

1124

PACIFIC COAST HWY



FOR LEASE

450 SF STREET FRONT RETAIL





HIGHLIGHTS

- Located on the Busy Pacific Coast Hwy.
- Close Proximity to Long Beach Poly High School
- Great Visibility
- High Traffic Counts: 48,100 Cars/Day



1124

**E. PACIFIC COAST HWY.
LONG BEACH, CA 90806**

Lease Rate: \$1.63/SF
\$750/Mo. (NNN)/Unit

Available: 450 SF

Lot Size: 4,680 SF

Zoning: LBCHW

APN: 7268-026-003

Description:

The Subject property is located at 1124 E. Pacific Coast Long Beach, California between Orange Ave. and Martin Luther King Jr. Ave. The immediate area surrounding the property is retail, residential, and service oriented type businesses.

The building totals approximately 4,644 square feet (SF) located on 4,680 (SF) of land. The building itself has been kept in great condition and is located in a high traffic corridor of Long Beach. The property has 1 vacancy with approximately 450 SF available for lease.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395.

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The Pike Outlet Marketplace



SUBJECT PROPERTY



4.1 MILES FROM
LONG BEACH
AIRPORT

Traffic Circle Marketplace (Partial List)



10 MINUTES FROM
DOWNTOWN
LONG BEACH



Cherry Ave. & Willow St. Retail

20.5 MILES FROM
LOS ANGELES
INTERNATIONAL
AIRPORT

Kilroy Airport
Long Beach Airport (LGB)

Signal Hill Car Dealerships



SHEVA HOSSEINZADEH

Associate Vice President

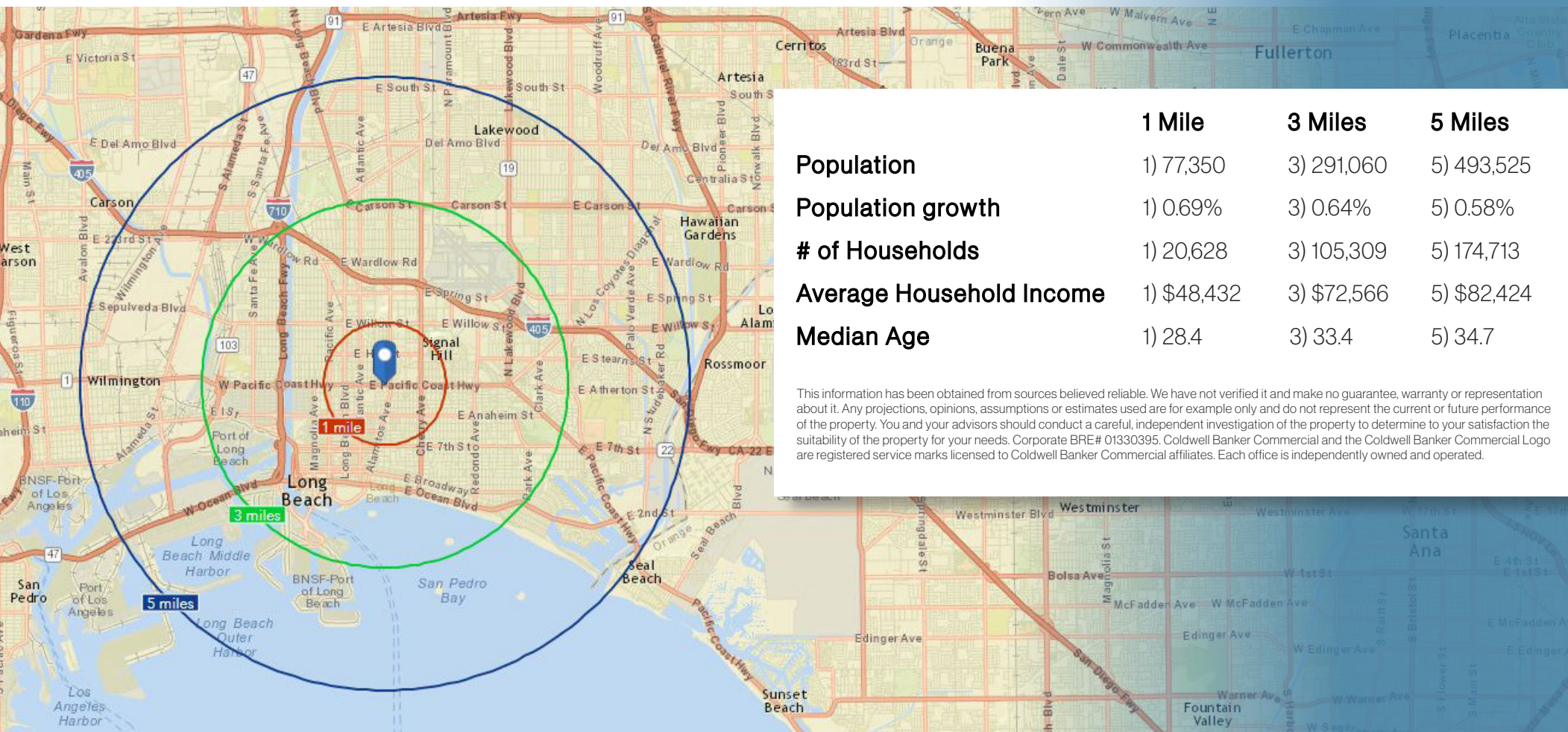
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DEMOGRAPHICS - 1/3/5 MILE RADIUS



	1 Mile	3 Miles	5 Miles
Population	1) 77,350	3) 291,060	5) 493,525
Population growth	1) 0.69%	3) 0.64%	5) 0.58%
# of Households	1) 20,628	3) 105,309	5) 174,713
Average Household Income	1) \$48,432	3) \$72,566	5) \$82,424
Median Age	1) 28.4	3) 33.4	5) 34.7

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