

3322-3390 E 7th ST LONG BEACH, CA 90804

- » Centrally located on a highly trafficked corridor in Long Beach
- » Strong National Co-Tenants (Starbucks, UPS, Wingstop, and Supercuts)
- » Signalized Intersection Offering Prime Exposure to Over 60,000 Cars Per Day
- » 1,300 SF Available
- » Street Front Retail/Office Boasting Unparallel Brand Identity on 7th St.
- » Ample On-Site Parking



CONTACT

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CBRE

3322-3390

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Offering

CBRE

OFFERING:

- » 1,300 SF Available
- » Asking Rate:
\$3.35 PSF + \$1.35 PSF NNN
- » Highly Desirable End Cape Space
- » Ideal for Retail or Office Users



BUILDING DESCRIPTION

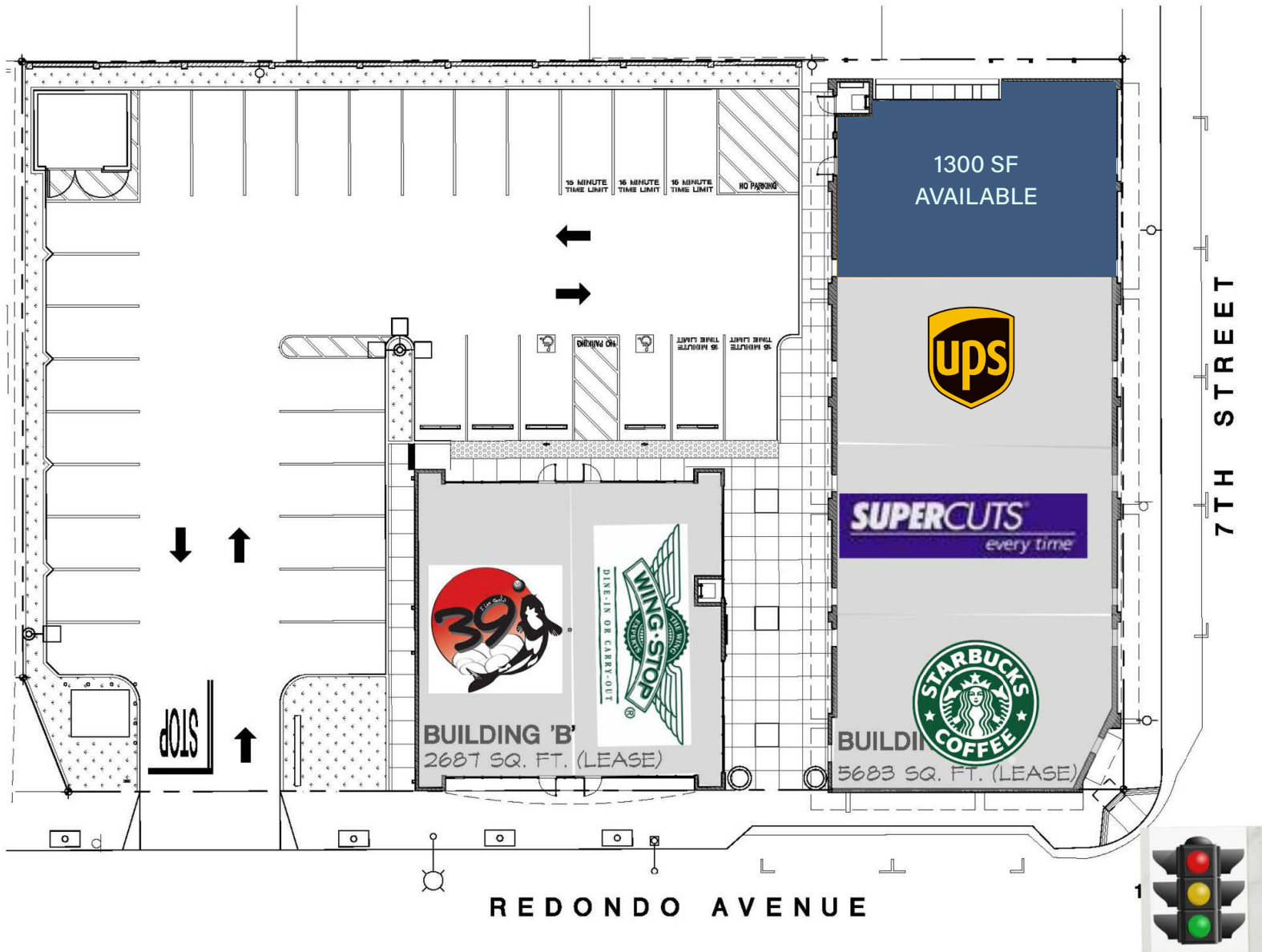
- » 8,370 SF Multi-Tenant Building
- » Strong National Co-Tenancy
- » This property is strategically located at the main East West thoroughfare connecting the community to Downtown and Highway 22 to the East

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Site Plan

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Get To Know The Neighborhood:

CBRE

[PLACEHOLDER MAP]

2021 DEMOGRAPHICS



POPULATION

1 Mile	63,511
2 Miles	167,408
3 Miles	263,628



DAYTIME POPULATION

1 Mile	52,207
2 Miles	149,265
3 Miles	267,332



GENDER

MALE

FEMALE

1 Mile	31,228 (49.2%)	32,282 (50.8%)
2 Miles	82,892 (49.5%)	84,516 (50.5%)
3 Miles	130,739 (49.6%)	132,889 (50.4%)



MEDIAN AGE

1 Mile	35.00
2 Miles	34.80
3 Miles	34.30



AVERAGE HH INCOME

1 Mile	\$89,090
2 Miles	\$91,272
3 Miles	\$91,865



2026 AVERAGE HH INCOME

1 Mile	\$103,311
2 Miles	\$105,318
3 Miles	\$105,652



DAYTIME WORKERS

1 Mile	21,271 (40.7%)
2 Miles	63,191 (42.3%)
3 Miles	125,717 (47.0%)



DAYTIME RESIDENTS

1 Mile	30,936 (59.3%)
2 Miles	86,074 (57.7%)
3 Miles	141,615 (53.0%)



HOUSEHOLD UNITS

1 Mile	5,924
2 Miles	18,271
3 Miles	29,943

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Demographics

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POPULATION	1 MILE	2 MILES	3 MILES
2026 Population - Five Year Projection	63,511	167,408	263,628
2010 Population - Census	63,384	167,945	266,631
2000 Population - Census	63,123	165,001	257,865
2010-2021 Annual Population Growth Rate	65,490	168,170	259,538
2026 Population - Five Year Projection	0.05%	0.13%	0.20%
2021-2026 Annual Population Growth Rate	-0.04%	0.06%	0.23%

HOUSING VALUE	1 MILE	2 MILES	3 MILES
2021 Owner Occupied Housing Units	5,924	18,271	29,943
2021 Median Value of Owner Occ. Housing Units	\$787,049	\$794,168	\$735,107
2021 Average Value of Owner Occ. Housing Units	\$892,691	\$899,154	\$861,916



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