

DRIVE-THRU RESTAURANT FOR LEASE

MAJOR LONG BEACH INTERSECTION OFF 91 FRWY



NEIGHBORING RETAILERS

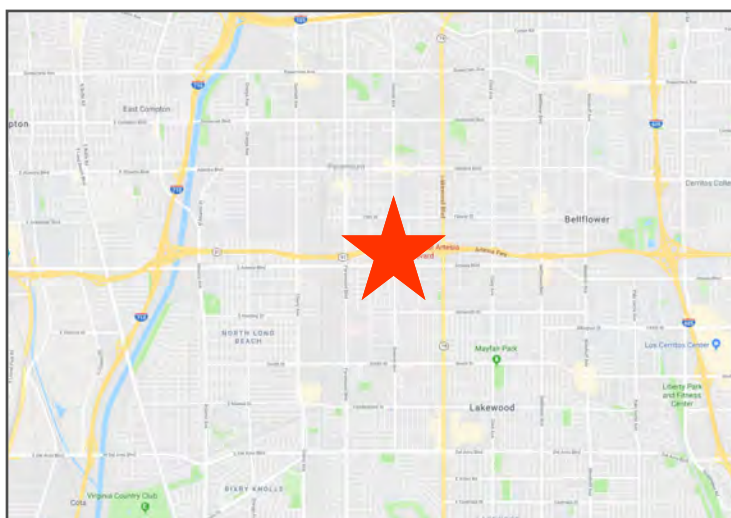


6629 DOWNEY AVENUE | LONG BEACH, CA 90805

ARTESIA + DOWNEY

FEATURES + AMENITIES

- FREESTANDING DRIVE-THRU RESTAURANT AVAILABLE
- APPROX. 2,168 SQFT
- EQUIPMENT IN PLACE
- HIGH STREET VISIBILITY
- POLE SIGNAGE AVAILABLE
- AMPLE PARKING IN SIZABLE ONSITE LOT
- SIGNALIZED INTERSECTION WITH COUNTLESS NATIONAL TENANTS
- HEAVY CAR + FOOT TRAFFIC
- CENTRAL LOCATION WITH CONVENIENT ACCESS
- MAJOR RETAILERS + BUSINESS PARKS IN IMMEDIATE VICINITY
- RIGHT OFF THE 91 FWY
- DENSE AREA DEMOGRAPHICS



EXCLUSIVELY REPRESENTED BY

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	36,793	315,257	721,158
AVG HH INCOME	\$58,931	\$67,525	\$72,298



AERIAL PHOTO

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1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025

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	1 Miles:	3 Miles:	5 Miles:
Population: 2013A			
Total Population	36,793	315,257	721,158
Female Population	51.3%	51.4%	51.2%
Male Population	48.7%	48.6%	48.8%
Population Density	10,780	11,090	9,096
Population Median Age	30.9	31.8	32.7
Total Employees	10,104	69,876	216,174
Total Establishments*	1,142	9,043	23,773
Population Growth 2000-2010	3.4%	2.7%	2.0%
Population Growth 2013A-2018	-0.3%	-0.6%	-0.7%
Income: 2013A			
Average Household Income	\$58,931	\$67,525	\$72,298
Median Household Income	\$44,258	\$52,181	\$55,748
Per Capita Income	\$17,272	\$19,913	\$20,832
Avg Income Growth 2000-2010	N/A%	75.7%	-21.0%
Avg Income Growth 2013A-2018	13.1%	12.8%	12.7%
Households: 2013A			
Households	10,607	92,406	206,443
Average Household Size	3.42	3.37	3.43
Hhld Growth 2000-2010	0.6%	0.3%	0.9%
Hhld Growth 2013A-2018	1.1%	0.8%	1.0%
Housing Units: 2013A			
Owner Occupied Units	10,607	92,406	206,443
% Owner Occupied Units	96.9%	96.9%	97.1%
% Vacant Housing Units	3.1%	3.1%	2.9%
Owner Occ Housing Growth 2000-2010	-4.6%	-0.1%	-0.1%
Owner Occ Housing Growth 2000-2018	-4.8%	0.3%	0.4%
Owner Occ Housing Growth 2013A-2018	1.1%	0.8%	0.8%
Occ Housing Growth 2000-2010	1.7%	0.3%	0.9%
Occ Housing Growth 2010-2018	3.3%	2.8%	2.9%
Occ Housing Growth 2013A-2018	1.1%	0.8%	1.0%
Race and Ethnicity: 2013A			
% American Indian or Alaska Native Population	0.8%	0.8%	0.8%
% Asian Population	10.2%	9.8%	10.5%
% Black Population	16.6%	14.3%	11.9%
% Hawaiian or Pacific Islander Population	1.8%	1.4%	0.9%
% Multirace Population	4.6%	5.0%	4.7%
% Other Race Population	26.2%	26.9%	27.2%
% White Population	39.8%	41.9%	44.0%
% Hispanic Population	57.4%	56.8%	59.1%
% Non Hispanic Population	42.6%	43.3%	40.9%