

LONG BEACH PROMENADE

Retail For Lease

6411-6543 E. Spring Street
Long Beach, CA 90808



AVAILABLE LEASE OPPORTUNITY

± 1,475 SF Retail Space Available

Description:

- National and regional tenants in the center include Stater Bros., Ace Hardware, McDonald's, Jack In The Box, Little Caesars, Super Mex, Yum Yum Donuts, O'Reilly Auto Parts and T-Mobile.
- Tenants within the project benefit from a dense residential and daytime population within the immediate area.
- Excellent visibility to both Spring Street and Palo Verde Avenue.

Traffic Count:

- ± 27,200 Average Daily Traffic on East Spring Street
- ± 16,000 Average Daily Traffic on Palo Verde Avenue

Demographics:

	1 MILE	3 MILES	5 MILES
Population '17	19,520	178,987	590,804
Average H.H. Income	\$118,946	\$109,816	\$96,330
Daytime Population	4,235	76,651	219,132

Source: ESRI



Newmark
Knight Frank

For further information, please contact our exclusive agents:

KEVIN HANSEN	Associate	949.608.2194	khansen@ngkf.com	CA RE License #01937047
CHRIS WALTON	Senior Managing Director	949.608.2096	cwalton@ngkf.com	CA RE License #01839264

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 www.ngkf.com

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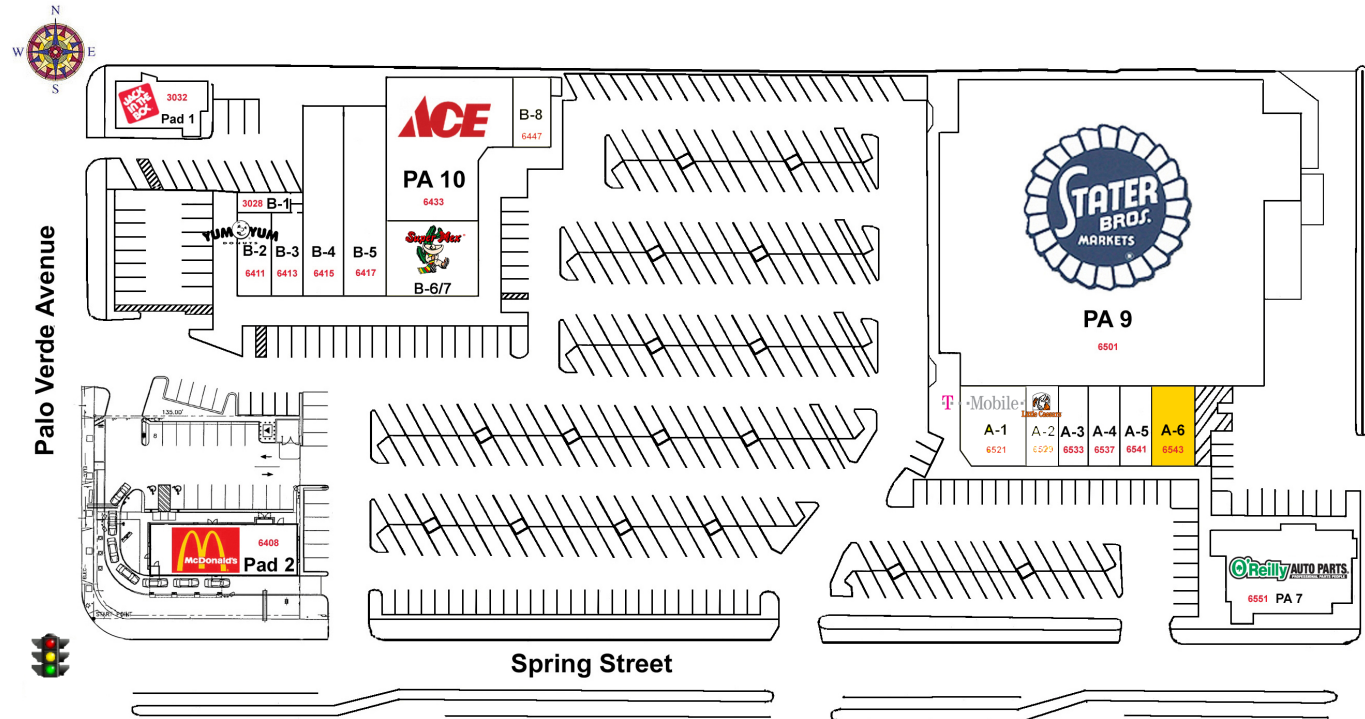
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Tenant Roster

SUITE	TENANT	SF
A-1	T-Mobile	1,725
A-2	Little Caesars	1,200
A-3	Passion Nails	1,200
A-4	Check N' Go	1,200
A-5	EAP Optometry	925
A-6	Fifth Avenue Cleaners (Available)	1,475
B-1	OK Salon	550
B-2	Yum Yum Donuts	1,243
B-3	Family Dentistry	1,335
B-4	Fusion Sushi	3,125
B-5	LBS Federal Credit Union	3,720
B6-7	Super Mex	2,940
B-8	Family Floors	1,250
PA-7	O'Reilly Auto Parts	5,165
PA-9	Stater Bros. Market	44,957
PA-10	Ace Hardware	7,073
Pad 2	McDonald's	3,396
Pad 3	Jack In The Box	2,574



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Executive Summary

6411 E Spring St, Long Beach, California, 90808
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.81061

Longitude: -118.10622

	1 mile	3 miles	5 miles
Population			
2000 Population	18,554	170,593	568,079
2010 Population	18,957	172,150	567,988
2017 Population	19,520	178,987	590,804
2022 Population	19,978	184,124	608,181
2000-2010 Annual Rate	0.22%	0.09%	0.00%
2010-2017 Annual Rate	0.40%	0.54%	0.54%
2017-2022 Annual Rate	0.46%	0.57%	0.58%
2017 Male Population	48.2%	48.3%	48.5%
2017 Female Population	51.8%	51.7%	51.5%
2017 Median Age	44.2	40.1	38.2
Households			
2000 Households	7,113	62,087	205,680
2010 Households	7,036	61,920	204,765
2017 Total Households	7,165	63,721	210,521
2022 Total Households	7,296	65,293	215,661
2000-2010 Annual Rate	-0.11%	-0.03%	-0.04%
2010-2017 Annual Rate	0.25%	0.40%	0.38%
2017-2022 Annual Rate	0.36%	0.49%	0.48%
2017 Average Household Size	2.72	2.76	2.77
Median Household Income			
2017 Median Household Income	\$100,924	\$83,371	\$69,756
2022 Median Household Income	\$107,879	\$91,685	\$78,784
2017-2022 Annual Rate	1.34%	1.92%	2.46%
Average Household Income			
2017 Average Household Income	\$118,946	\$109,816	\$96,330
2022 Average Household Income	\$133,644	\$123,612	\$109,476
2017-2022 Annual Rate	2.36%	2.40%	2.59%
Per Capita Income			
2017 Per Capita Income	\$43,834	\$39,523	\$34,771
2022 Per Capita Income	\$48,986	\$44,254	\$39,254
2017-2022 Annual Rate	2.25%	2.29%	2.46%

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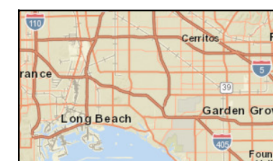
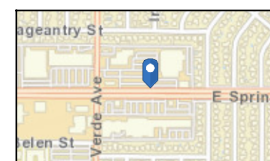
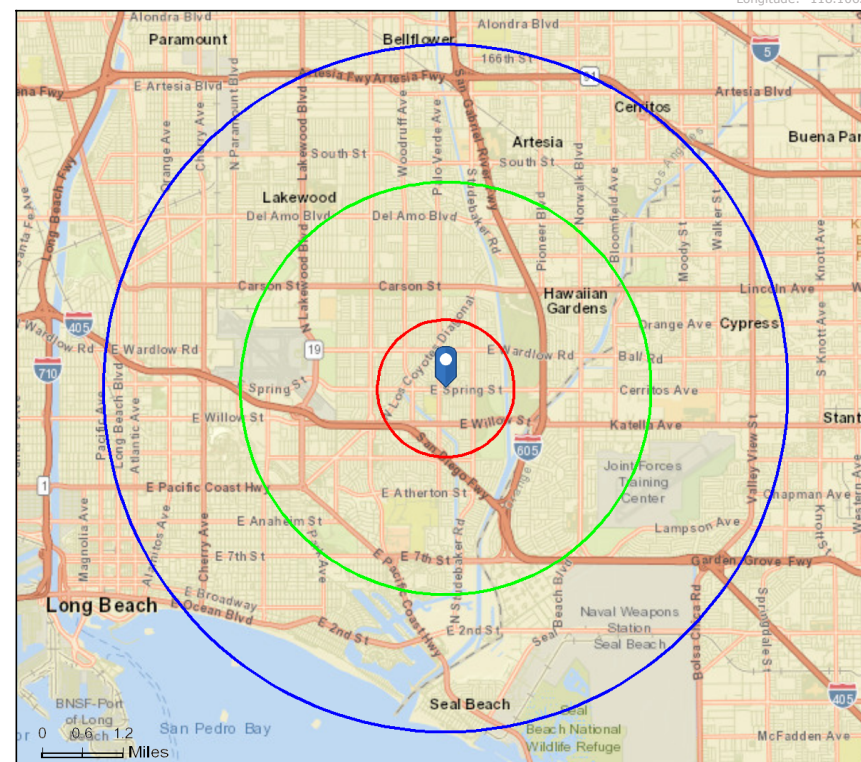
Site Map

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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