

FOR LEASE

RENOVATED MODERN CORNER BUILDING 4 RETAIL/MEDICAL + 4 OFFICES
853 ATLANTIC AVENUE | LONG BEACH, CA 90813

The
PLAZA

AT
& Atlantic
8th



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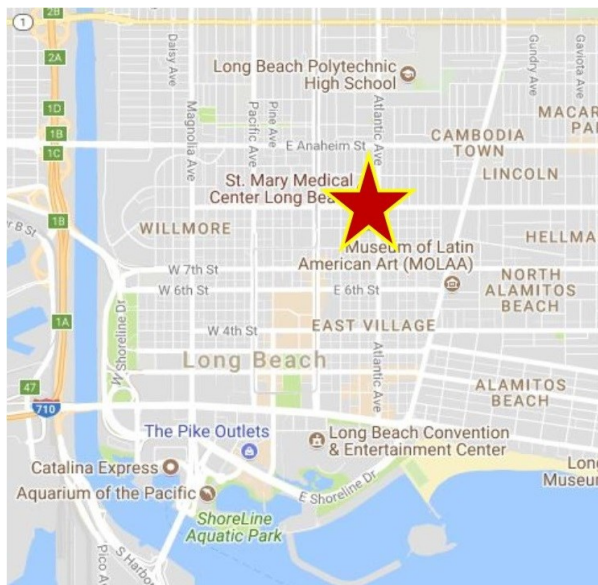
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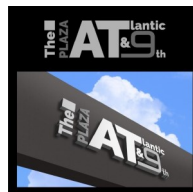
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FEATURES + AMENITIES

- RECENTLY REMODELED $\pm 8,820$ SQFT FREESTANDING BUILDING
- INCLUDES EIGHT RETAIL OFFICE SPACES (± 868 SQFT ± 1320 SQFT)
- LEASE SINGLE SUITE, MULTIPLE SUITES OR ENTIRE FLOOR
- BRAND NEW A/C, MARBLE KITCHENETTES WITH FRIDGE AND PRIVATE BATH + BRAND NEW CARPET AND LIGHTING
- ILLUMINATED STREET FACING SIGNAGE
- LED LIGHTING IN TENANT PARKING LOT
- POSITIONED BETWEEN DOWNTOWN LONG BEACH , LONG BEACH POLYTECHNIC HIGH SCHOOL, AND ST MARY MEDICAL CENTER
- MOMENTS AWAY FROM 710 FRWY AND PACIFIC COAST HIGHWAY
- NEAR GROWING RESIDENTIAL AREA, ON HEAVILY TRAFFICKED STREET FEEDING DIRECTLY INTO DOWNTOWN LONG BEACH
- .4 MILE FROM ST. MARY MEDICAL CENTER
- .6 MILE FROM LONG BEACH POLYTECHNIC HIGH SCHOOL
- ZONED PD30—ALLOWS FOR RETAIL MEDICAL + OFFICES USES
- TENANT TO INDEPENDANTLY VERIFY WITH CITY

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	94,707	263,320	436,640
AVG HH INCOME	\$53,028	\$62,227	\$81,047

EXCLUSIVELY REPRESENTED BY

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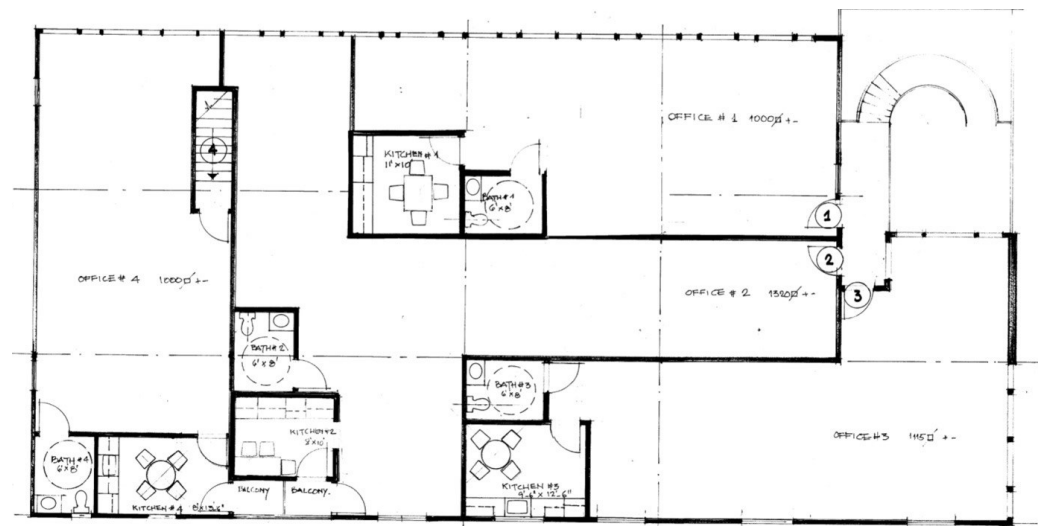
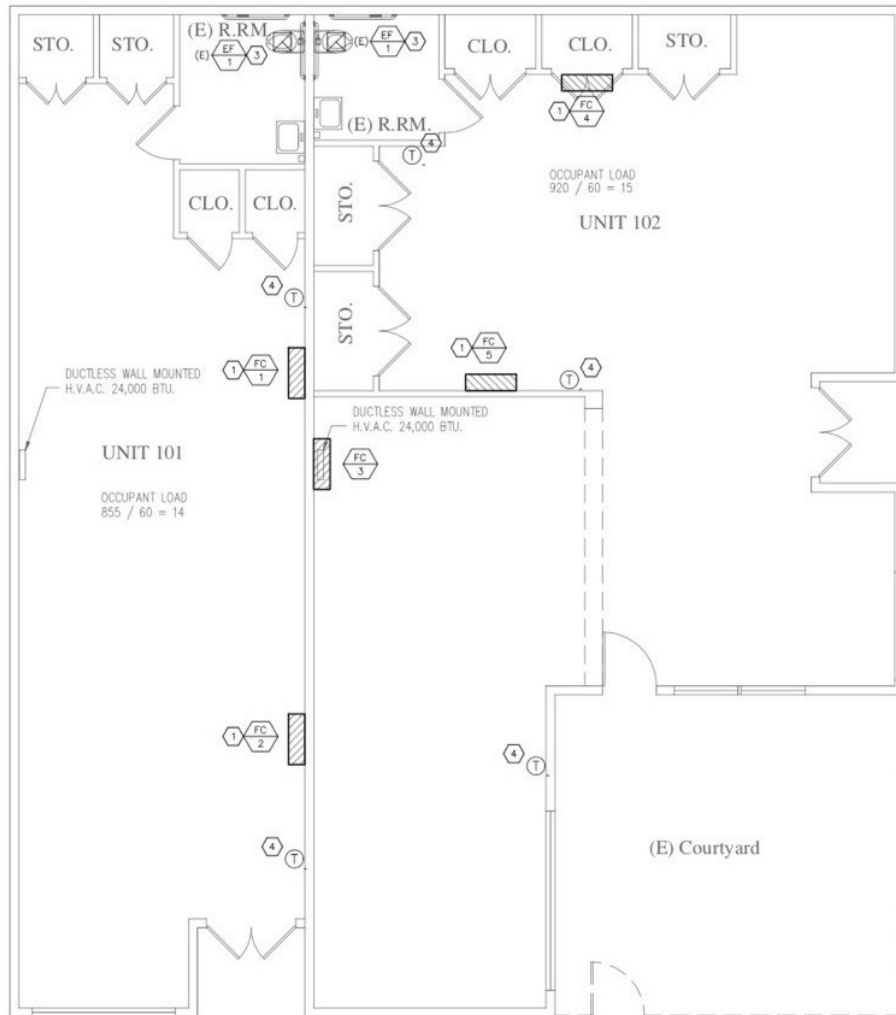
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SITE PLAN

853 ATLANTIC AVENUE | LONG BEACH, CA 90813



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ADDITIONAL PHOTOS

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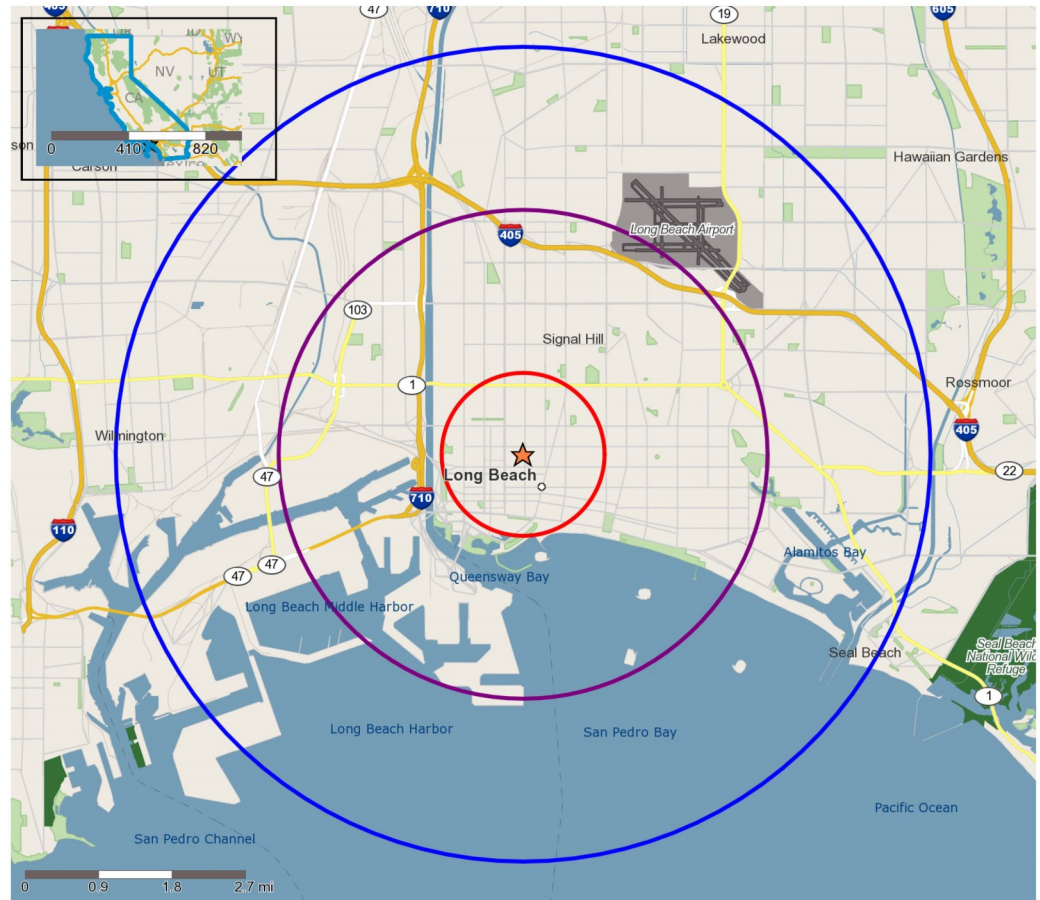
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	94,707	263,320	436,640
Female Population	49.31%	50.35%	50.75%
Male Population	50.69%	49.65%	49.25%
Population Density	30,143	9,312	5,559
Population Median Age	31.6	33.0	34.5
Employed Civilian Population 16+	42,353	127,807	210,216
% White Collar	47.6%	55.7%	58.7%
% Blue Collar	52.4%	44.3%	41.3%
Total Q2 2017 Employees	38,411	129,966	226,105
Total Q2 2017 Establishments*	2,708	9,246	15,735
Population Growth 2000-2010	-3.21%	-0.69%	0.47%
Population Growth 2017A-2022	-0.20%	-0.09%	-0.32%
Income: 2017A			
Average Household Income	\$53,028	\$67,227	\$81,047
Median Household Income	\$35,025	\$46,274	\$54,223
Per Capita Income	\$19,603	\$25,131	\$29,690
Avg Income Growth 2000-2010	57.20%	46.84%	41.40%
Avg Income Growth 2017A-2022	16.96%	14.72%	13.96%
Households: 2017A			
Households	34,183	96,974	158,127
Average Household Size	2.65	2.64	2.69
Hhld Growth 2000-2010	2.43%	2.04%	1.30%
Hhld Growth 2017A-2022	2.53%	1.92%	1.59%
Housing Units: 2017A			
Occupied Units	34,183	96,974	158,127
% Occupied Units	92.47%	95.10%	96.23%
% Vacant Housing Units	7.53%	4.90%	3.77%
Owner Occ Housing Growth 2000-2010	13.97%	8.27%	3.01%
Owner Occ Housing Growth 2000-2022	22.81%	11.77%	5.11%
Owner Occ Housing Growth 2017A-2022	3.48%	1.42%	0.72%
Occ Housing Growth 2000-2010	2.43%	2.04%	1.30%
Occ Housing Growth 2010-2022	10.35%	8.50%	7.03%
Occ Housing Growth 2017A-2022	2.53%	1.92%	1.59%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	0.98%	0.82%	0.78%
% Asian Population	11.89%	15.86%	13.94%
% Black Population	15.05%	13.51%	11.14%
% Hawaiian or Pacific Islander Population	0.69%	0.83%	0.95%
% Multirace Population	5.64%	5.92%	5.81%
% Other Race Population	28.72%	23.40%	21.74%
% White Population	37.03%	39.66%	45.63%
% Hispanic Population	55.45%	45.91%	44.60%
% Non Hispanic Population	44.55%	54.09%	55.40%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5

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