

FOR LEASE

PRIME LONG BEACH DRIVE-THRU AVAILABLE



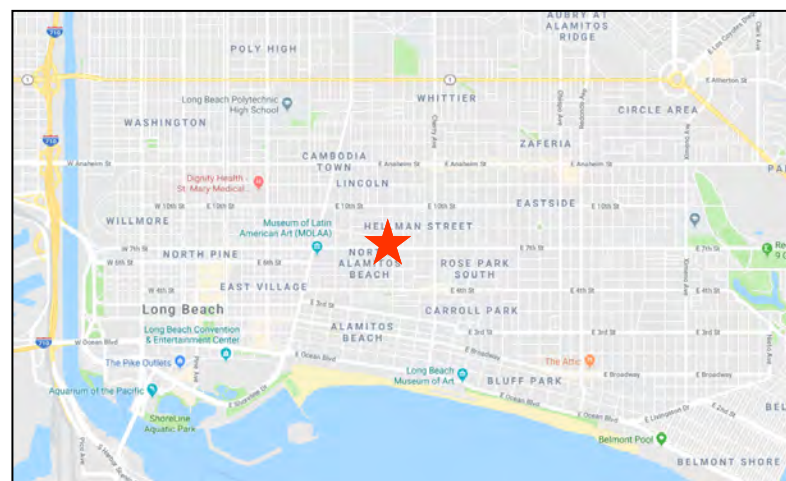
NEIGHBORING RETAILERS



1601 E. 7TH ST | LONG BEACH, CA 90813

FEATURES + AMENITIES

- 1,775 SF FREESTANDING DRIVE-THRU BUILDING
- GREAT VISIBILITY ALONG E. 7TH STREET
- WELL LOCATED ON THE AREA'S MAIN EAST WEST THOROUGHFARE WITH OVER 37K VEHICLES PER DAY
- THIRTEEN PARKING SPACES
- SIGNALIZED INTERSECTION



EXCLUSIVELY REPRESENTED BY

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	93,563	268,089	426,467
AVG HH INCOME	\$55,879	\$72,459	\$84,569

ADDITIONAL PHOTOS

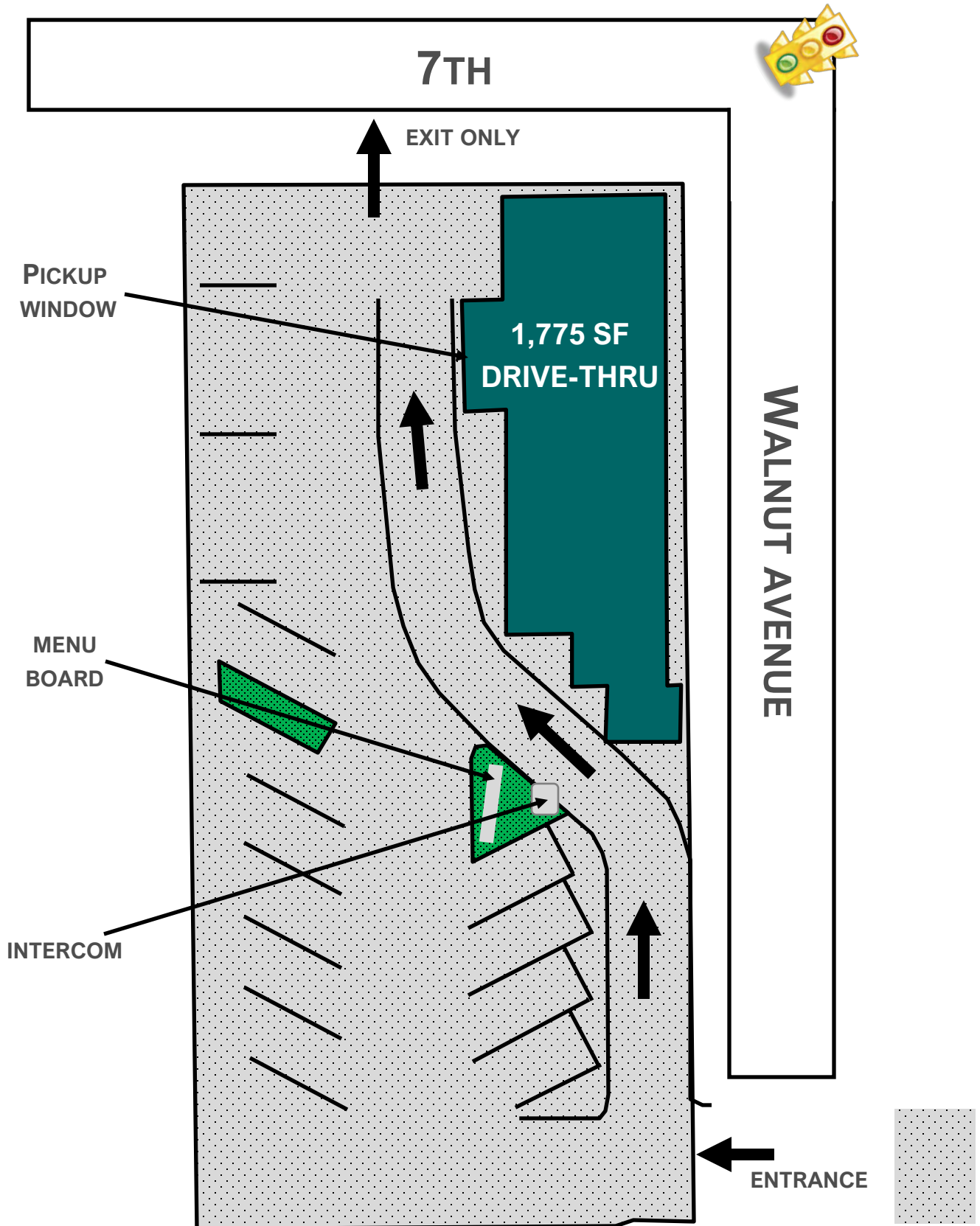
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SITE PLAN

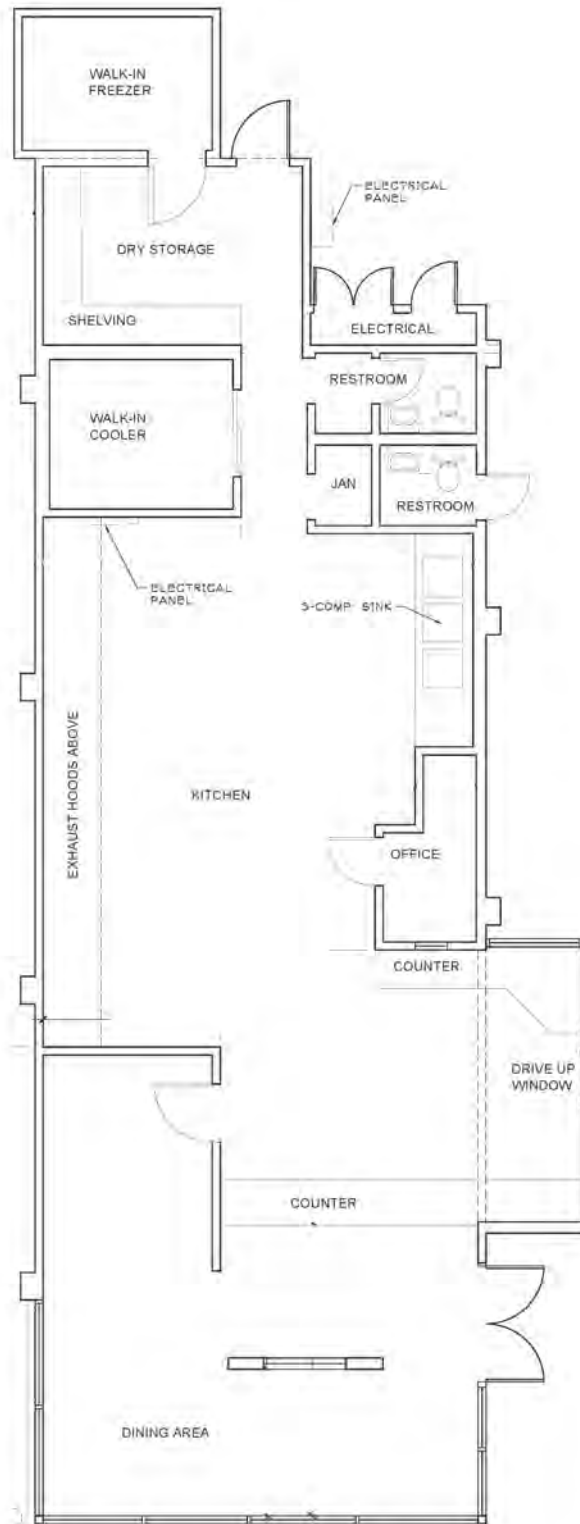
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FLOOR PLAN

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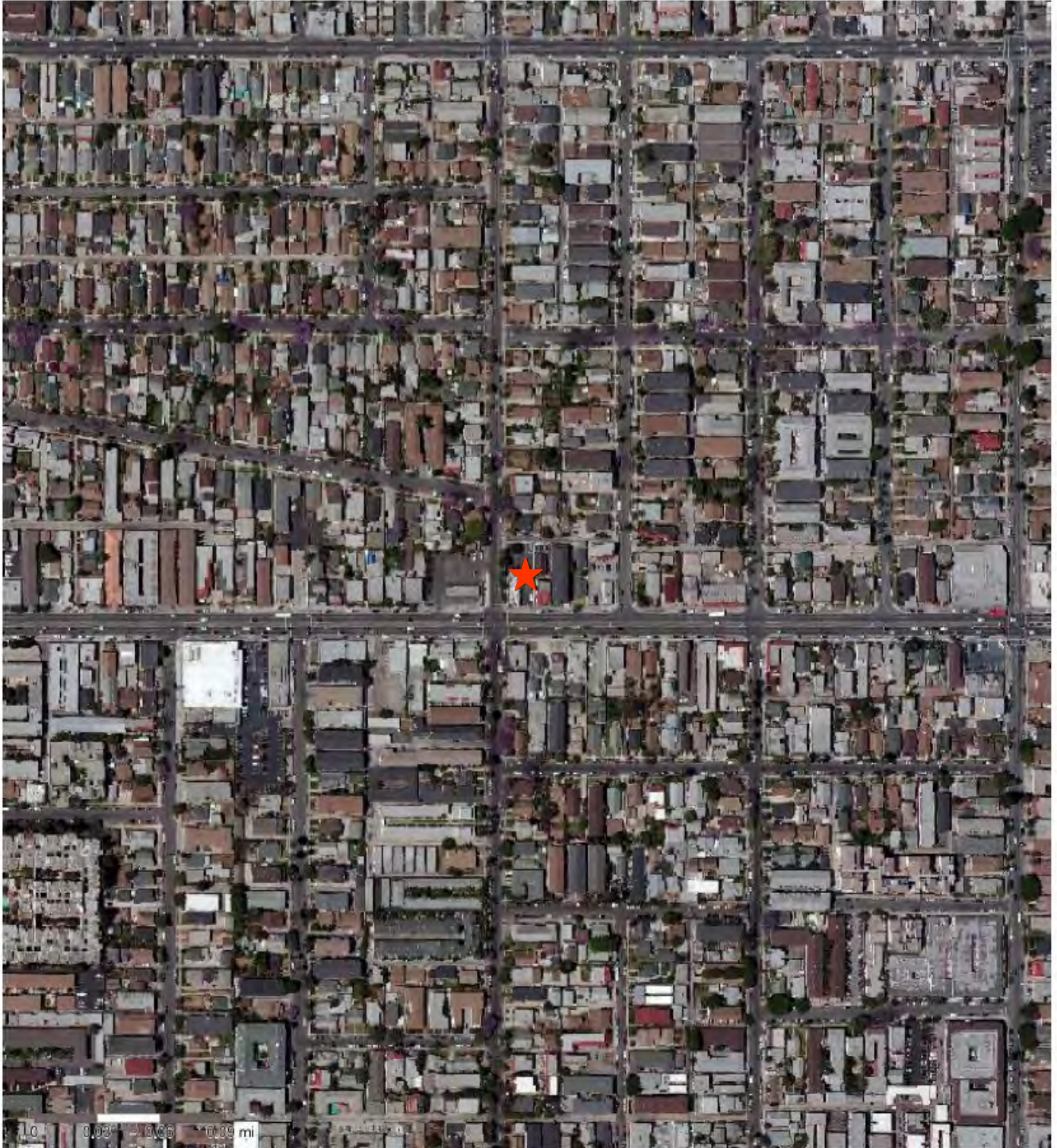


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AERIAL PHOTO

1601 E. 7TH ST | LONG BEACH, CA 90813

Aerial map around My Site, 1601 E 7th St, Long Beach, CA, 90813:



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DEMOGRAPHICS

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Demographic Snapshot Comparison Report for My Site, 1601 E 7th St, Long Beach, CA, 90813:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	93,563	268,089	426,467
Female Population	50.07%	50.39%	50.96%
Male Population	49.93%	49.61%	49.04%
Population Density	29,779	9,481	5,429
Population Median Age	32.0	33.2	35.9
Employed Civilian Population 16+	44,850	132,010	208,283
% White Collar	52.0%	58.0%	61.4%
% Blue Collar	48.0%	42.0%	38.6%
Total Q2 2017 Employees	14,328	135,442	211,185
Total Q2 2017 Establishments*	1,859	9,893	15,811
Population Growth 2000-2010	-5.80%	-0.83%	0.19%
Population Growth 2017A-2022	-1.62%	-0.01%	-0.04%
Income: 2017A			
Average Household Income	\$55,879	\$72,459	\$84,569
Median Household Income	\$39,778	\$47,981	\$56,612
Per Capita Income	\$21,204	\$27,913	\$32,338
Avg Income Growth 2000-2010	49.62%	45.76%	41.62%
Avg Income Growth 2017A-2022	15.07%	14.61%	13.85%
Households: 2017A			
Households	34,971	102,019	161,359
Average Household Size	2.59	2.56	2.58
Hhld Growth 2000-2010	-1.64%	1.11%	0.91%
Hhld Growth 2017A-2022	0.55%	1.75%	1.60%
Housing Units: 2017A			
Occupied Units	34,971	102,019	161,359
% Occupied Units	94.78%	95.26%	96.16%
% Vacant Housing Units	5.22%	4.74%	3.84%
Owner Occ Housing Growth 2000-2010	5.24%	6.34%	2.02%
Owner Occ Housing Growth 2000-2022	8.63%	9.43%	5.11%
Owner Occ Housing Growth 2017A-2022	0.41%	1.23%	0.91%
Occ Housing Growth 2000-2010	-1.64%	1.11%	0.91%
Occ Housing Growth 2010-2022	7.36%	8.29%	7.35%
Occ Housing Growth 2017A-2022	0.55%	1.75%	1.60%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	0.95%	0.81%	0.73%
% Asian Population	14.33%	14.24%	14.19%
% Black Population	13.87%	12.67%	10.86%
% Hawaiian or Pacific Islander Population	0.52%	0.70%	0.83%
% Multirace Population	5.79%	5.85%	5.80%
% Other Race Population	24.79%	22.27%	18.76%
% White Population	39.76%	43.45%	48.82%
% Hispanic Population	49.29%	44.15%	39.04%
% Non Hispanic Population	50.71%	55.85%	60.96%
Seasonal Population Trending			
Q4 2014	701	1,790	2,836
Q1 2015	750	1,865	2,890
Q2 2015	815	2,033	3,117
Q3 2015	866	2,199	3,325
Q4 2015	872	2,209	3,399
Q1 2016	839	2,181	3,376
Q2 2016	839	2,181	3,376
Q3 2016	804	2,003	3,222
Q4 2016	805	2,018	3,236

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