

Ground Lease or Build-to-Suit Opportunity

SEC ANAHEIM STREET & FREEMAN AVENUE, LONG BEACH

Available: 19,365 SF

Features:

- 19,365 SF Land Parcel
- Excellent visibility on Anaheim Street
- Located in the heart of Long Beach
- Average Daily Traffic Counts of 30,965 CPD
- Dense Population with over 285,000 people in 3 miles
- Nearby retailers include Farmers & Merchants Bank, Food 4 Less, Rite Aid, Walgreens and McDonald's
- Excellent Potential Drive Thru Opportunity

Demographics: (2015 Est.)

	1 Mile	3 Miles	5 Miles
Population	71,047	286,153	468,894
Daytime Population	12,503	135,519	204,952
Average HH Income	\$58,305	\$70,165	\$77,444

Source: Applied Geographic Solutions 04/2015, TIGER Geography



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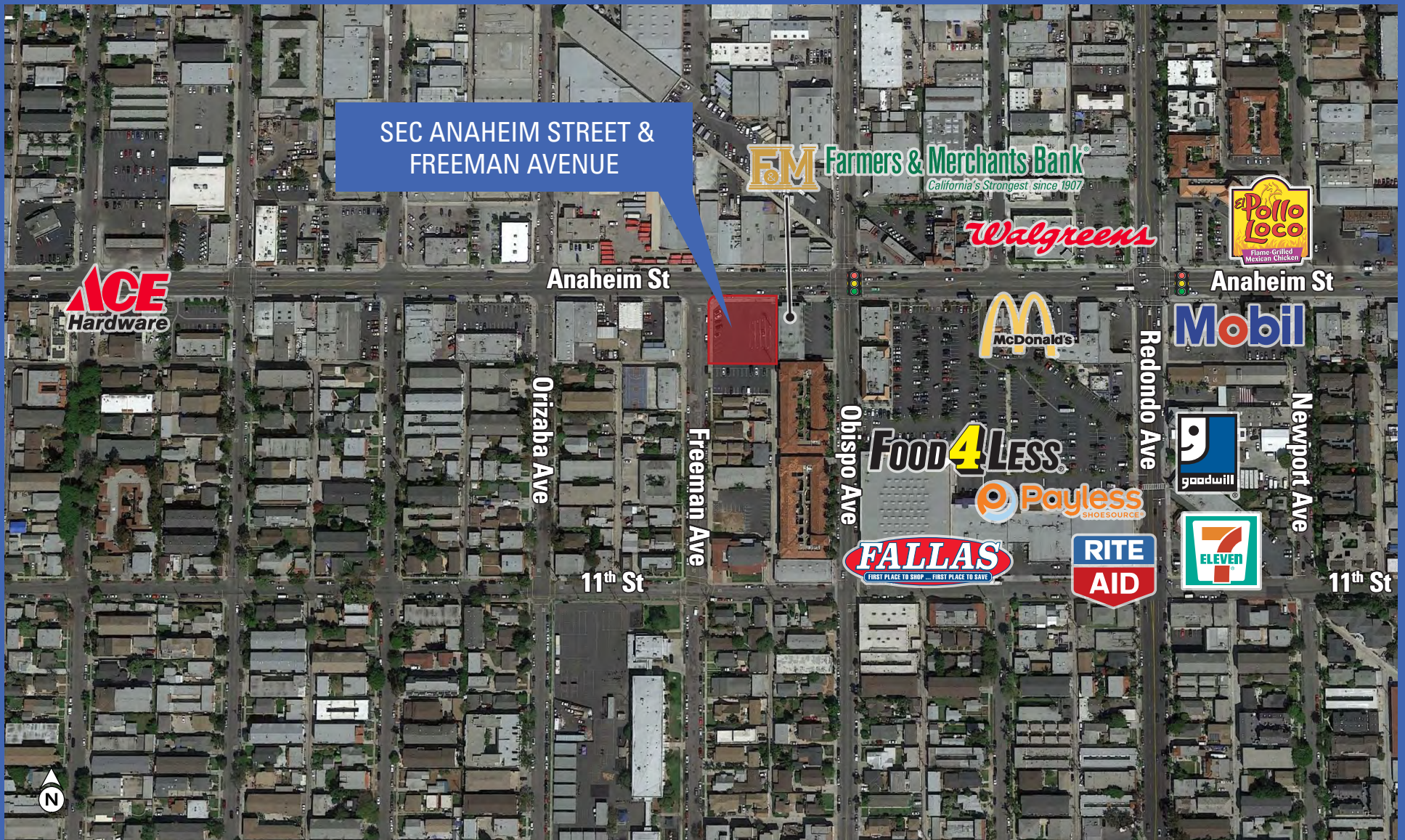
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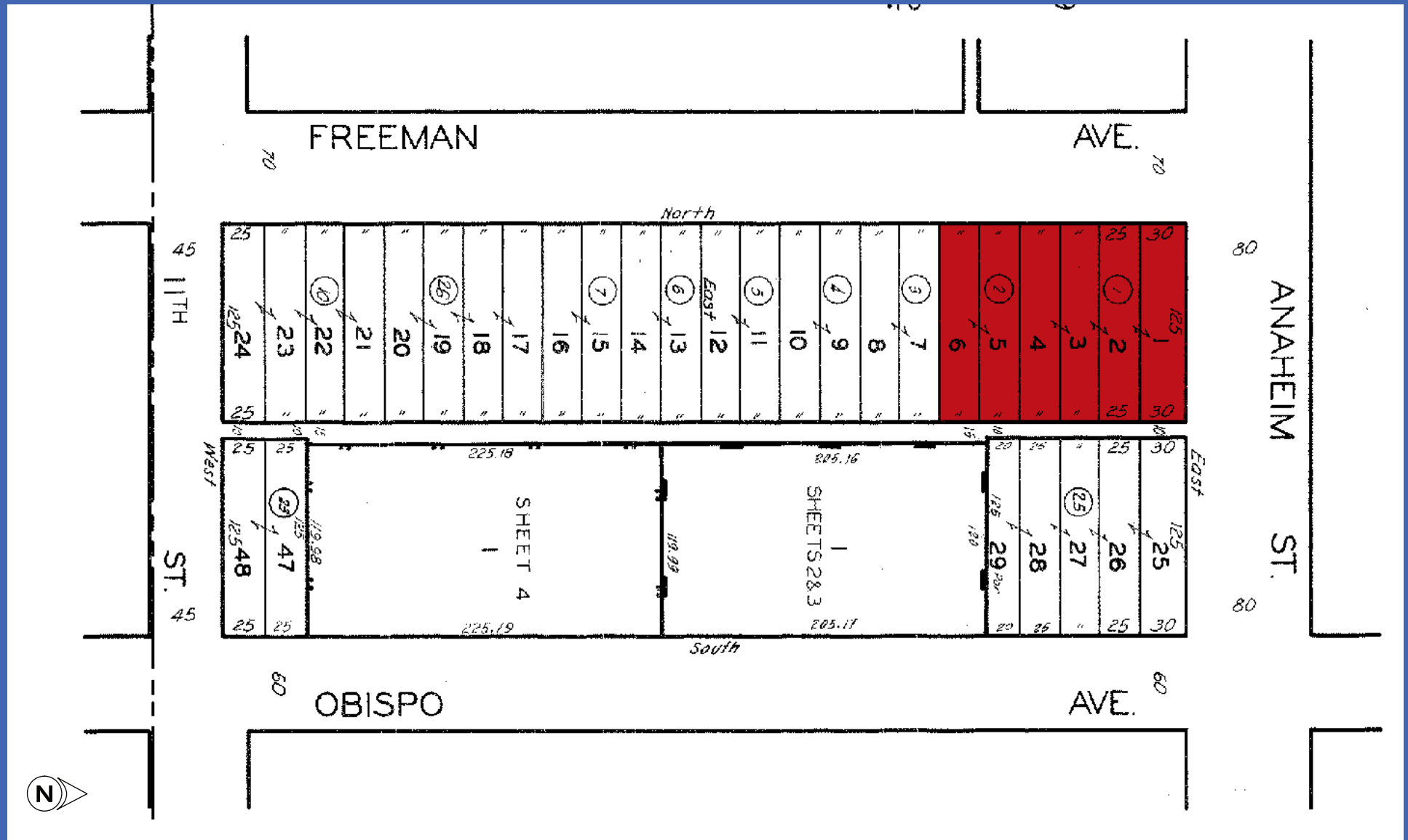
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