



new listing



MCDONALD'S ANCHORED SHOPPING CENTER IN LONG BEACH—FOR LEASE

Atlantic Ave. and Artesia Blvd. in Long Beach

FEATURES

- Approximately +/-1,200-4,000 Sqft
- Available Space for any type of Business
- McDonald's Anchored Shopping Center
- Extremely Popular Center for the Neighborhood
- Long Term Tenants include: Molina Healthcare, McDonald's, NIX Check Cashing, Metro PCS, Super Bargain, Etc.
- Ample Parking in Sizable On-Site Lot

AREA AMENITIES

- Prime Long Beach Location
- Busy Signalized Intersection
- Countless A+ Retailers in the Surrounding Area
- David Starr Jordan High School Adjacent to Shopping Center (Around 3000 students)
- Strong Population & Household Income Demographics:
 - 711,723 Residents(5-mile Radius)
 - 198,024 Households(5-mile Radius)
 - \$68,749 Average Household Income(5-mile Radius)

**6583 Atlantic Ave.
Long Beach, Ca 90805**



CONTACT...

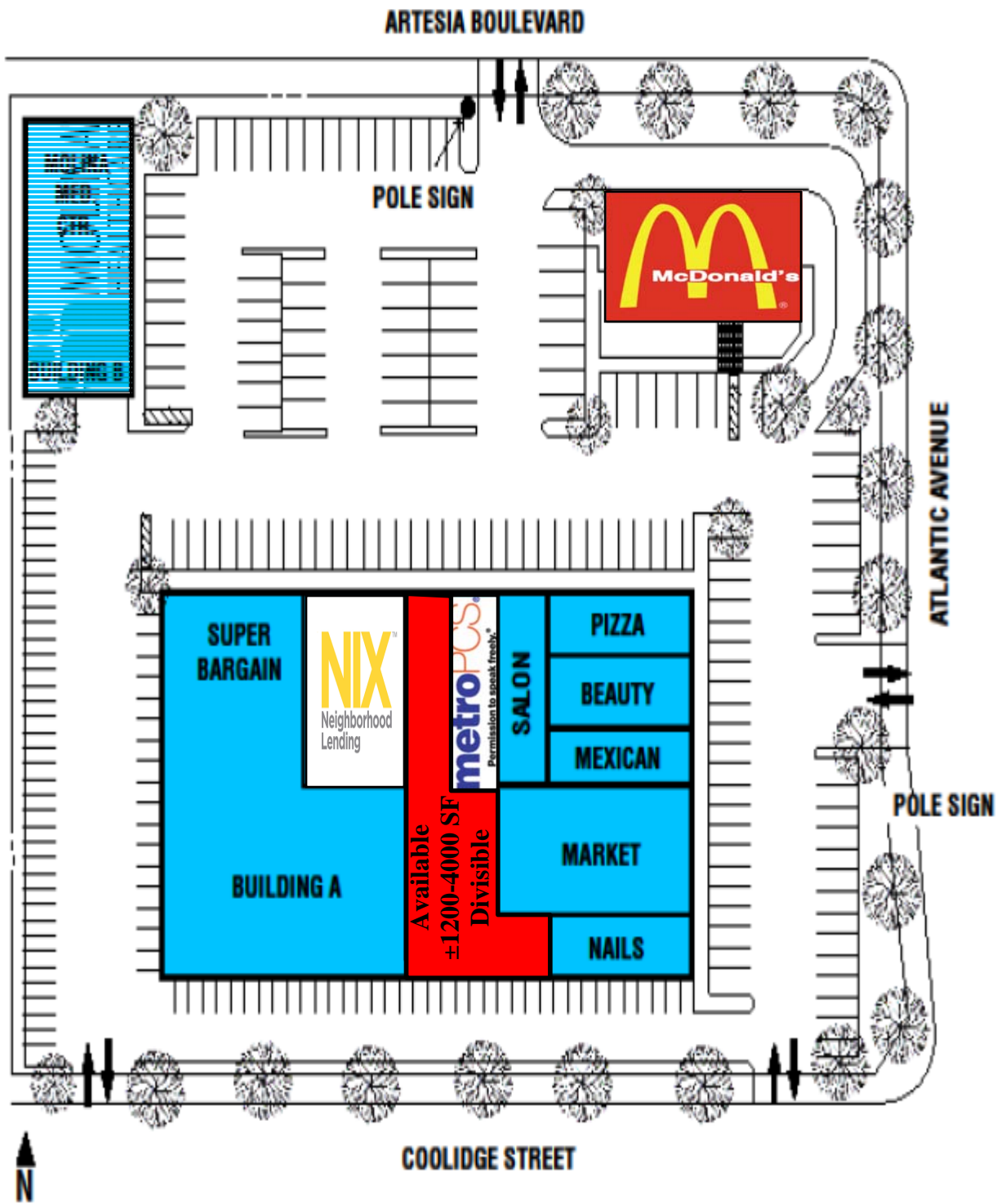
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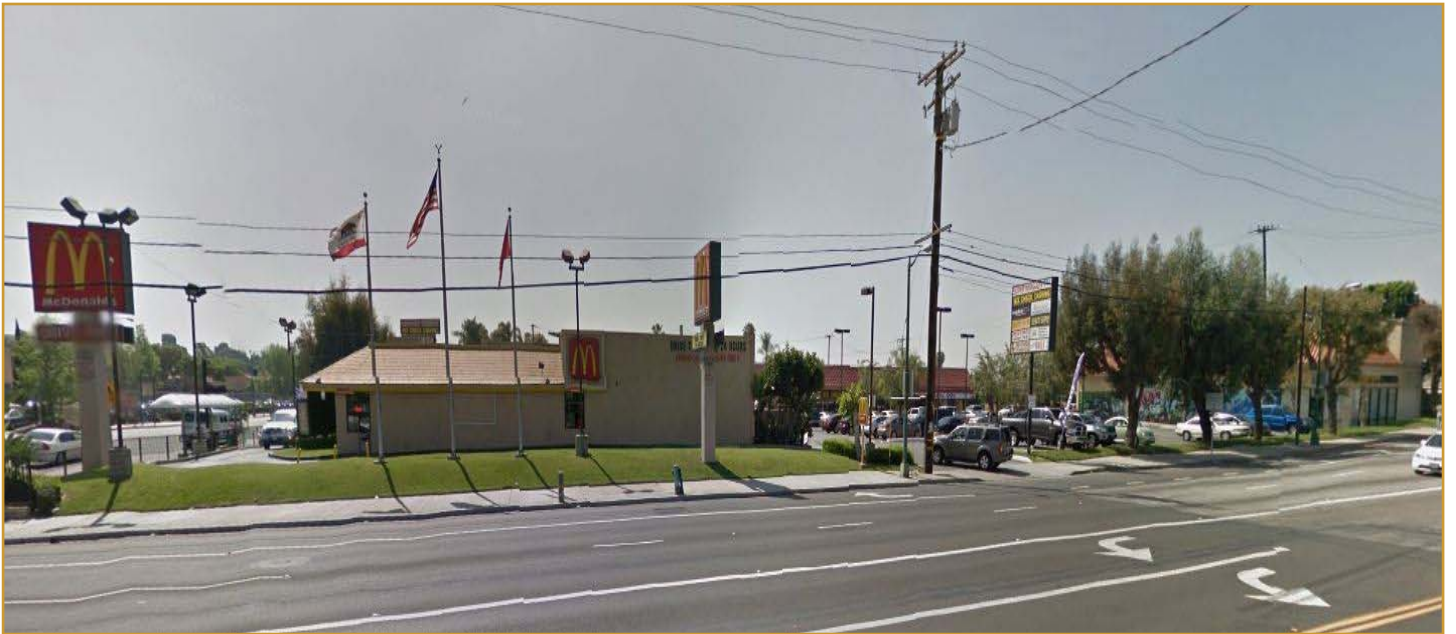
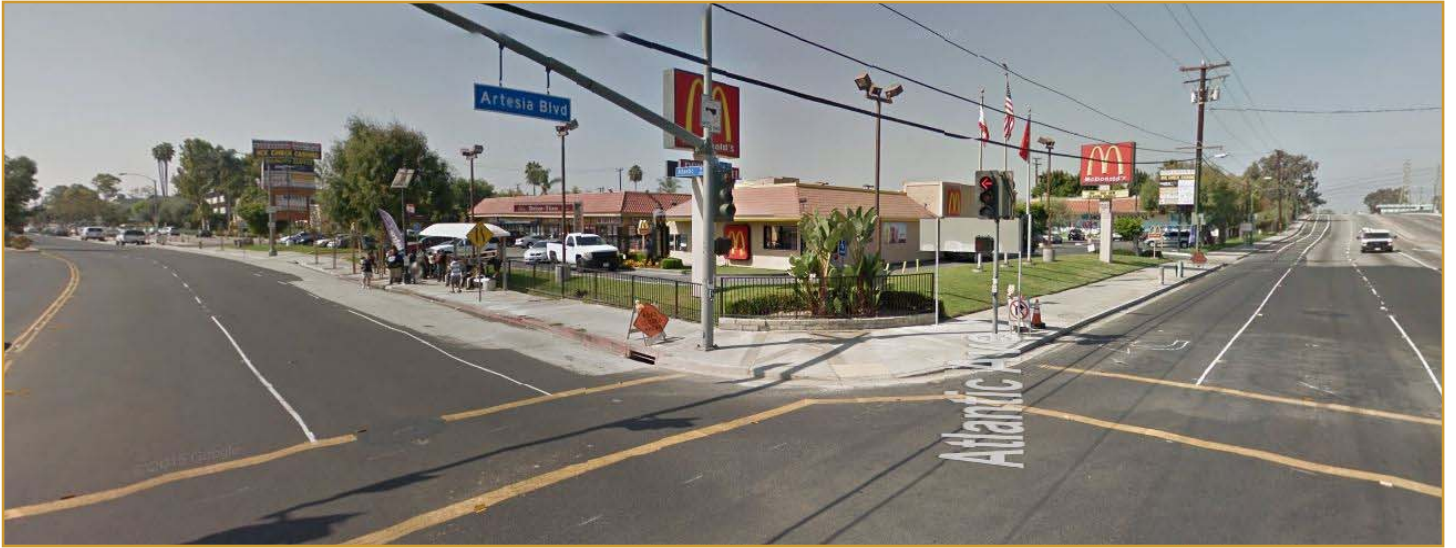
1517 S. Sepulveda Blvd.
Los Angeles, CA 90025

Site Plan

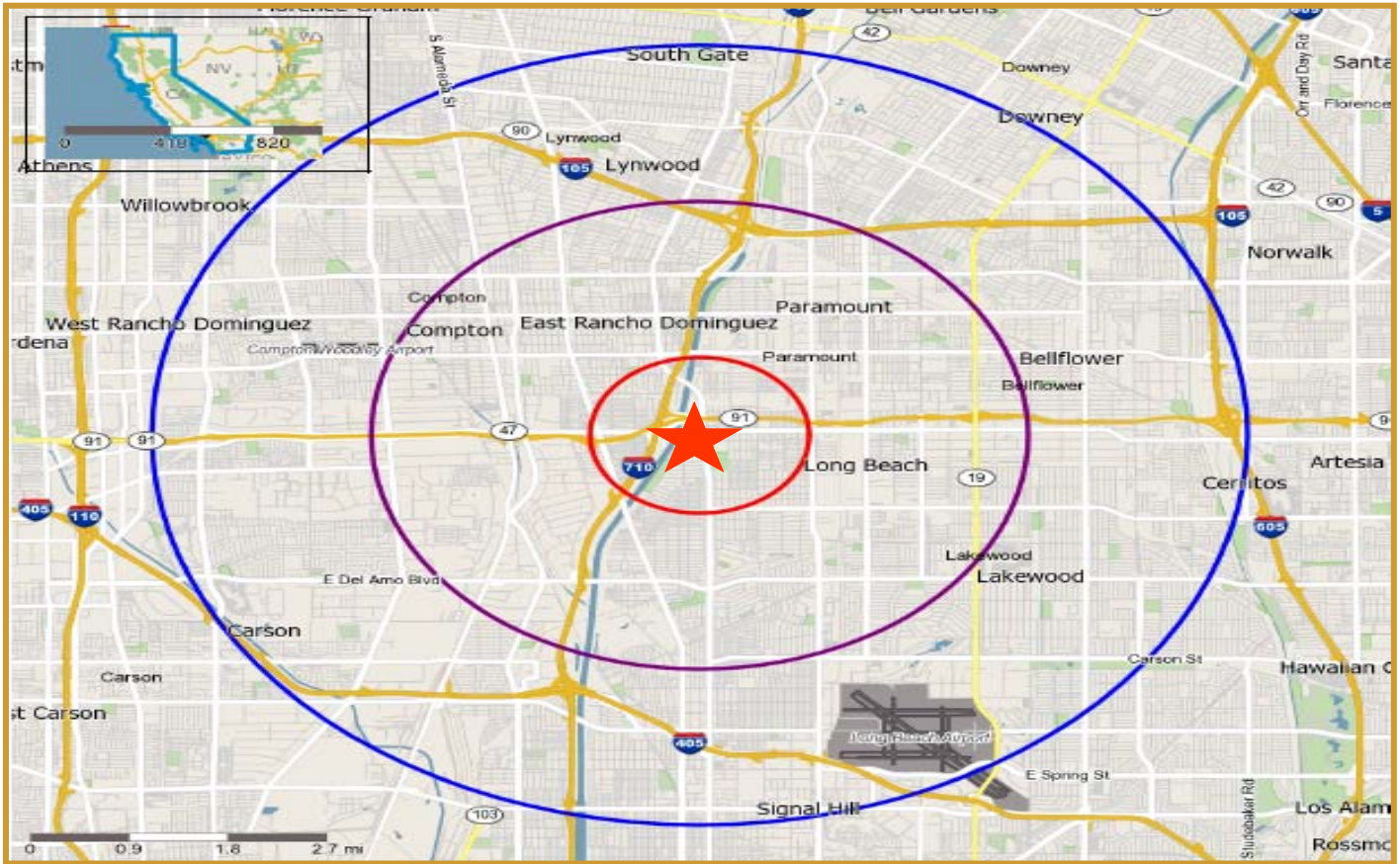


NOT TO SCALE
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Additional Photos



Aerial Photo



Demographics

Demographic Snapshot Comparison Report for My Site, 6583 Atlantic Ave, Long Beach, CA, 90805:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015A			
Total Population	38,484	286,882	711,723
Female Population	51.12%	51.47%	51.53%
Male Population	48.88%	48.53%	48.47%
Population Density	12,248	10,145	9,061
Population Median Age	29.2	30.2	31.9
Employed Civilian Population 16+	15,674	113,453	287,321
% White Collar	49.5%	48.9%	51.9%
% Blue Collar	50.5%	51.1%	48.1%
Total Employees	3,173	71,650	212,397
Total Establishments*	507	6,952	18,746
Population Growth 2000-2010	3.49%	2.26%	2.29%
Population Growth 2015A-2020	0.68%	1.00%	1.08%
Income: 2015A			
Average Household Income	\$61,871	\$62,337	\$68,749
Median Household Income	\$48,985	\$46,336	\$51,656
Per Capita Income	\$16,344	\$17,119	\$19,325
Avg Income Growth 2000-2010	29.96%	31.33%	33.57%
Avg Income Growth 2015A-2020	14.98%	14.99%	14.62%
Households: 2015A			
Households	10,147	78,269	198,024
Average Household Size	3.72	3.59	3.51
Hhld Growth 2000-2010	-0.12%	0.89%	1.24%
Hhld Growth 2015A-2020	0.56%	0.97%	1.16%
Housing Units: 2015A			
Occupied Units	10,147	78,269	198,024
% Occupied Units	97.63%	97.39%	97.86%
% Vacant Housing Units	2.37%	2.61%	2.14%
Owner Occ Housing Growth 2000-2010	-0.11%	0.97%	0.65%
Owner Occ Housing Growth 2000-2020	0.66%	1.46%	2.07%
Owner Occ Housing Growth 2015A-2020	0.22%	0.46%	0.70%
Occ Housing Growth 2000-2010	-0.12%	0.89%	1.24%
Occ Housing Growth 2010-2020	3.45%	4.15%	4.31%
Occ Housing Growth 2015A-2020	0.56%	0.97%	1.16%
Race and Ethnicity: 2015A			
% American Indian or Alaska Native Population	0.79%	0.77%	0.75%
% Asian Population	8.13%	7.45%	8.00%
% Black Population	18.62%	18.42%	17.69%
	1 mile(s)	3 mile(s)	5 mile(s)
% Hawaiian or Pacific Islander Population	2.42%	1.44%	1.07%
% Multirace Population	4.89%	4.70%	4.54%
% Other Race Population	33.21%	32.40%	30.15%
% White Population	31.93%	34.82%	37.80%
% Hispanic Population	63.60%	62.62%	60.31%
% Non Hispanic Population	36.40%	37.38%	39.69%
Seasonal Population Trending			
Q4 2011	42	486	1,356
Q1 2012	42	485	1,349
Q2 2012	42	476	1,329
Q3 2012	42	471	1,302
Q4 2012	43	476	1,303
Q1 2013	46	475	1,310
Q2 2013	56	526	1,453
Q3 2013	56	518	1,410
Q4 2013	53	515	1,389
Q1 2014	52	507	1,360
Q2 2014	55	512	1,366
Q3 2014	57	517	1,370
Q4 2014	57	509	1,347