



**RETAIL / AUTO / INDUSTRIAL
BUILDING FOR LEASE**

3950 CHERRY AVENUE, LONG BEACH, CA 90807

**AVISON
YOUNG**

AUTOMOTIVE PROPERTIES GROUP

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3950 CHERRY AVE.

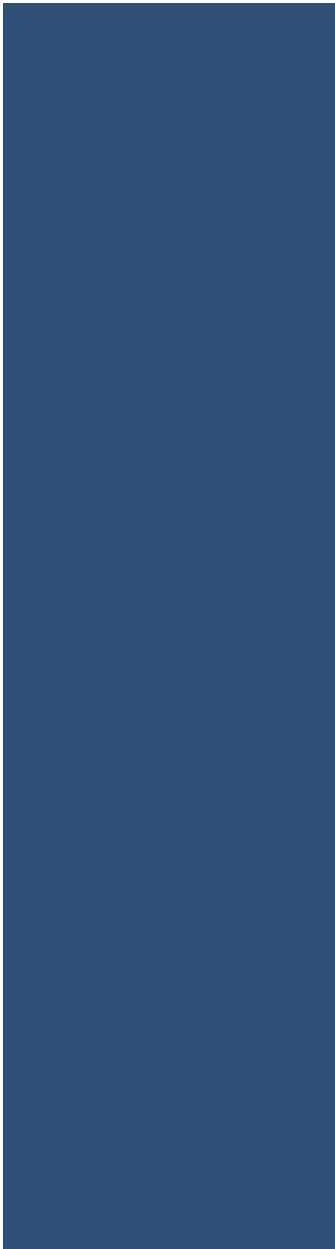
Avison Young's Automotive Properties Group is pleased to present the opportunity to lease a one-of-a-kind automotive sales building on Cherry Avenue in the City of Long Beach. As one of the few buildings with flexible zoning covering automotive, retail and industrial, the building totals 1,993 s.f on .38 acres of land fronting Cherry Avenue with exceptional visibility. The property sits adjacent to Long Beach VW and offers a dedicated parking field to the rear of the building. This building is a perfect opportunity in the exceptionally constrained automotive property market in Long Beach.

This automotive retail building is located in the center of a dynamic automotive, retail, and residential market providing expansion and relocation opportunities within a highly competitive and extremely constrained marketplace.

The property services over 650,000 people within a 5-mile radius with an average household income of over \$96,000.

For more information, please contact Avison Young's Automotive Properties Group.





3950 CHERRY AVENUE

PROPERTY HIGHLIGHTS

BUILDING AREA:	1,993 SF
LAND:	0.38 AC
ASKING RATE:	\$10,000 / mo NNN
ZONING:	MMR, Long Beach
LEASE TERM:	Negotiable

DEMOGRAPHICS

	3 MILES	5 MILES
2022 ESTIMATED POPULATION:	216,211	651,311
AVERAGE HOUSEHOLD INCOME:	\$96,437	\$90,303

TRAFFIC COUNT

CHERRY AVENUE	42,592 vehicles per day
CARSON STREET	27,717 vehicles per day







AVISON YOUNG'S

Automotive Properties Group (APG) is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

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