

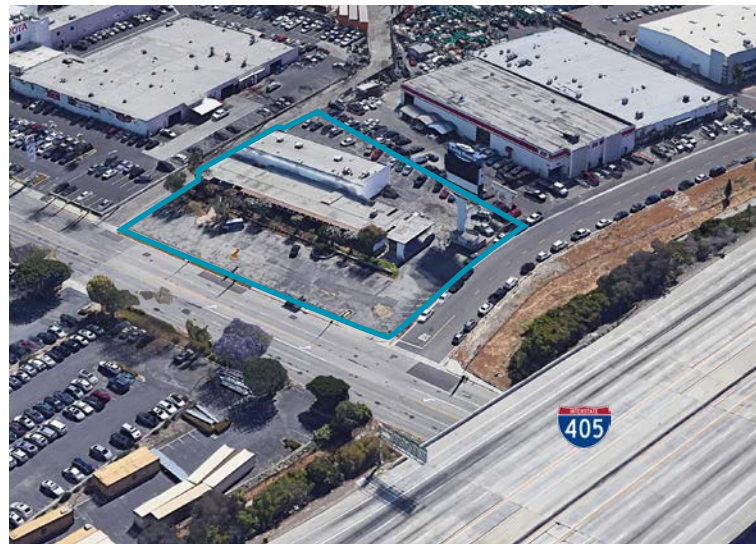
FOR LEASE - CREATIVE OFFICE

**2679 Redondo Avenue
Long Beach, CA 90806
13,346 SF**



PROPERTY HIGHLIGHTS

- Creative Office
 - 11,696 SF Office / 800 SF Warehouse
- Parking - 7 / 1,000 (93 Spaces)
- Freeway Visibility
- Major Street Frontage
- Signage
- 40,000+ Daily Street Traffic Volume
- 56,192 SF Lot
- Close Proximity to Regional Shopping, Restaurants and Long Beach Airport
- Fenced, Secured Parking Possible



RUSTY SMITH

Executive Director
+1 562 852 9599
rusty.smith@cushwake.com
LIC #01762370

ROBERT GAREY

Senior Director
+1 562 276 1409
robert.garey@cushwake.com
LIC #01019650

ERIC DASCHBACH

Director
+1 562 276 1419
eric.daschbach@cushwake.com
LIC #01809542

JIM MCFADDEN

Executive Director
+1 562 276 1401
jim.mcfadden@cushwake.com
LIC #00895223

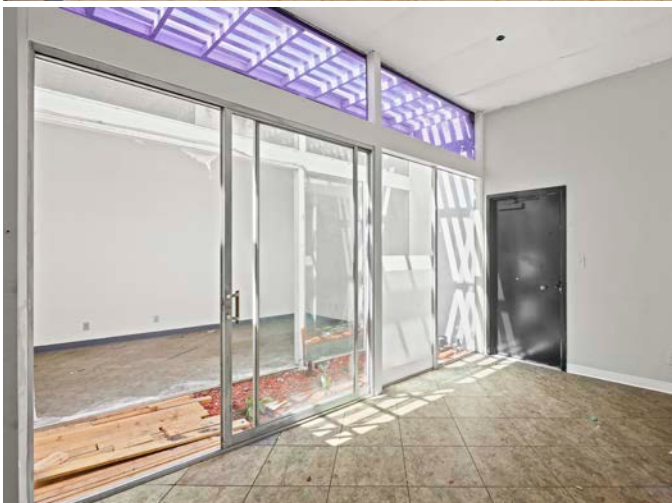


**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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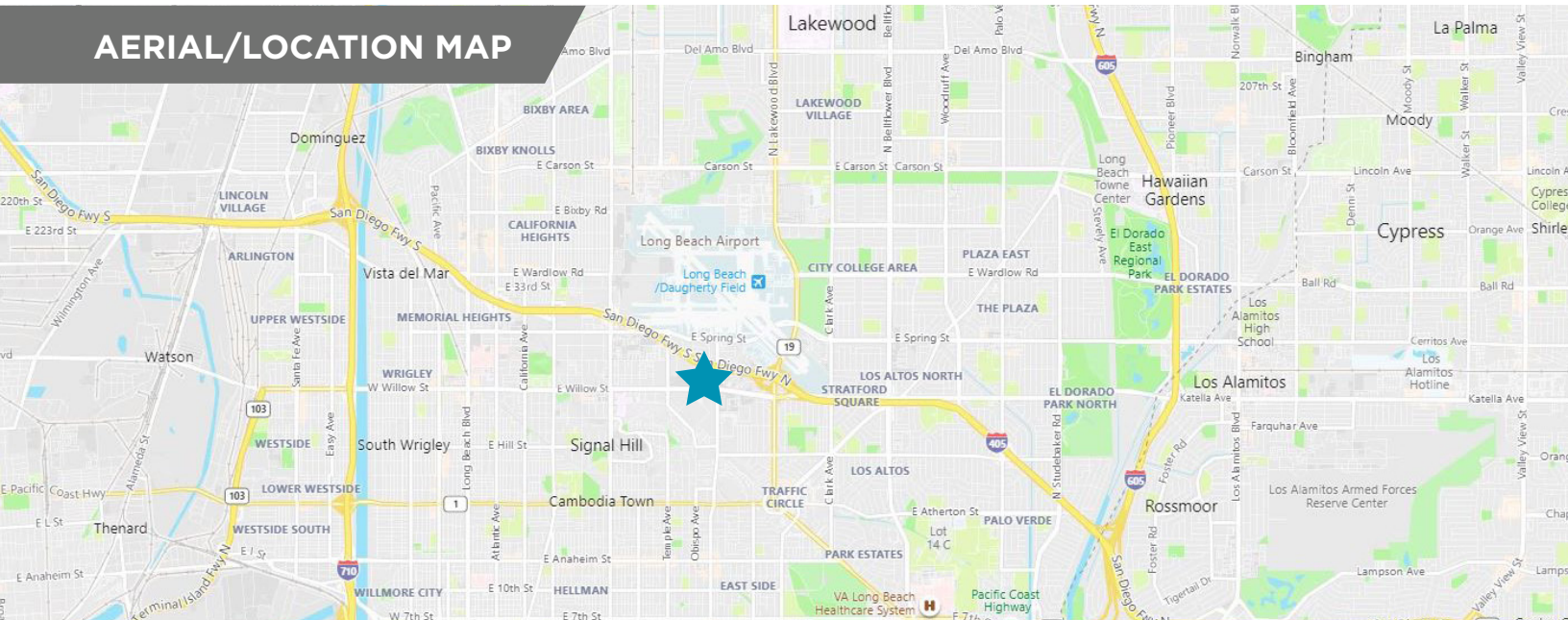
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FOR LEASE

AERIAL/LOCATION MAP



DEMOGRAPHICS & TRAFFIC COUNTS

	3 Mile	5 Mile
Estimated Population (2020)	284,462	598,245
Projected Population (2025)	283,636	597,028
Estimated Households (2020)	101,470	213,258
Projected Households (2025)	0.42%	0.19%
Est. Median Household Income (2020)	\$66,277	\$69,714
2020 Avg. Households Vehicles (2020)	2	2
Median Age	36.8 Years	38 Years
2020 Estimated Annual Daily Traffic for I-405:		312,214

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