

FOR LEASE

BELMONT SHOPPING CENTER

3200-3300 E ANAHEIM ST | LONG BEACH, CA 90804-3884

IN LEASES
WITH CORPORATE TENANT

Food4Less

metro
by T Mobile

Little Caesars

McDonald's

DISCOUNT TIRE
& Service Centers

Walgreens

REDONDO AVE

ANAHEIM ST

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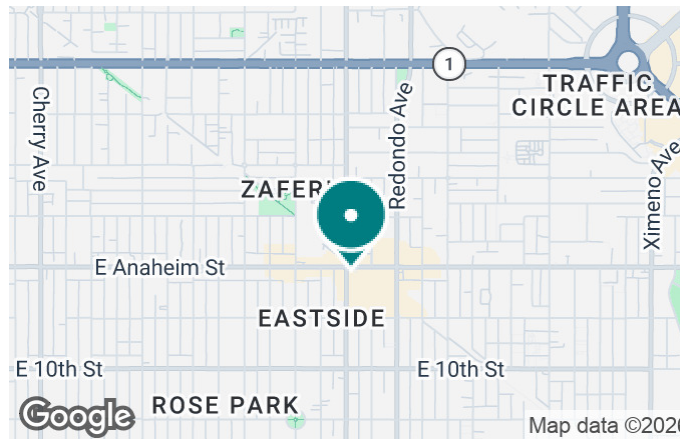
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

BELMONT SHOPPING CENTER | 3200-3300 E ANAHEIM ST, LONG BEACH, CA 90804-3884

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FEATURES & AMENITIES

- 6,637 SF retail shop space
- Food4Less anchored shopping center
- A+ co-tenants, including McDonalds, Little Caesars Pizza, Metro by T-Mobile + more
- Surrounded by numbers successful regional and national tenants
- Situated at the signalized intersection of Anaheim + Long Beach
- Strong traffic counts with 60,000 cars per day
- Close to affluent Belmont Shores + Belmont Heights

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	25,013	108,629	177,209
Total Population	62,906	264,165	450,130
Average HH Income	\$95,095	\$109,321	\$119,669

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

6,637 SF space available in Food4Less anchored shopping center close to Long Beach's affluent Belmont Shores + Belmont Heights communities. A+ co-tenants include McDonalds, Little Caesars Pizza, Metro by T-Mobile, and many more!

LOCATION DESCRIPTION

Prime Long Beach location at the signalized intersection of Anaheim Street + Redondo Beach Boulevard. Strong traffic counts with approx. 60,000 cars per day. Near Belmont Shores + Belmont Heights, with both areas boasting affluent household income demographics.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,637 SF
Building Size:	13,300 SF

SPACES	LEASE RATE	SPACE SIZE
B106	Negotiable	6,637 SF

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ADDITIONAL PHOTOS

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SITE PLAN

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Suite	Tenant	GLA SF
A101	IN LEASES (WITH CORPORATE TENANT)	18,603
B102	Payless Tobacco	1,576
B103	Charles Shim DDS	1,575
B104	Maintenance Room	342
B105	Bargain World	4,662
B106	AVAILABLE	6,637
C108	Beacon House Thrift Shop	13,300
D109	China Chef	1,638
D110	Metro by T-Mobile	840
D111	Little Caesars Pizza	1,400
D112	Crystal Cleaners	1,506
D113	Joe's Nail Spa	784
E114	UNI Beauty Supply	2,278
E115	Country Donuts & Ice Creams	1,530
F116	Food 4 Less	50,690
G117	McDonald's	4,941



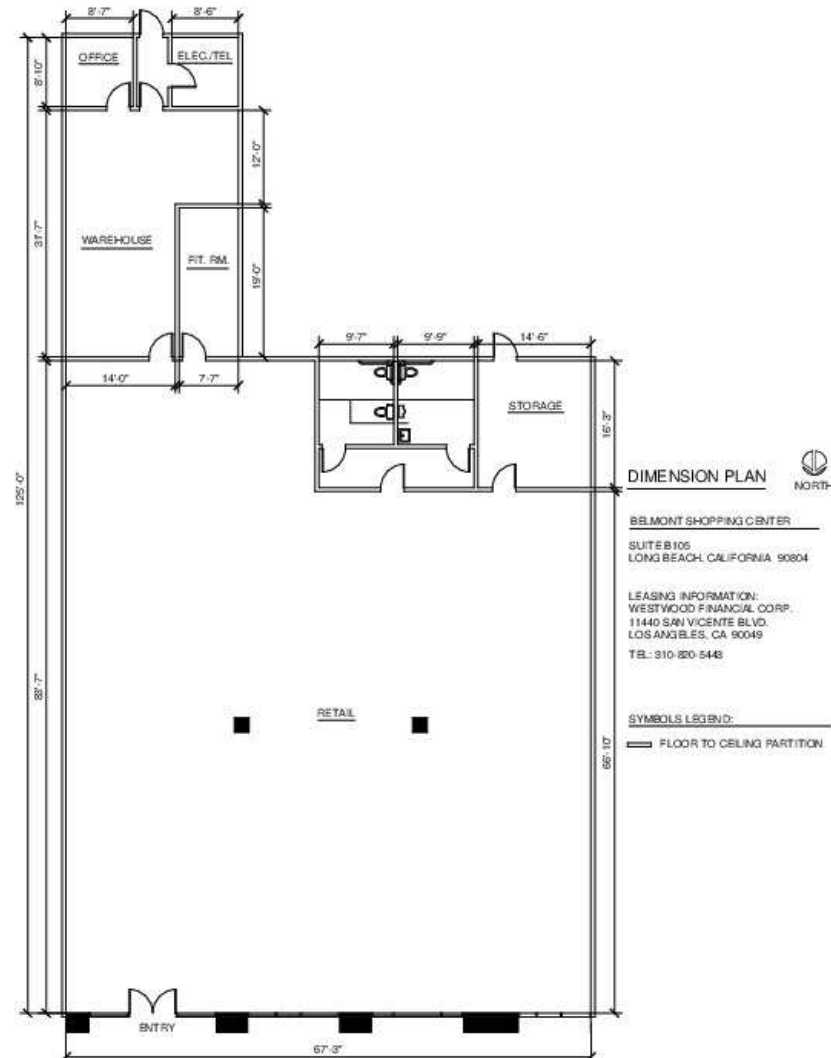
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FLOOR PLAN

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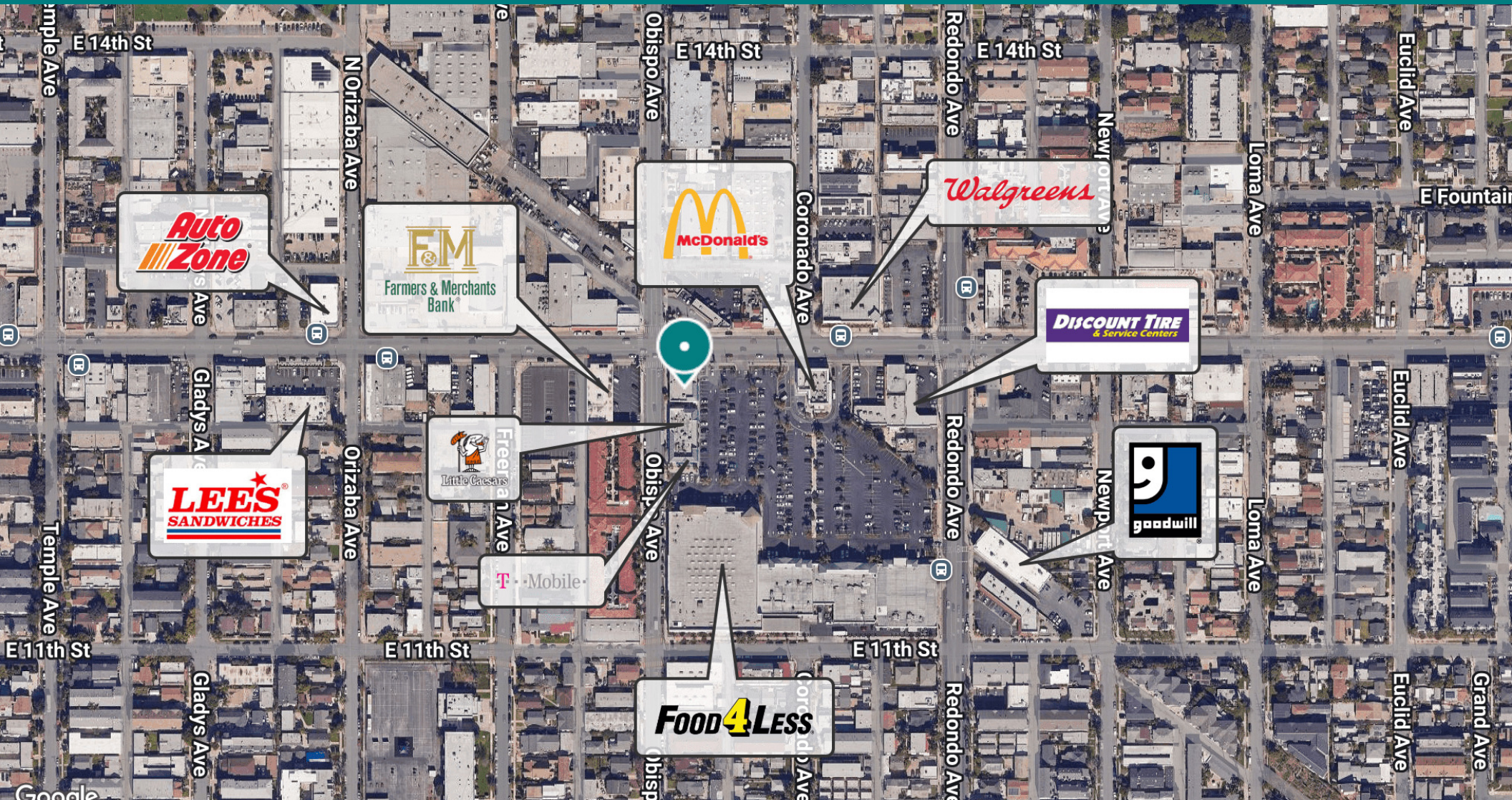
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RETAILER MAP

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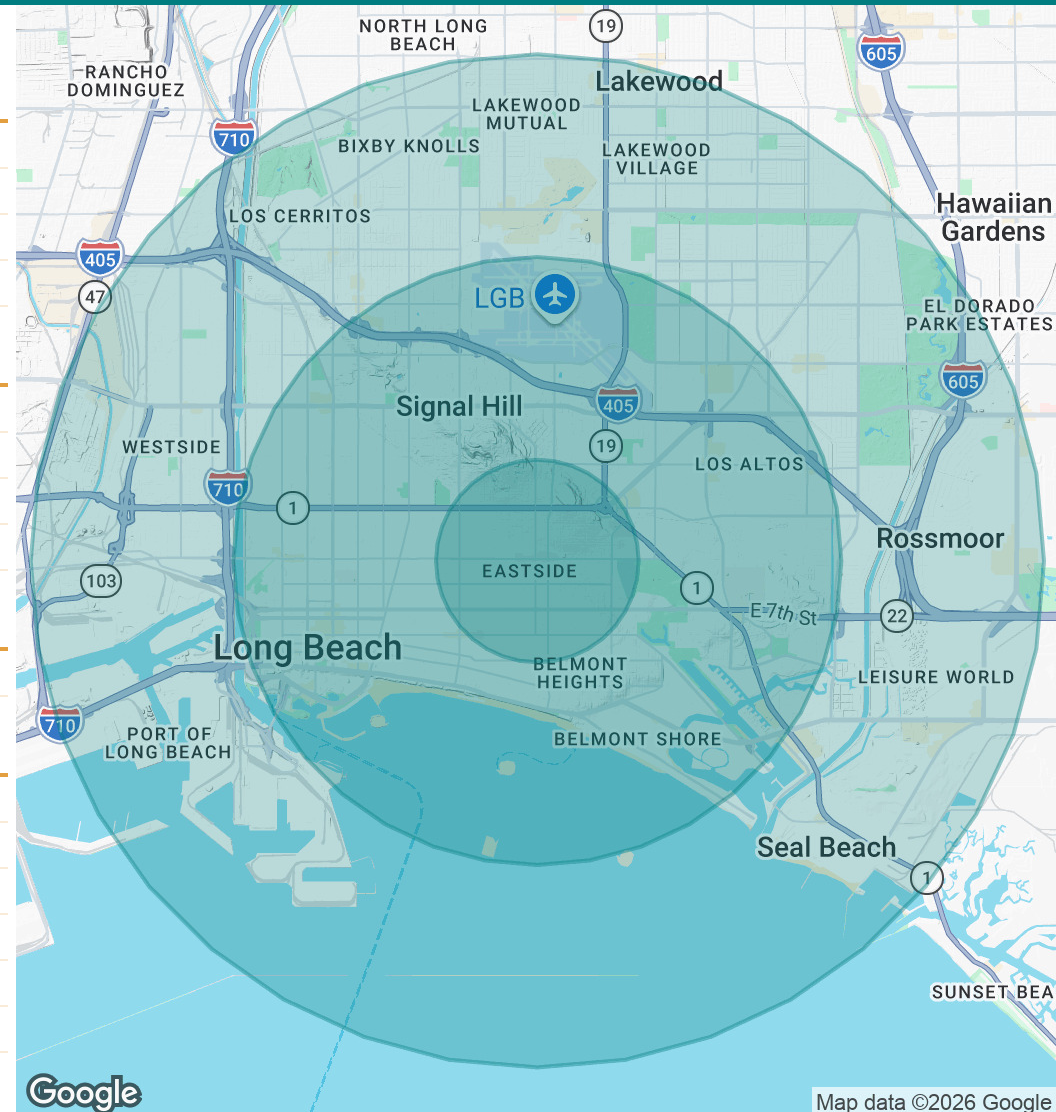
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	62,906	264,165	450,130
Average Age	35.3	37.1	39.8
Average Age (Male)	34.7	36.8	39.1
Average Age (Female)	36.1	37.9	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	25,013	108,629	177,209
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$95,095	\$109,321	\$119,669
Average House Value	\$722,473	\$878,834	\$866,341
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	45.9%	42.4%	37.6%
RACE	1 MILE	3 MILES	5 MILES
% White	49.8%	47.9%	48.3%
% Black	11.2%	11.0%	9.7%
% Asian	12.8%	11.5%	13.6%
% Hawaiian	0.4%	0.4%	0.5%
% American Indian	1.2%	1.2%	1.1%
% Other	14.6%	15.7%	13.7%



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