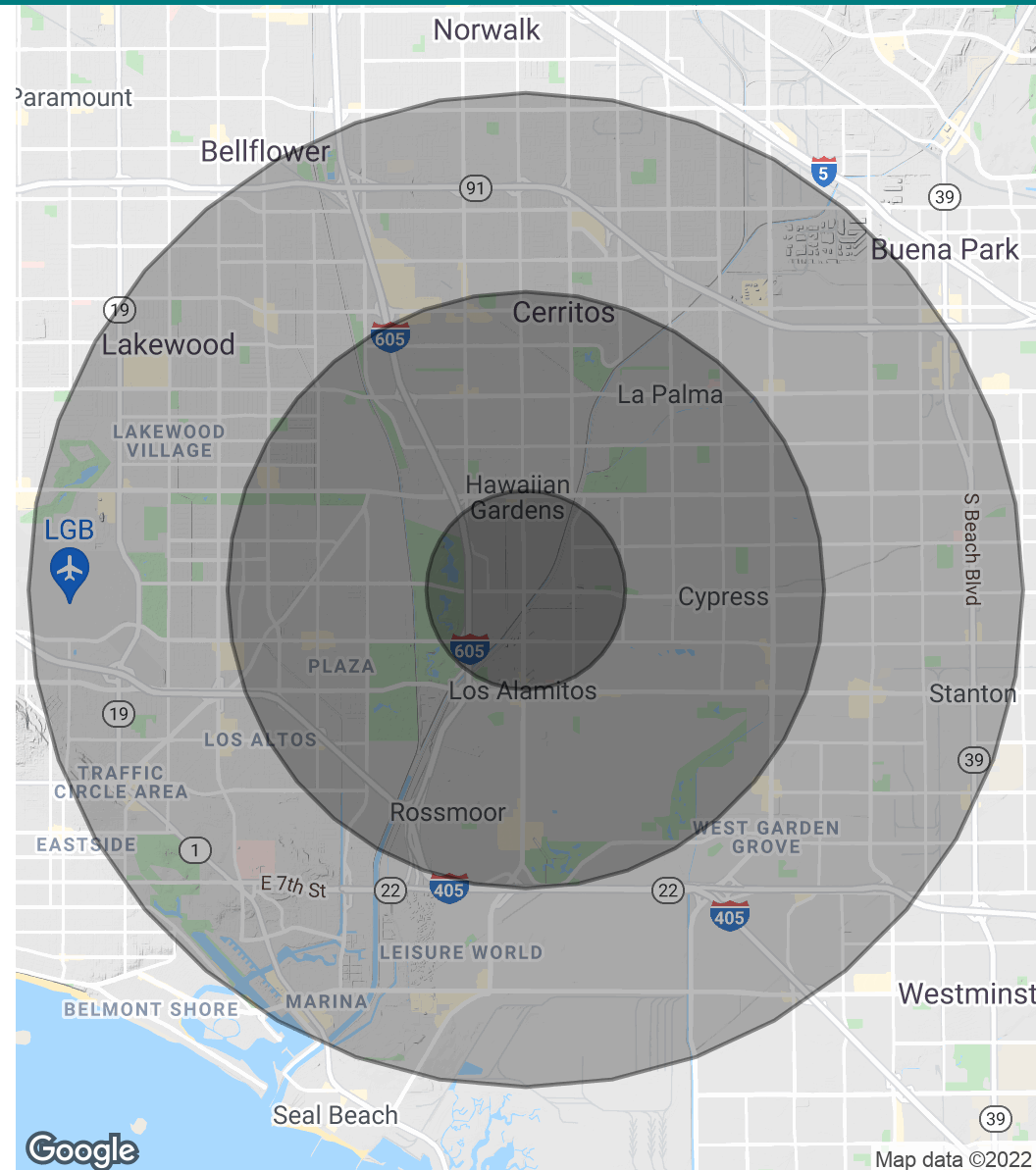
* Demographic data derived from 2010 US Census

DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS

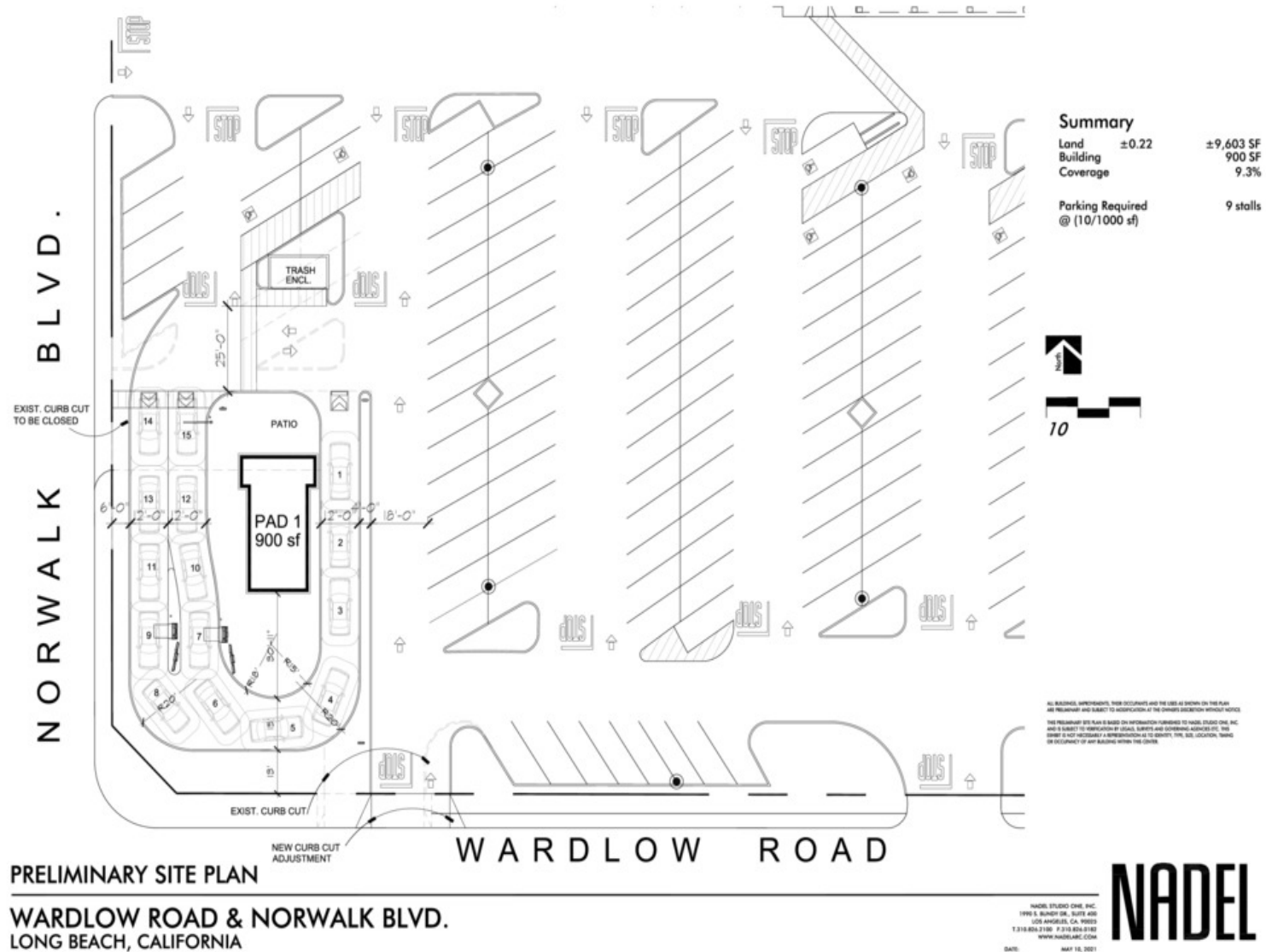
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM



GROUND LEASE CONCEPT - SMALL FOOTPRINT

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 9



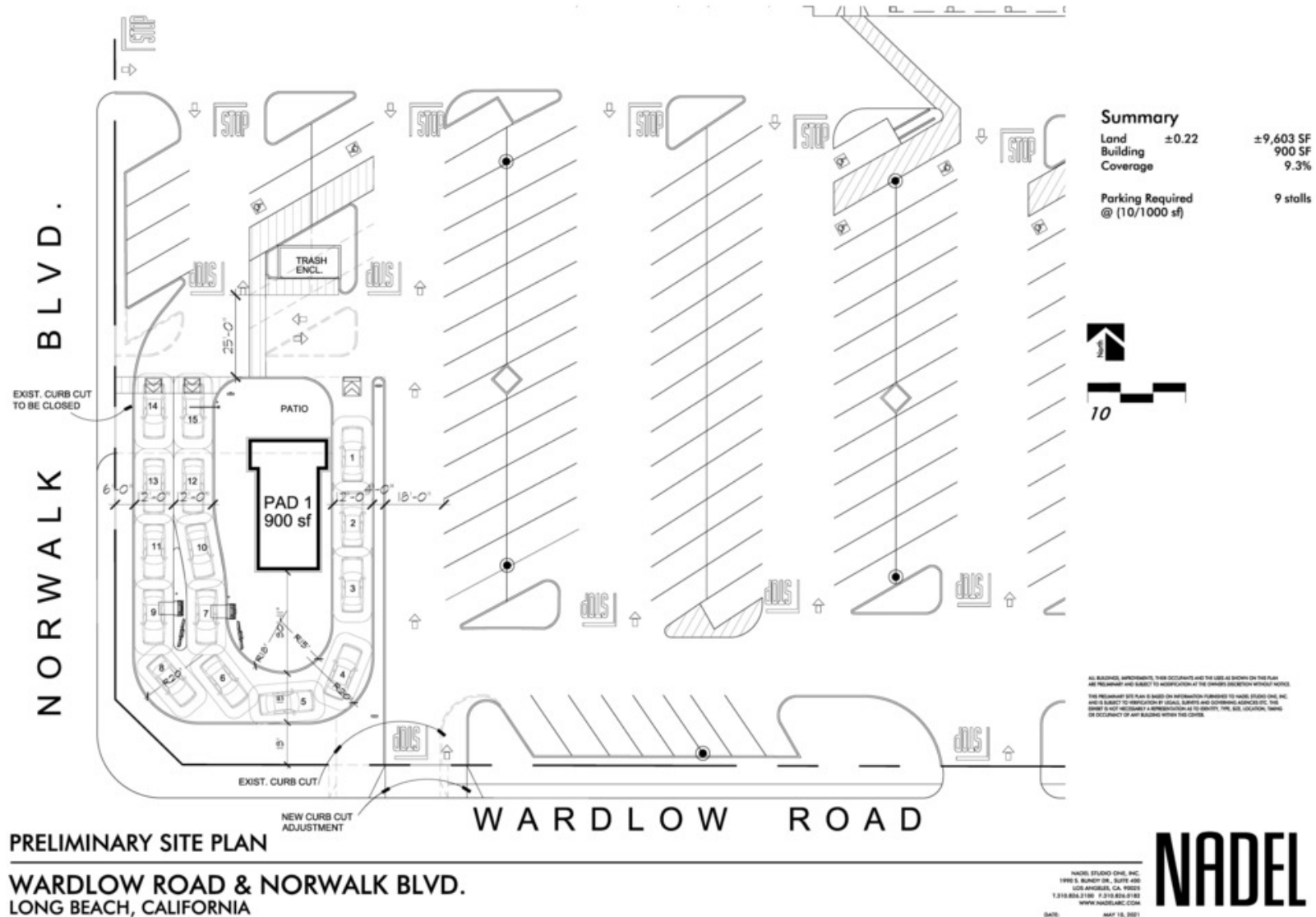
DAVE O'CONNELL
CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

GROUND LEASE CONCEPT - LARGE FOOTPRINT

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 10



DAVE O'CONNELL
CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

SITE PLAN

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 11



| SUITE | TENANT | SIZE |
|----------------|------------------------------|------------------|
| Drive-Thru Pad | Available | 5,040 SF |
| 8111 | Dollar Tree | 10,176 SF |
| 8121 | Available | 3,600 SF |
| 8123 | Centerline Jiu Jitsu | 3,000 SF |
| 8125 | Kick It Up Kidz | 3,000 SF |
| 8129 | Kick it Up Kidz | 2,400 SF |
| 8135 | Available | 1,165 - 5,346 SF |
| 8137 | (New Retail Shell Available) | 1,173 - 5,346 SF |
| 8140 | Storage | 3,000 SF |
| 8145 | Grocery Outlet | 18,000 SF |
| 8155 | Goodwill | 7,000 SF |
| 8163 | Orthodontics R Us | 2,232 SF |
| 8165 | PS Optical | 3,068 SF |
| 8169 | Kids Clothing | 2,000 SF |
| 8171 | Underground Salon | 2,700 SF |
| 8175 | Veterinary Hospital | 1,600 SF |
| 8181 | Reverie Nail & Spa | 1,600 SF |
| 8185 | Twice Baked Bakery | 960 SF |
| 8191 | Benley Vietnamese Restaurant | 960 SF |
| 8195 | Wildflower Events | 1,440 SF |
| Cell Site | Cell Phone Tower | 200 SF |

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CALDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM

MEET THE TEAM

EL DORADO CENTER | 8105-8195 E WARDLOW RD, LONG BEACH, CA 90808

SHOPPING CENTER BROCHURE | PAGE 12



DAVE O'CONNELL

Managing Principal

C: 818.917.3020

dave@cbm1.com

CaIDRE #01398651



MATTHEW BRUTZKUS

Associate

C: 818.665.6033

MBrutzkus@cbm1.com

CaIDRE #02131501

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CaIDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM