

LONG BEACH PROMENADE

Retail For Lease

6411-6543 E. Spring Street
Long Beach, CA 90808



± 1,250 SF Shop Space Available

Description:

- National and regional tenants in the center include Stater Bros., Ace Hardware, McDonald's, Jack In The Box, Little Caesars, Super Mex, Yum Yum Donuts, O'Reilly Auto Parts, and T Mobile.
- Tenants within the project benefit from a dense residential and daytime population within the immediate area.
- Excellent visibility to both Spring Street and Palo Verde Avenue.

Traffic Count:

- ± 27,200 Average Daily Traffic on East Spring Street
- ± 16,000 Average Daily Traffic on Palo Verde Avenue

Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	19,131	175,527	577,129
Average H.H. Income	\$110,571	\$100,353	\$87,657
Daytime Population	4,083	87,987	242,627

Source: ESRI



**Newmark Grubb
Knight Frank**

Retail

For further information, please contact our exclusive agents:

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Tenant Roster		
SUITE	TENANT	SF
A-1	T-Mobile	1,725
A-2	Little Caesars	1,200
A-3	Passion Nails	1,200
A-4	Check N' Go	1,200
A-5	EAP Optometry	925
A-6	Fifth Avenue Cleaners	1,475
B-1	OK Salon	550
B-2	Yum Yum Donuts	1,243
B-3	Family Dentistry	1,335
B-4	Fusion Sushi	3,125
B-5	LBS Federal Credit Union	3,720
B6-7	Super Mex	2,940
B-8	Available	1,250
PA-7	O'Reilly Auto Parts	5,165
PA-9	Stater Bros. Market	44,957
PA-10	Ace Hardware	7,073
Pad 2	McDonalds	3,396
Pad 3	Jack In The Box	2,574



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Executive Summary

Long Beach Promenade
6411 E Spring St, Long Beach, California, 90808
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.81058
Longitude: -118.10626

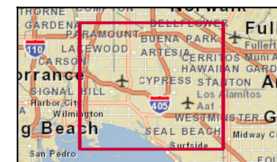
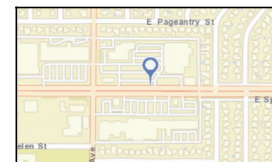
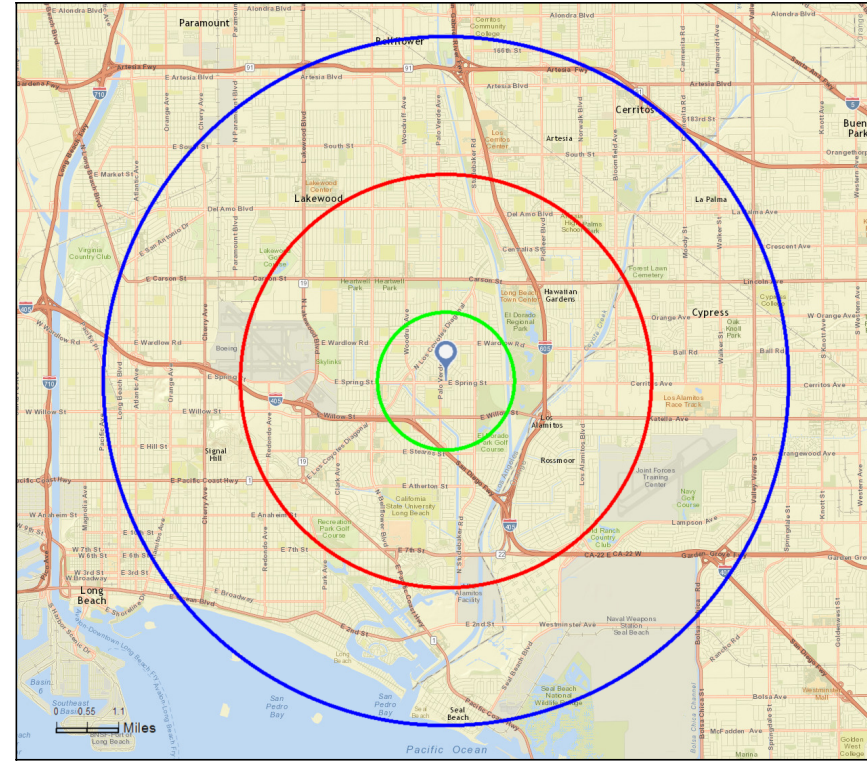
	1 mile	3 miles	5 miles
Population			
2000 Population	18,554	170,868	567,606
2010 Population	18,957	172,445	567,611
2015 Population	19,131	175,527	577,129
2020 Population	19,446	179,500	590,113
2000-2010 Annual Rate	0.22%	0.09%	0.00%
2010-2015 Annual Rate	0.17%	0.34%	0.32%
2015-2020 Annual Rate	0.33%	0.45%	0.45%
2015 Male Population	48.2%	48.2%	48.5%
2015 Female Population	51.8%	51.8%	51.5%
2015 Median Age	43.8	39.9	38.0
Households			
2000 Households	7,113	62,179	205,704
2010 Households	7,036	62,015	204,780
2015 Total Households	7,069	62,934	207,543
2020 Total Households	7,178	64,407	212,322
2000-2010 Annual Rate	-0.11%	-0.03%	-0.05%
2010-2015 Annual Rate	0.09%	0.28%	0.26%
2015-2020 Annual Rate	0.31%	0.46%	0.46%
2015 Average Household Size	2.70	2.74	2.74
Median Household Income			
2015 Median Household Income	\$95,823	\$77,663	\$63,828
2020 Median Household Income	\$103,853	\$87,111	\$75,452
2015-2020 Annual Rate	1.62%	2.32%	3.40%
Average Household Income			
2015 Average Household Income	\$110,571	\$100,353	\$87,657
2020 Average Household Income	\$123,348	\$113,653	\$99,540
2015-2020 Annual Rate	2.21%	2.52%	2.58%
Per Capita Income			
2015 Per Capita Income	\$40,991	\$36,367	\$31,785
2020 Per Capita Income	\$45,677	\$41,170	\$36,076
2015-2020 Annual Rate	2.19%	2.51%	2.57%



Site Map

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Prepared by Esri
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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