



**new listings**



Payless ShoeSource



**PRIME LONG BEACH CENTER FOR LEASE—RESTAURANT SPACE**

*NEC of Anaheim St. & Redondo Ave.*

FEATURES

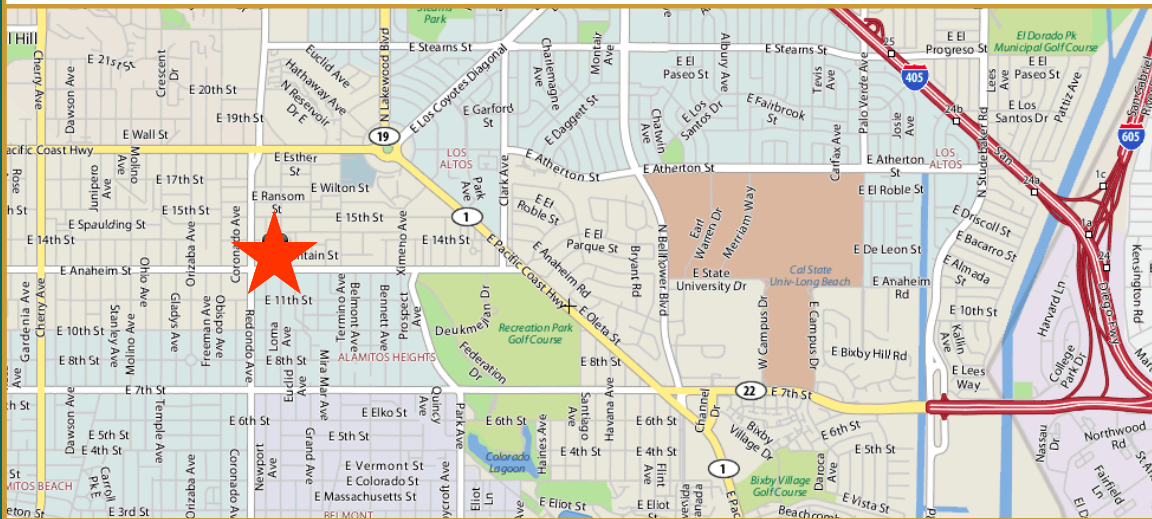
ENDCAP Available—1,856 SQ FT

- Ample Parking
- Join El Pollo Loco
- Numerous National Credit Tenants at this Intersection
- Pole Signage Available

AREA AMENITIES

- Prime Long Beach Location
- Strong Traffic Counts—60,000+
- Excellent Area Demographics—Nearby Belmont Shores and Belmont Heights, near PCH

**3411-3429 Anaheim St.  
Long Beach, CA 90804**



**CONTACT...**

**Jason Ehrenpreis x213**  
CA Real Estate Lic # 01741961

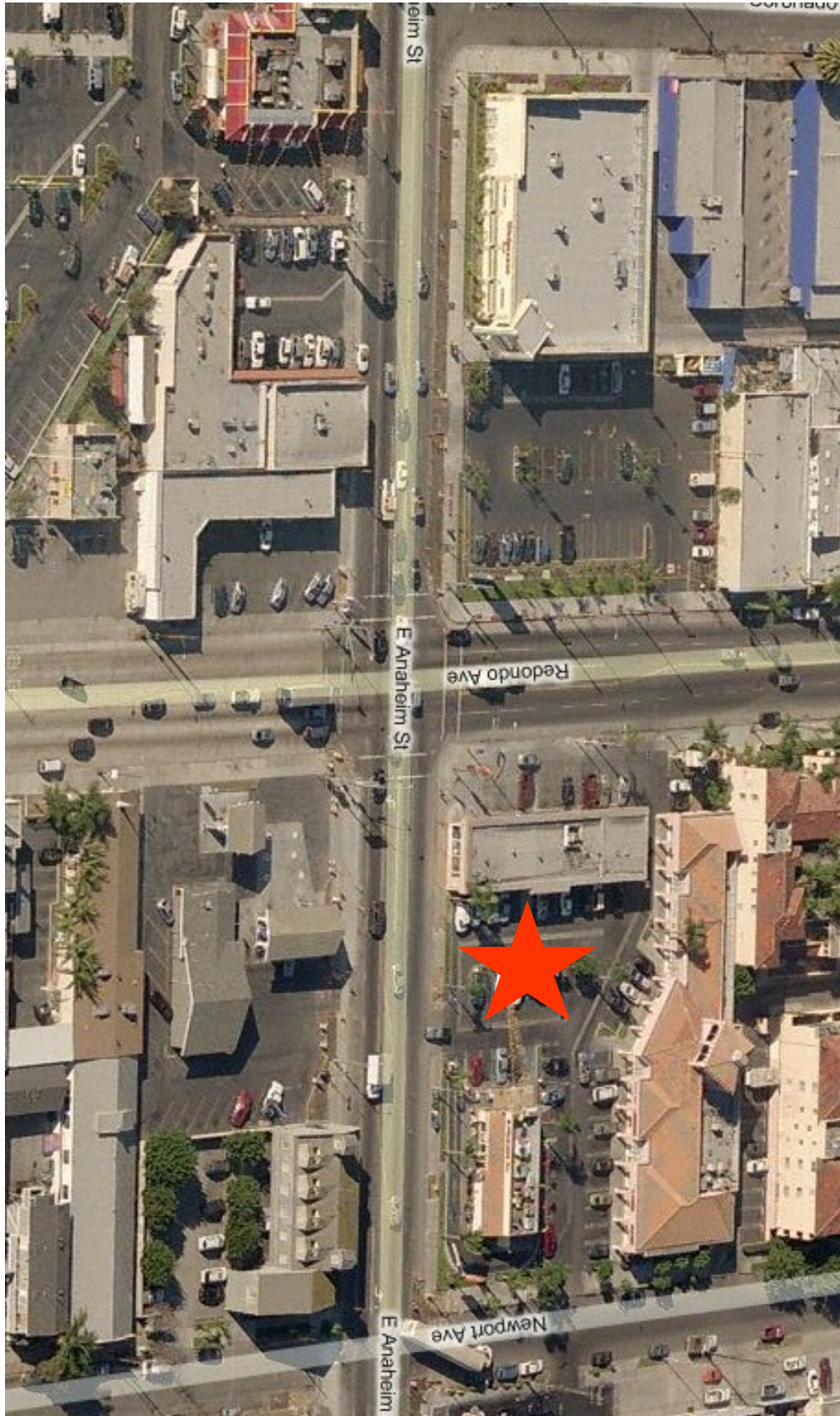
**Leasing Agent**  
**(310) 575-1517**  
**(310) 575-1147 Fax**

**via e-mail**  
**Jason@cbm1.com**  
**Daide@cbm1.com**

**1517 S. Sepulveda Blvd.**  
**Los Angeles, CA 90025**

**17030 Ventura Blvd, #200**  
**Encino, CA 91316**

# Aerial Photo



# Demographics

Date: 08/12/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 3411 E ANAHEIM ST, LONG BEACH, CA 90804

Lat: 33.782737 Long: -118.151830

City: Long Beach Pop: 474,932

County: Los Angeles County Pop: 10,092,923

Zip: 90804 Pop: 43,532

## Demographic Snapshot Comparison Report

|                                  | 1 Miles: | 3 Miles: | 5 Miles: |
|----------------------------------|----------|----------|----------|
| <b>Population: 2008</b>          |          |          |          |
| Total Population                 | 61,878   | 282,983  | 463,828  |
| Male Population                  | 48.6%    | 49.8%    | 49.0%    |
| Female Population                | 51.5%    | 50.2%    | 51.0%    |
| Median Age                       | 31.0     | 33.1     | 35.7     |
| Population Density (per sq. mi.) | 19,696.3 | 10,008.5 | 5,905.7  |
| Employees                        | 12,111   | 120,400  | 196,659  |
| Establishments                   | 1,452    | 9,291    | 15,487   |
| <b>Income: 2008</b>              |          |          |          |
| Median HH Income                 | \$41,902 | \$43,120 | \$50,405 |
| Per Capita Income                | \$20,640 | \$25,520 | \$27,644 |
| Average HH Income                | \$54,241 | \$66,804 | \$73,228 |
| <b>Households: 2008</b>          |          |          |          |
| Total Households                 | 22,691   | 103,899  | 169,325  |
| Average Household Size           | 2.66     | 2.65     | 2.68     |
| Household Growth 1990 - 2000     | 6.9%     | 4.5%     | 2.2%     |
| <b>Housing: 2008</b>             |          |          |          |
| Owner Occupied Housing Units     | 22.4%    | 31.5%    | 44.7%    |
| Renter Occupied Housing Units    | 71.8%    | 61.3%    | 48.7%    |
| Vacant Housing Units             | 5.8%     | 7.3%     | 6.6%     |
| <b>Race: 2008</b>                |          |          |          |
| White                            | 42.0%    | 45.2%    | 50.2%    |
| Black                            | 13.0%    | 11.0%    | 10.1%    |
| American Indian, Eskimo, Aleut   | 0.4%     | 0.5%     | 0.4%     |
| Asian                            | 15.2%    | 12.8%    | 13.4%    |
| Hawaiian or Pacific Islander     | 0.6%     | 0.9%     | 1.1%     |
| Other                            | 21.7%    | 23.3%    | 18.7%    |
| Multirace                        | 7.0%     | 6.4%     | 6.2%     |
| <b>Ethnicity: 2008</b>           |          |          |          |
| Hispanic                         | 38.7%    | 41.2%    | 35.2%    |
| Non-Hispanic                     | 61.3%    | 58.8%    | 64.8%    |