



# For Lease

Asking Lease Rate:  
**\$18,904.80 (\$1.20 PSF) Per Month**  
Op Ex \$6,301.60 (\$0.40 PSF)

## 2500 Mira Mar Avenue Long Beach, CA 90815 Long Beach Business Center

### Contact us:

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### Features

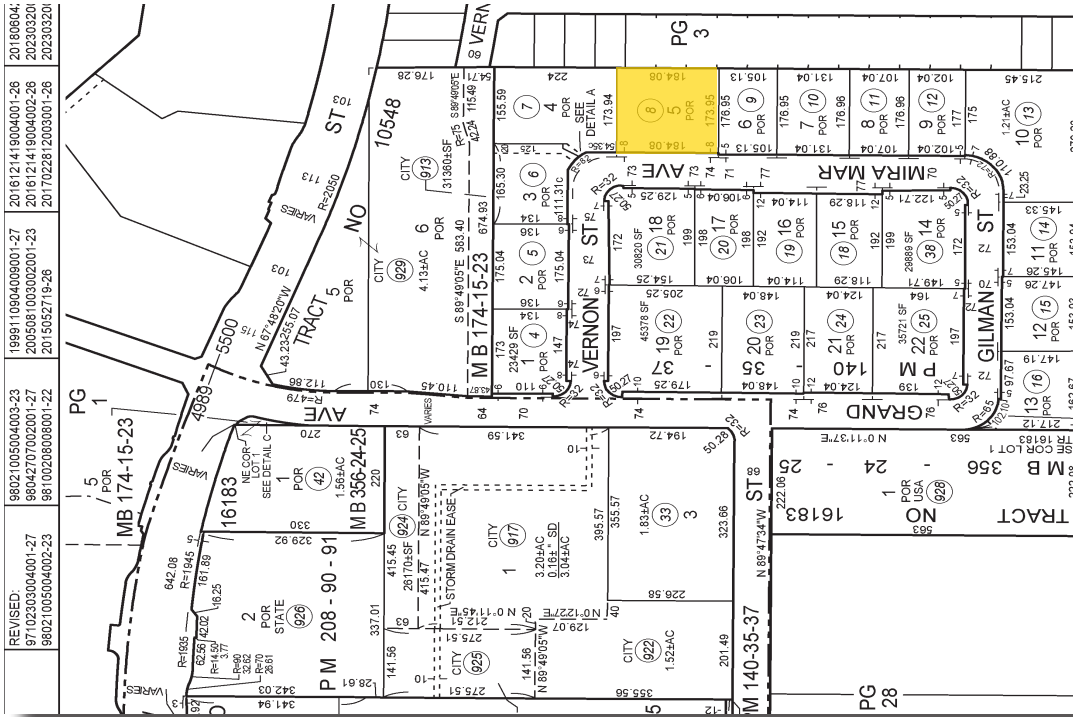
- » Building: ± 15,754 SF
- » Land Size: ± 32,039 SF (± 0.73 Acres)
- » Office Size: ± 3,020 SF
- » **Special Features: ± 5,415 SF Lab Space (can be removed)**
- » Loading: 1 Dock High (Indentured Well) 1 Ground Level Door
- » Clearance: 18'
- » Power: +/- 600 Amps
- » Fire Sprinklers: Yes
- » Lights: LED
- » Yard: Well Maintained Asphalt Parking Lot
- » Parking: +/- 41
- » Year Built: 1981
- » Zoning: LBPD7
- » Professionally Managed Property
- » APN: 7218-002-008

**Colliers**  
2141 Rosecrans Ave, Suite 1120  
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# Location

## Parcel Map



## Road Map



# Photos



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# Photos



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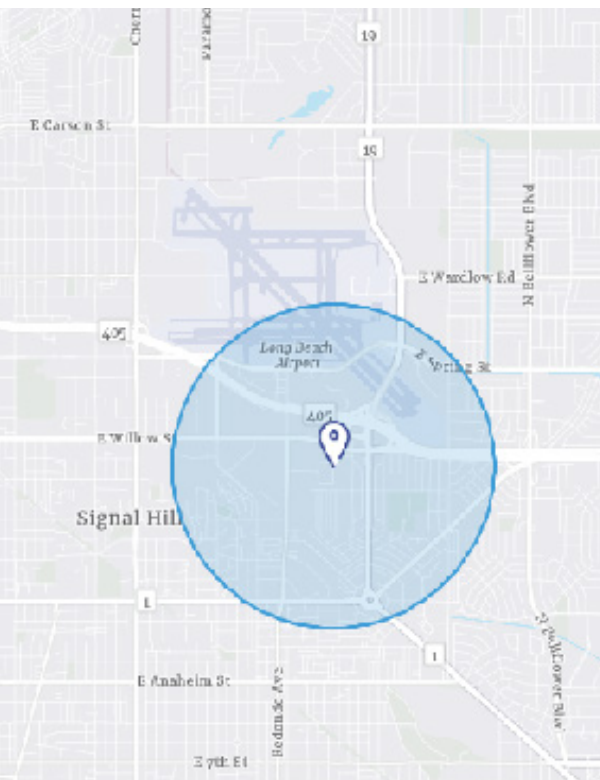
# LONG BEACH, CA

Long Beach is a charming city located within the Los Angeles County. As of 2020, it stands as the seventh-most populated city in California, holding a population of more than 460,000 residents. It is well-recognized for its beautiful waterfront landmarks, diverse crowds, historic nature and houses one of the world's largest shipping ports, the Port of Long Beach.

This coastal region offers locals and tourists ample opportunity for several deep-sea adventures, tours of local breweries, a vibrant dining and nightlife, as well as nearby vacation retreats. Because it is near the 5, 405 and 710 freeways, and Long Beach airport, Long Beach is a commuter's dream. Neighboring cities include Seal Beach, Carson, Lakewood, Torrance and Cypress.

With a robust economy, Long Beach delivers a solid workforce. Its top employer is the Long Beach Unified School District, retaining more than 12,000 employees. Other reputable businesses include Molina Healthcare, Long Beach City Hall, Denso Sales California, Inc., as well as Lineage Logistics and Westin Hotels & Resorts. There is a prominent construction, industrial and manufacturing presence in this beach town, with recent news announcing the opening of Relativity Space's new one million square-foot headquarters at the previously occupied Boeing facility.

## DEMOGRAPHICS



**Market Overview**

2500 Mira Mar Ave, Long Beach, California, 90815  
1 mile radius

**Households & population**

**14,771**

Current total population

**14,360**

5 Year total population

**5,801**

Current total households

**5,775**

5 year total households

**Race**

- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

**Household & population characteristics**

**\$109,105**

Median household income

**\$857,958**

Median home value

**44.9%**

Owner occupied housing units

**36.8**

Median age

**49.9%**

Female population

**39.1%**

% Married (age 15 or older)

**Education**

**8%**

No high school diploma

**15%**

High school graduate

**26%**

Some college

**51%**

Bachelor's/graduate/prof degree

**Business**

**1,308**

Total businesses

**17,685**

Total employees

**Annual lifestyle spending**

**\$3,904**

Travel

**\$34**

Tickets to Movies

**\$103**

Theatre/Operas/Concerts

**\$80**

Admission to Sports Events

**\$13**

Online Gaming Services

**Annual household spending**

**\$3,054**

Apparel & Services

**\$372**

Computers & Hardware

**\$5,135**

Eating Out

**\$9,322**

Groceries

**\$8,455**

Health Care

**Employment**

**78%**

White collar

**12%**

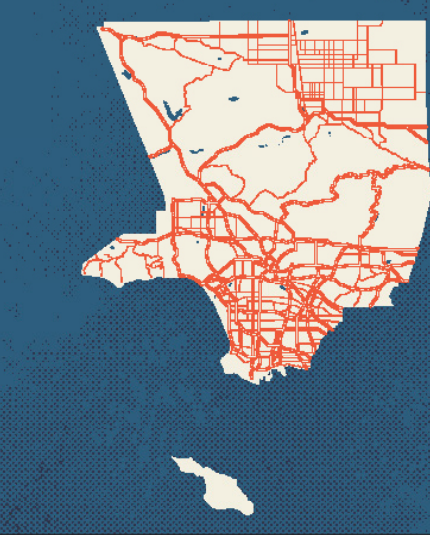
Blue collar

**10%**

Services

**5.1%**

Unemployment rate



## Los Angeles County Economy

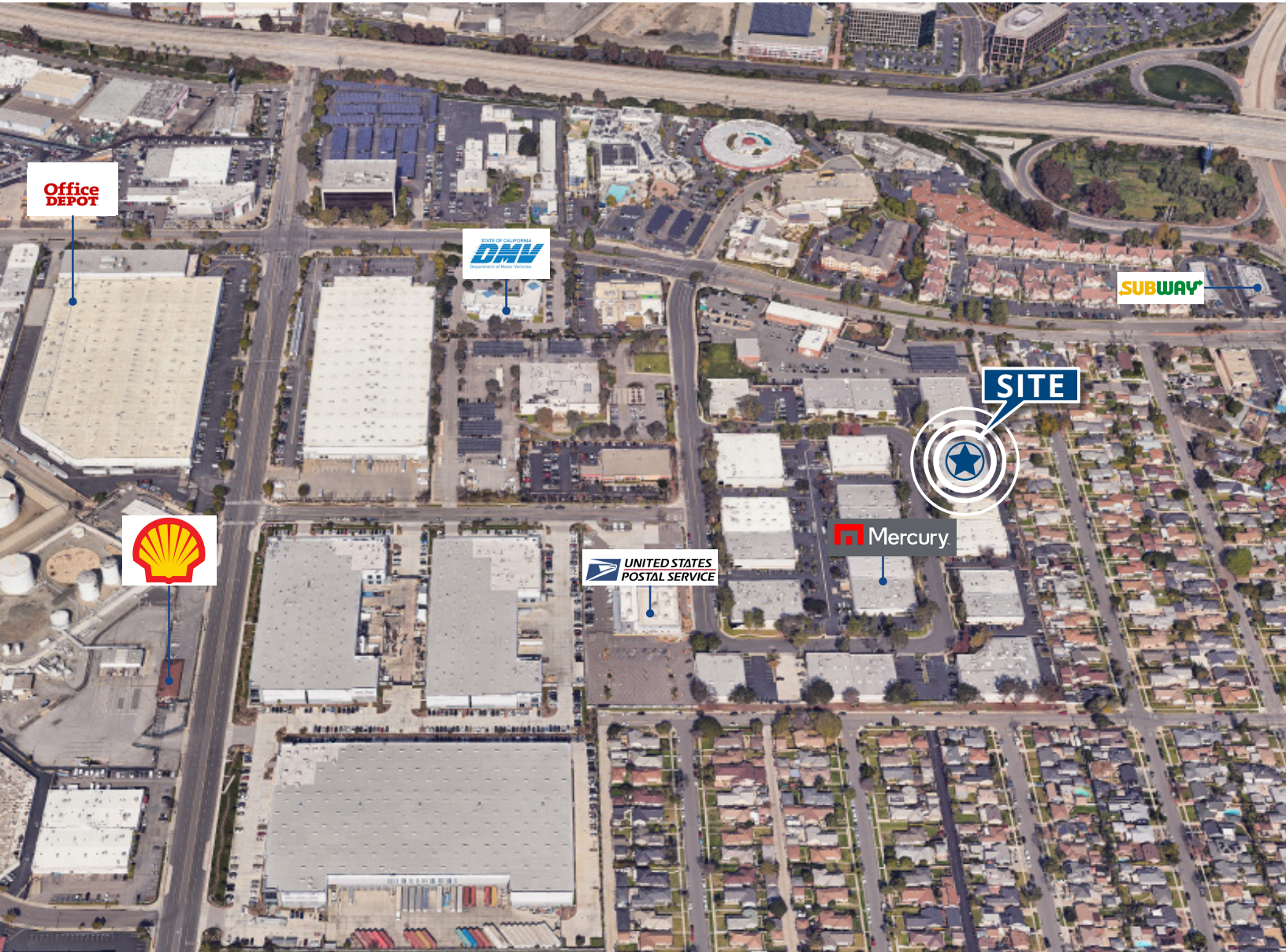
The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



# Nearby Business / Amenities

1. Department of Motor Vehicles
2. Office Depot
3. Shell
4. United States Postal Service
5. Subway
6. Mercury Security Corporation



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