



FOR SALE: 6150-6154 CHERRY AVENUE, LONG BEACH CA
OWNER-USER FREESTANDING RETAIL/WAREHOUSE ON CORNER LOT WITH EXCELLENT VISIBILITY

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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which a prospective Buyer may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and Broker and, therefore are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Seller since the date of preparation of the information

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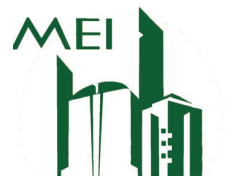
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INVESTMENT OVERVIEW

MEI Real Estate Services, as exclusive listing advisor, is pleased to present the sale of 6150- 6164 Cherry Ave in Long Beach, CA 90805. This freestanding owner-user retail/warehouse opportunity is on the market for the first time in over a decade and features an onsite parking lot and extreme visibility. The property is situated on a corner lot on Cherry Avenue, just south of the 91 freeway with two curb cuts for excellent ingress and egress. The property has excellent exposure with multiple sides of signage and a building pylon sign. The building is currently occupied but will be delivered vacant upon close of escrow, except a cell site that pays \$1,576/month in income. The warehouse space features 200+ amp electrical, 16 ft 5 in. ceilings, two (2) roll up doors facing Curry Ave., multiple skylights, and is sprinklered throughout. The property is centrally located in a highly-desirable and easily accessible North Long Beach area with proximity to the 91, 710, 605, 405 and 105 freeways, providing wonderful access to LAX Airport, Long Beach Airport, Long Beach Port and more.

SALE PRICE:	Submit Offers
OCCUPANCY:	Will be delivered Vacant upon COE
BUILDING SIZE:	11,370 SF
LOT SIZE SF:	14,878 SF
LOT SIZE ACRES:	0.34 Acres

SALE TYPE:	Owner/User
YEAR BUILT:	1967
APN:	7119-015-026
ZONING:	LBCCA
PARKING:	7+ Spaces

PLEASE DO NOT DISTURB TENANTS



PROPERTY HIGHLIGHTS

- The property will be delivered vacant upon COE
- Property features a cell site that pays \$1,576/mo.
- The building is 11,370 SF on a 14,878 SF lot
- Rare owner-user opportunity with potential retail showroom and industrial warehouse possibilities
- Corner lot with unbeatable visibility and access
- Onsite parking of 7 spaces with opportunity to park additional vehicles on Curry side of building
- Property also features side-access to two roll-up doors on Curry Street to accommodate truck access
- Excellent curb appeal & signage opportunities
- On a highly trafficked street just south of the 91 fwy
- Property has multiple entrances/ curbs cuts and features a pylon sign in the onsite parking lot
- Freestanding building that is easy to manage
- Building is centrally located in high-demand market
- Property is in a highly desirable location with quick access to 91, 710, 605, 405 and 105 freeways
- Building is in a dense trade area with low vacancy
- Proximity to LAX, Long Beach Airport and ports
- First time listed on market for over a decade
- PLEASE DO NOT DISTURB TENANT



PROPERTY PHOTOS-EXTERIOR



PROPERTY PHOTOS-INTERIOR



AREA OVERVIEW

6150 Cherry Avenue is optimally located in the North Long Beach, one of California's bustling trade centers. Situated between the Cherry Manor and Davenport Park neighborhoods and adjacent to Bixby Knolls and Lakewood on a highly trafficked street just off the 91 freeway. The location is ideal for industrial and retail showroom uses and offers efficient freight transportation while still having proximity to local restaurants and surrounding retail. The property provides incredible ease of access to the nearby 91, 710, 605, 405 and 105 freeways with Long Beach Airport conveniently located five miles from the property and the Port of Long Beach, a major trade gateway, only 12 miles away. With its highly central location in one of the nation's top trade and logistics areas, North Long Beach remains one of the most sought-after industrial areas in Southern California.



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	36.8%	39.3%	37.8%
Median Household Income			
2019 Median Household Income	\$57,612	\$59,364	\$63,679
2024 Median Household Income	\$69,064	\$69,816	\$75,594
2019-2024 Annual Rate	3.69%	3.30%	3.49%
Average Household Income			
2019 Average Household Income	\$71,529	\$78,210	\$82,421
2024 Average Household Income	\$85,536	\$92,312	\$97,251
2019-2024 Annual Rate	3.64%	3.37%	3.36%
Per Capita Income			
2019 Per Capita Income	\$20,002	\$22,526	\$23,213
2024 Per Capita Income	\$23,783	\$26,439	\$27,240
2019-2024 Annual Rate	3.52%	3.26%	3.25%
Households by Income			
2010 Total Housing Units	11,123	85,046	204,321
2010 Owner Occupied Housing Units	4,820	39,814	107,178
2010 Renter Occupied Housing Units	5,618	40,892	87,418
2010 Vacant Housing Units	685	4,340	9,725
2019 Total Housing Units	11,376	86,697	208,153
2019 Owner Occupied Housing Units	4,736	39,049	105,573
2019 Renter Occupied Housing Units	5,936	43,075	92,687
2019 Vacant Housing Units	704	4,574	9,893
2024 Total Housing Units	11,473	87,327	209,635



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	36,364	269,872	666,843
2010 Population	36,666	277,188	683,951
2019 Population	37,880	285,699	705,111
2024 Population	38,358	288,901	713,279
2000-2010 Annual Rate	0.08%	0.27%	0.25%
2010-2019 Annual Rate	0.35%	0.33%	0.33%
2019-2024 Annual Rate	0.25%	0.22%	0.23%
2019 Male Population	48.3%	48.8%	48.8%
2019 Female Population	51.7%	51.2%	51.2%
2019 Median Age	31.5	32.2	32.9

In the identified area, the current year population is 705,111. In 2010, the Census count in the area was 683,951. The rate of change since 2010 was 0.33% annually. The five-year projection for the population in the area is 713,279 representing a change of 0.23% annually from 2019 to 2024. Currently, the population is 48.8% male and 51.2% female.

The median age in this area is 31.5, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	30.8%	38.9%	40.4%
2019 Black Alone	20.2%	15.2%	14.1%
2019 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2019 Asian Alone	15.0%	10.1%	10.5%
2019 Pacific Islander Alone	2.4%	1.4%	1.0%
2019 Other Race	25.8%	28.4%	28.4%
2019 Two or More Races	5.2%	5.2%	4.9%
2019 Hispanic Origin (Any Race)	50.9%	57.0%	57.9%



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