

TIME SQUARE

2936 & 2938 CLARK AVENUE

SEC OF SPRING STREET & CLARK AVENUE

LONG BEACH, CA 90815



AVAILABLE
1,248 SF END CAP SPACE
1,075 SF RETAIL SPACE

**CAN BE COMBINED TO
CREATE 2,323 SF**

Maryl (Haire) Binney
Lic. 01357931
Phone: 310-379-2228 ex 4
maryl@highlandpartnerscorp.com



FOR LEASE



PROPERTY OVERVIEW

Be the next business to join Long Beach's Time Square center and its several new unique tenants including Steady Brewing Co., Creative Cakery, Modern Patina coffee house, Baja Sonora, and Yang Chow Restaurant. This space is a great opportunity for a retail or creative office use.

PROPERTY HIGHLIGHTS

- » Located across from Long Beach Airport Business Park, a 675,000 SF cluster of corporate offices with more than 2,993 employees, and a 310 room Marriott Hotel
- » Strong demographics with a residential base of 200,030 and an avg. HH income of \$104,797 in a 3 mile radius
- » Readily available parking within Time Square parking lot and street parking along Clark Ave. and Spring St.
- » Large pylon sign available
- » Long Beach City College is located nearby with an enrollment of 24,403 students
- » Ideally located and designed to serve the local neighborhoods

DEMOGRAPHICS



POPULATION

1 Mile	12,690
2 Miles	64,183
3 Miles	197,606
5 Miles	655,294



AVERAGE HH INCOME

1 Mile	\$125,469
2 Miles	\$123,263
3 Miles	\$110,788
5 Miles	\$98,499



DAYTIME POPULATION

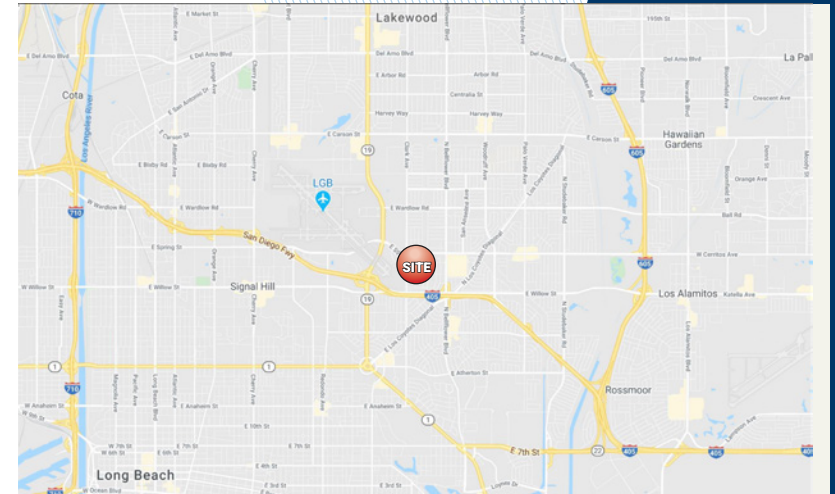
1 Mile	9,189
2 Miles	44,109
3 Miles	84,331
5 Miles	242,685

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

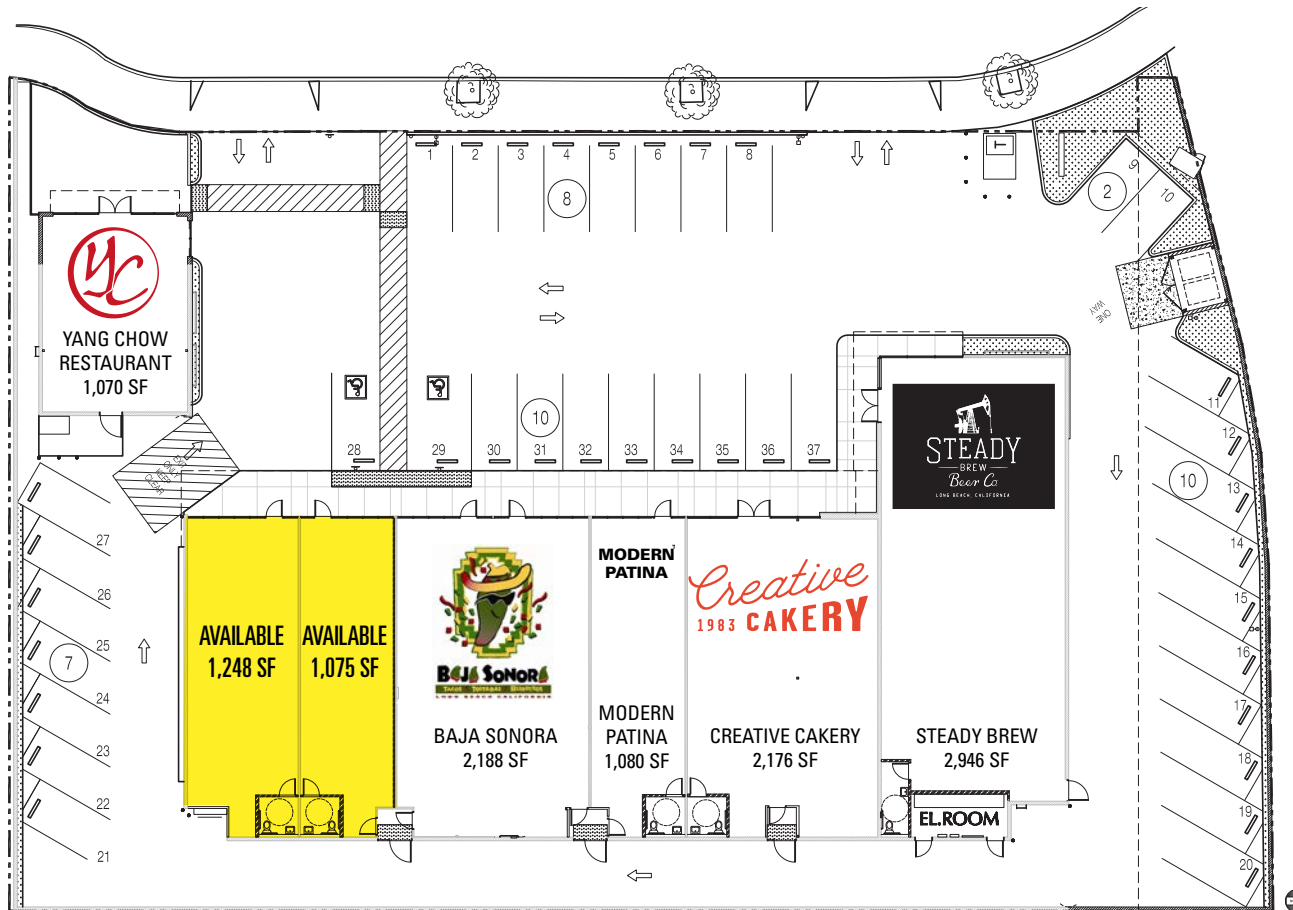


LOCATION OVERVIEW

This modern-style strip center is located at the intersection of Clark Ave. and Spring St. in Long Beach. The surrounding area has strong demographics with a residential base of 200,030 and an average household income of \$104,797 in a 3 mile radius. Time Square is located across the street from Long Beach Airport Business Park, which features large corporate offices including The Port of Long Beach, American Auto Association (AAA) , P2S Engineering Inc., and Auto Insurance Specialist (AIS). It is adjacent to Long Beach Airport which services over 3.8 million passengers each year.



SITE PLAN



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Highland Partners Corp. | 880 Apollo Street, Suite 331 | El Segundo, CA 90245 | www.highlandpartnerscorp.com

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