

HIGH-VISIBILITY HARD CORNER SITE **FOR LEASE**

Free-Standing Building with Monument Signage | Auto Uses Allowed



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MAX P. EDDY

Associate | DRE # 02163858

e || meddy@leelalb.com

p || 562.354.2538

GARRETT MASSARO SIOR

Principal | DRE # 01771471

e || gmassaro@leelalb.com

p || 562.354.2516

BRANDON CARRILLO

Principal | DRE # 01745362

e || bcarrillo@leelalb.com

p || 562.354.2510

LEE & ASSOCIATES

LOS ANGELES - LONG BEACH, INC.

DRE # 01069854

5000 E Spring St., Suite 600,
Long Beach, CA 90815

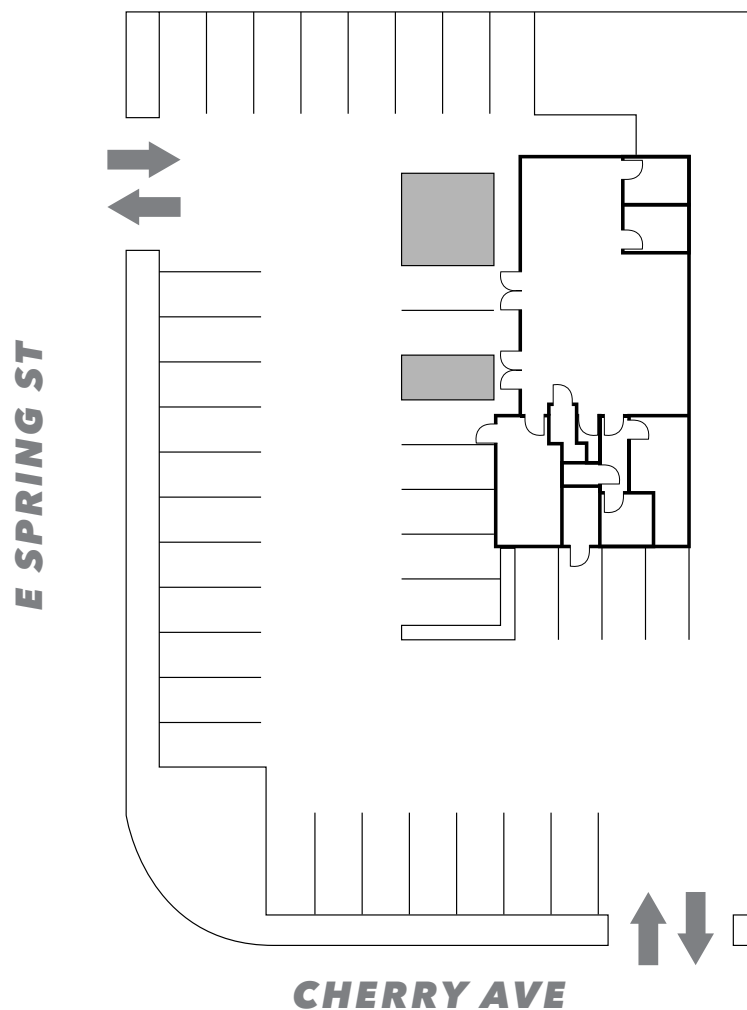
PROPERTY HIGHLIGHTS

VIRTUAL TOUR 

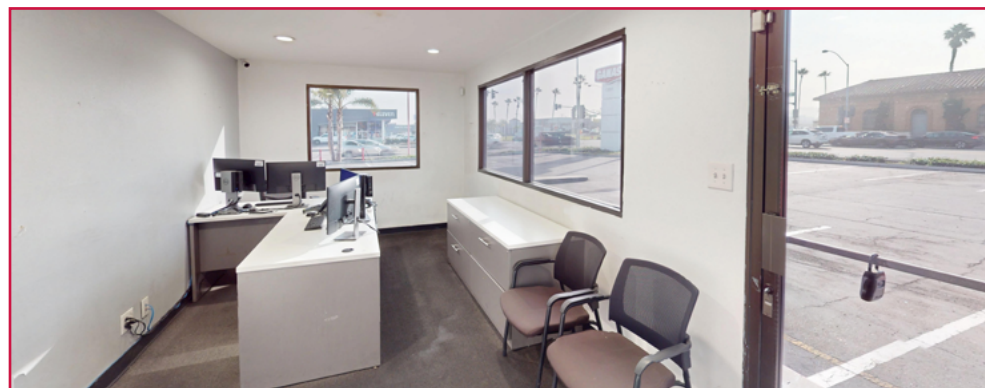
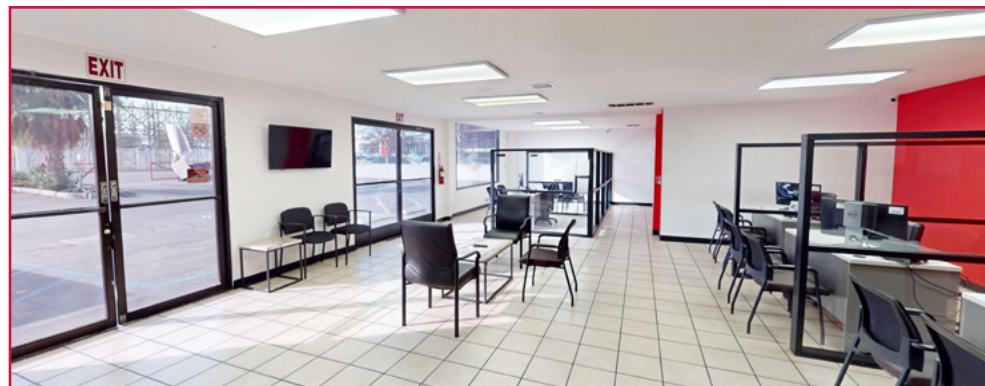
- **Available:** ±1,758 SF Building on an ±18,622 SF Lot
- **Lease Rate:** \$17,690.90 / Month (\$0.95 / LSF NNN)
- **Operating Expenses:** Approximately \$0.10 / LSF
- Excellent Corner Location with High Visibility on Cherry and Spring St, adjacent to the 405 Freeway
- Traffic Count Estimates (Per CoStar):
 - » 405 Freeway: ±307,181 Cars Per Day
 - » Cherry Ave: ±246,611 Cars Per Day
 - » E Spring St: ±27,235 Cars Per Day
- 2024 Population: ±1,919,537 within 10 Miles (Per CoStar)
- Monument Signage with High Visibility
- Previously a Nissan and Ganas Auto Dealership
- ±1,758 SF Air Conditioned, Free-Standing Office Building.
- 35 Parking Stalls
- Zoning: SP-3-IG ([Click Here for More Info](#))



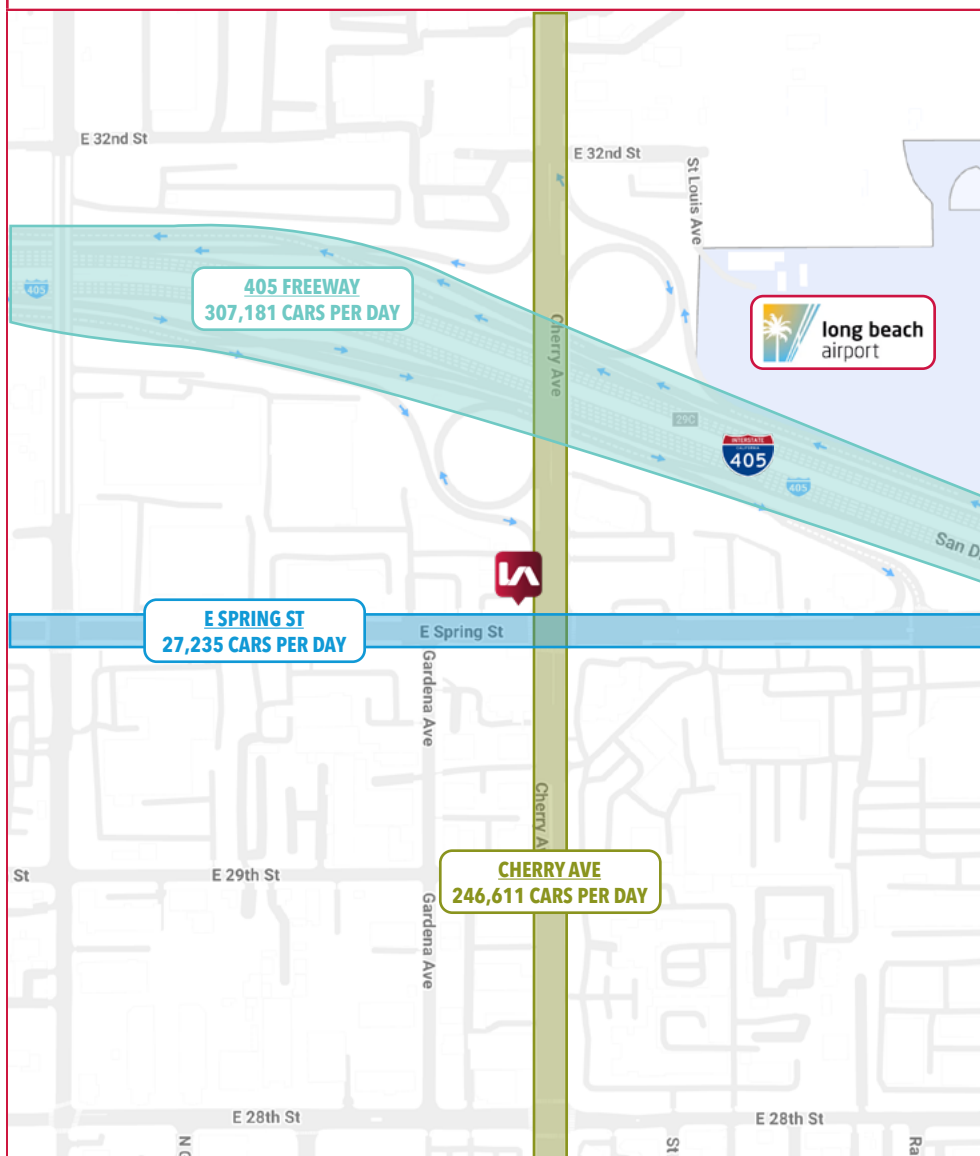
PROPERTY PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.



TRAFFIC COUNT



PROPERTY DEMOGRAPHICS

		1 mile	3 miles	5 miles
Population	2020 Population	8,237	295,588	585,515
	2024 Population	7,659	281,410	559,773
	2029 Population Projection	7,362	271,808	541,223
	Annual Growth 2024-2029	-0.8%	-0.7%	-0.7%
Households	2020 Households	3,177	104,139	209,455
	2024 Households	2,923	98,298	199,710
	2029 Household Projection	2,800	94,717	192,856
	Annual Growth 2024-2029	-0.8%	-0.7%	-0.7%
Income	Avg Household Income	\$119,032	\$91,090	\$99,806
	Median Household Income	\$84,385	\$67,634	\$76,639
	\$50,000 - 75,000	597	17,211	32,253
	\$75,000 - 100,000	313	12,989	27,355
	\$100,000 - 125,000	283	9,305	20,856
	\$125,000 - 150,000	243	6,232	14,637
	\$150,000 - 200,000	217	7,864	18,557
	\$200,000+	522	8,231	20,244

AMENITIES MAP



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Lee & Associates Los Angeles - Long Beach Inc.

DRE License 01069854

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www.lee-associates.com

**1991 E SPRING ST,
LONG BEACH, CA 90806**