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**FOOD4LESS**



# FOR LEASE

## FORMER FACTORY 2-U IN FOOD4LESS + RITE AID ANCHORED CENTER

3200-3300 ANAHEIM STREET | LONG BEACH, CA 90804

**JASON EHRENPREIS**

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1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025  
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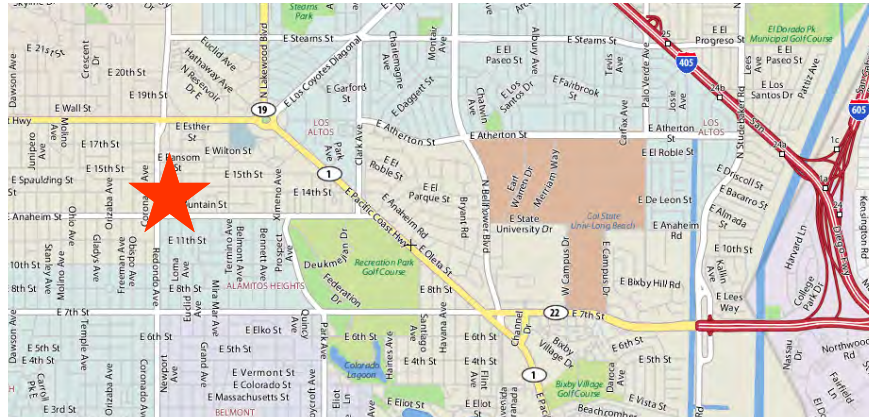
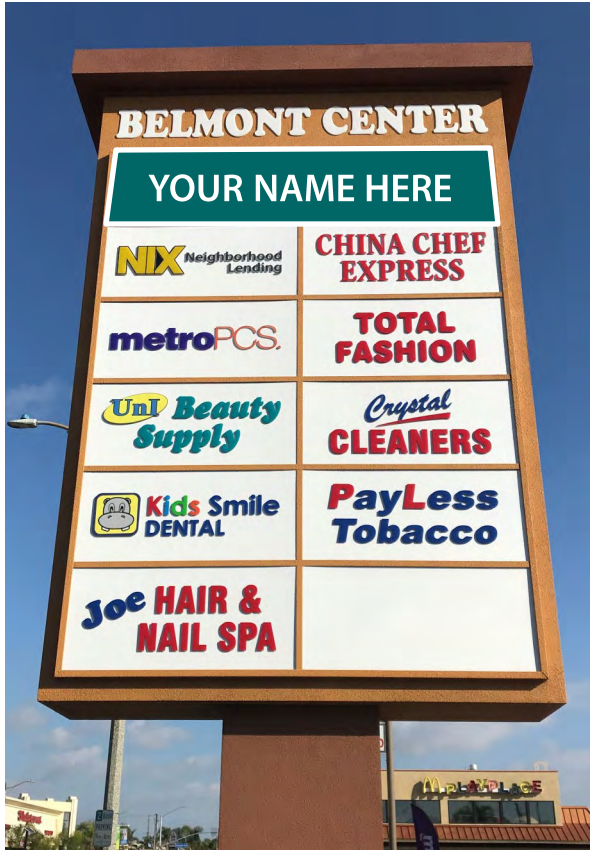




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## FEATURES + AMENITIES

- 13,300 SF JR ANCHOR AVAILABLE—FORMER FACTORY 2-U
- 1,400 SF QTA CHECK CASH IN LINE SPACE—AVAILABLE SOON
- GROCERY + DRUG ANCHORED CENTER
- MONUMENT SIGNAGE AVAILABLE
- NATIONAL CO-TENANTS
- AMPLE PARKING
- MAIN & MAIN, SIGNALIZED INTERSECTION
- OUTSTANDING TRAFFIC COUNTS—71K+ CPD
- DIVERSE + DENSE DEMOGRAPHICS
- COUNTLESS NATIONAL RETAILERS IN IMMEDIATE VICINITY

## NEIGHBORING RETAILERS



| DEMOGRAPHICS SNAPSHOT | 1-MILE   | 3-MILE   | 5-MILE   |
|-----------------------|----------|----------|----------|
| POPULATION            | 67,439   | 284,171  | 468,885  |
| AVG HH INCOME         | \$70,797 | \$85,283 | \$92,414 |

EXCLUSIVELY REPRESENTED BY  
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## SITE PLAN

3200-3300 ANAHEIM STREET | LONG BEACH, CA 90804

| Suite | Tenant                      | GLASF  |
|-------|-----------------------------|--------|
| A101  | Rite Aid                    | 18,603 |
| B102  | Payless Tobacco             | 1,576  |
| B103  | Charles Shim DDS            | 1,575  |
| B104  | <b>Office</b>               | 342    |
| B105  | Bargain World               | 4,662  |
| B106  | Total Fashion               | 6,637  |
| C108  | <b>Future Availability</b>  | 13,300 |
| D109  | China Chef                  | 1,638  |
| D110  | E-Link - Electronics        | 840    |
| D111  | <b>Future Availability</b>  | 1,400  |
| D112  | Crystal Cleaners            | 1,506  |
| D113  | Joe's Nail Spa              | 784    |
| E114  | UNI Beauty Supply           | 2,278  |
| E115  | Country Donuts & Ice Creams | 1,530  |
| F116  | Food 4 Less                 | 50,690 |
| G117  | McDonald's                  | 4,941  |



■ Available 
 ■ Future Availability 
  Leased 
  NAP (not a part)





# ADDITIONAL PHOTOS

3200-3300 ANAHEIM STREET | LONG BEACH, CA 90804



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# AERIAL PHOTOS

3200-3300 ANAHEIM STREET | LONG BEACH, CA 90804



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# DEMOGRAPHICS

3200-3300 ANAHEIM STREET | LONG BEACH, CA 90804

|   | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|---|-----------|-----------|-----------|
| <b>Population: 2018A</b>                      |           |           |           |
| Total Population                              | 67,439    | 284,171   | 468,885   |
| Female Population                             | 51.11%    | 50.61%    | 51.29%    |
| Male Population                               | 48.89%    | 49.39%    | 48.71%    |
| Population Density                            | 21,464    | 10,050    | 5,969     |
| Population Median Age                         | 32.5      | 34.2      | 37.0      |
| Employed Civilian Population 16+              | 34,111    | 142,569   | 232,119   |
| % White Collar                                | 57.9%     | 60.4%     | 63.1%     |
| % Blue Collar                                 | 42.1%     | 39.6%     | 36.9%     |
| Total Q2 2018 Employees                       | 13,153    | 146,959   | 232,718   |
| Total Q2 2018 Establishments*                 | 1,680     | 10,202    | 16,844    |
| Population Growth 2000-2010                   | -3.50%    | -0.44%    | 0.25%     |
| Population Growth 2018A-2023                  | 0.21%     | 0.22%     | 0.15%     |
| <b>Income: 2018A</b>                          |           |           |           |
| Average Household Income                      | \$70,797  | \$85,283  | \$92,414  |
| Median Household Income                       | \$52,143  | \$56,394  | \$63,652  |
| Per Capita Income                             | \$27,142  | \$33,669  | \$35,831  |
| Avg Income Growth 2000-2010                   | 47.71%    | 43.93%    | 41.56%    |
| Avg Income Growth 2018A-2023                  | 15.63%    | 15.39%    | 14.68%    |
| <b>Households: 2018A</b>                      |           |           |           |
| Households                                    | 25,560    | 110,782   | 180,214   |
| Average Household Size                        | 2.59      | 2.50      | 2.55      |
| Hhld Growth 2000-2010                         | -0.92%    | 1.05%     | 0.58%     |
| Hhld Growth 2018A-2023                        | -1.48%    | 1.54%     | 1.37%     |
| <b>Housing Units: 2018A</b>                   |           |           |           |
| Occupied Units                                | 25,560    | 110,782   | 180,214   |
| % Occupied Units                              | 96.32%    | 95.19%    | 96.08%    |
| % Vacant Housing Units                        | 3.68%     | 4.81%     | 3.92%     |
| Owner Occ Housing Growth 2000-2010            | 7.25%     | 4.77%     | 0.97%     |
| Owner Occ Housing Growth 2000-2023            | 6.07%     | 6.35%     | 3.22%     |
| Owner Occ Housing Growth 2018A-2023           | 0.53%     | 0.93%     | 0.81%     |
| Occ Housing Growth 2000-2010                  | -0.92%    | 1.05%     | 0.58%     |
| Occ Housing Growth 2010-2023                  | 7.43%     | 7.67%     | 6.76%     |
| Occ Housing Growth 2018A-2023                 | 1.48%     | 1.54%     | 1.37%     |
| <b>Race and Ethnicity: 2018A</b>              |           |           |           |
| % American Indian or Alaska Native Population | 0.83%     | 0.76%     | 0.70%     |
| % Asian Population                            | 16.49%    | 13.21%    | 14.25%    |
| % Black Population                            | 12.76%    | 11.60%    | 10.66%    |
| % Hawaiian or Pacific Islander Population     | 0.46%     | 0.61%     | 0.81%     |
| % Multirace Population                        | 6.73%     | 5.91%     | 5.87%     |
| % Other Race Population                       | 21.07%    | 20.16%    | 16.72%    |
| % White Population                            | 41.65%    | 47.75%    | 50.99%    |
| % Hispanic Population                         | 41.95%    | 41.01%    | 35.86%    |
| % Non Hispanic Population                     | 58.05%    | 58.99%    | 64.14%    |

