

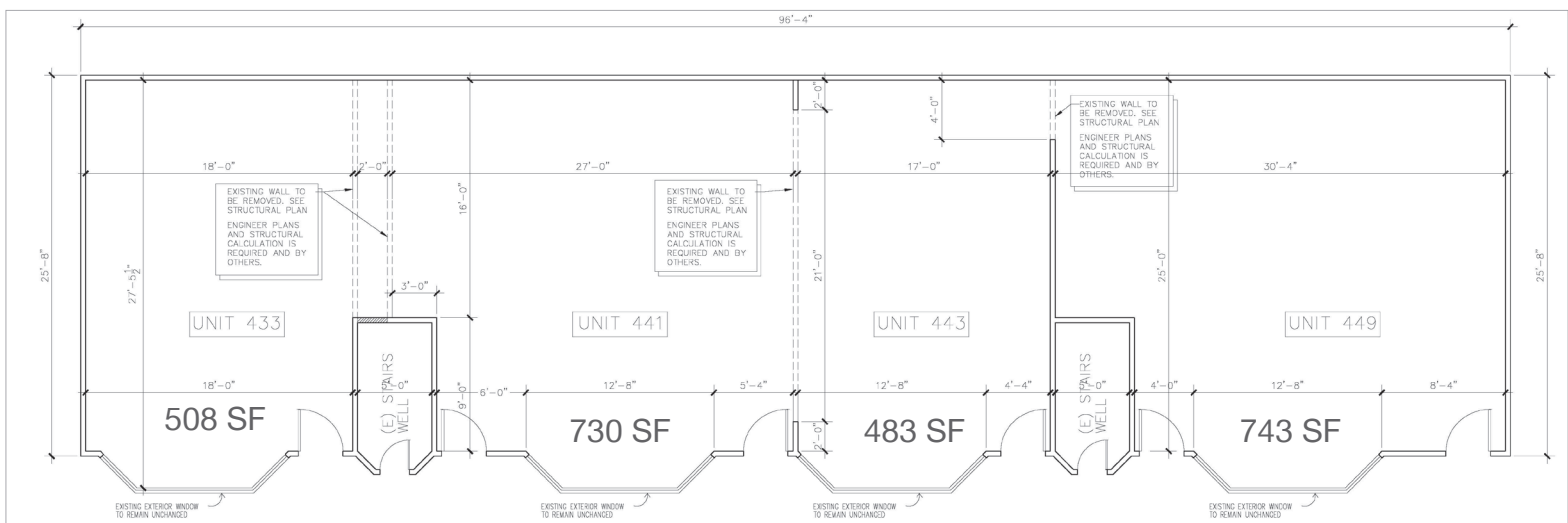
433-449 EAST BROADWAY
LONG BEACH, CA 90802



435 East Broadway is an approximately 4,822-square foot mixed-use building with ground level retail and second-story residential. The 1920's-style building enjoys unique exterior architecture. Currently, the ground level of the property is subdivided into four (4) separate shop spaces ranging from approximately 483 to 743 square feet. These spaces can be combined or leased in their current configuration. Potential outdoor/park-let seating is available, subject to all necessary governmental approvals.

435 East Broadway is located in downtown Long Beach and the heart of the East Village Arts District. The property is located within a few blocks of downtown Long Beach's main grocery store, the Pavilions and Regional Metro Blue Line Public Transit System. The trade area has over 30,000 residents occupying over 13,000 housing units with a daytime population of approximately 38,000 within one-mile radius. Additionally, there are approximately 2,000 New Housing units either proposed, planned, or under construction.

- APPROXIMATELY 500-650 SQUARE FEET
- POTENTIAL OUTDOOR/PARK-LET SEATING (SUBJECT TO ALL NECESSARY GOVERNMENTAL APPROVALS)



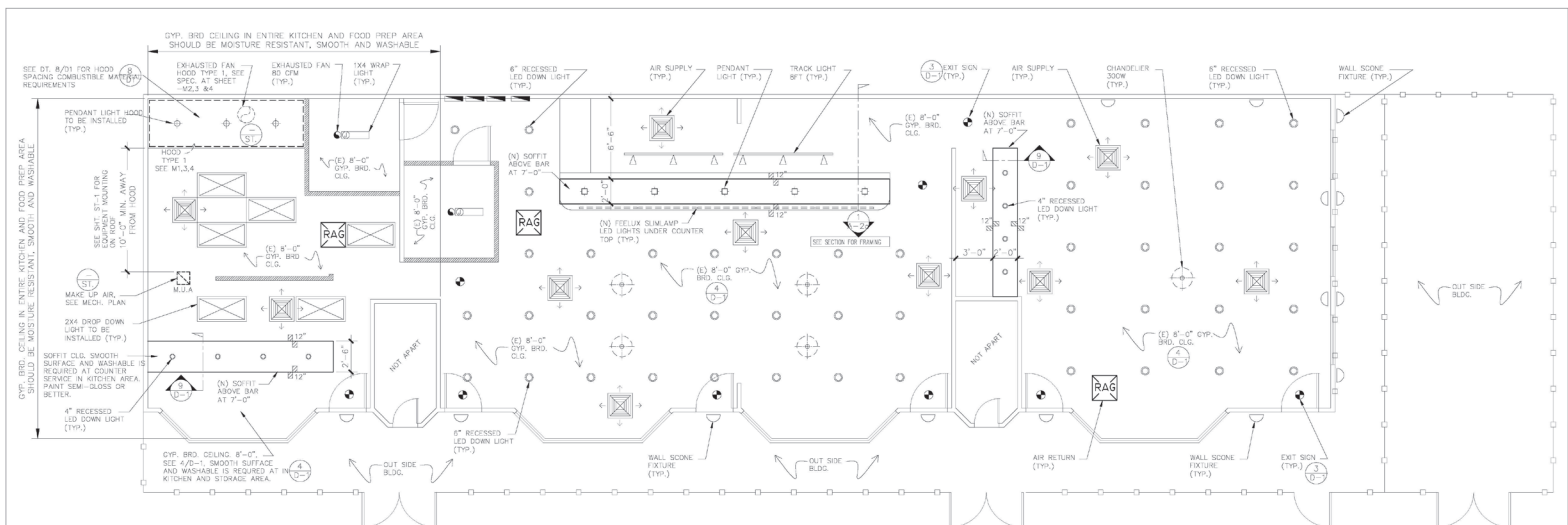
**433-449 EAST BROADWAY
LONG BEACH, CA 90802**



- +/- 2,586 SQUARE FEET
- POTENTIAL OUTDOOR/PARK-LET SEATING
(SUBJECT TO ALL NECESSARY GOVERNMENTAL APPROVALS)

435 East Broadway is an approximately 4,822-square foot mixed-use building with ground-level retail and second-story residential. The 1920's-style building enjoys unique exterior architecture. Currently, the property owner is in the process of investigating the opportunity for an approximately 2,586-square foot restaurant café serving beer and wine with a potential outdoor patio area.

435 East Broadway is located in downtown Long Beach and the heart of the East Village Arts District. The property is located within a few blocks of downtown Long Beach's main grocery store, the Pavilions and Regional Metro Blue Line Public Transit System. The trade area has over 30,000 residents occupying over 13,000 housing units with a daytime population of approximately 38,000 within one-mile radius. Additionally, there are approximately 2,000 new housing units either proposed, planned, or under construction.



EXPOSURE • EXPERTISE • RESULTS

MARTIN PORTER
Associate | Director - National Retail Group
(562) 257-1233 | martin.porter@marcusmillichap.com
CA 00861399