

AVAILABLE FOR LEASE

3303 - 3461 East Artesia Blvd | Long Beach, CA | 90805



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Explore a prime leasing opportunity at 3303 - 3461 East Artesia Boulevard, Long Beach, CA, 90805. Versatile retail spaces from 874 to 2,710 sq.ft., strategically located near the bustling intersection of Artesia Street and Downey Avenue. Ample parking available.

PROPERTY HIGHLIGHTS

- Spaces available from 874 to 2,710 sq.ft.
- Great opportunity for various retail including barber shop, photo studio, martial arts studio, dance studio, administrative services, clothing store, non-profit services and more.
- Strategically located near the bustling intersection of Artesia Street and Downey Avenue, less than a mile from 91 freeway and the 710 freeway.

OFFERING SUMMARY

LEASE RATE:	\$1.50 - 2 SF/month (NNN)
AVAILABLE SF:	874 - 2,710 SF
LOT SIZE:	5.37 Acres
BUILDING SIZE:	72,967 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,045	91,553	205,138
TOTAL POPULATION	34,172	304,039	695,451
AVERAGE HH INCOME	\$92,493	\$101,002	\$107,289

DEMOGRAPHICS



458,491
Population



176,407
Households



234,334
Employees



\$83,969
Median household income



59%
Renter occupied



ABOUT LONG BEACH, CALIFORNIA

With a population of over 450,000, Long Beach is the seventh largest city in the state of California. It is a coastal city home to beaches, shopping and dining, Cal State Long Beach and much more. Long Beach features a diverse economy anchored by major industries such as shipping, aerospace, healthcare, education, and tourism. The Port of Long Beach, one of the busiest seaports in the United States, serves as a vital hub for international trade and logistics.

The city offers a rich cultural and entertainment scene, including attractions like the historic Queen Mary, the Aquarium of the Pacific, and the Long Beach Convention & Entertainment Center. With a mix of urban development and beachfront charm, Long Beach is known for its vibrant neighborhoods, art galleries, and festivals.





LEASING TERMS

SF AVAILABLE:	±874 - 2,710 SF
ASKING RENT:	\$1.50 - \$2.00 NNN
TERM:	3 to 5 years
DATE AVAILABLE:	Available

HIGHLIGHTS

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- Strategically located near the bustling intersection of Artesia Street and Downey Avenue, less than a mile from 91 freeway and the 710 freeway.
- Ample parking for the entire center





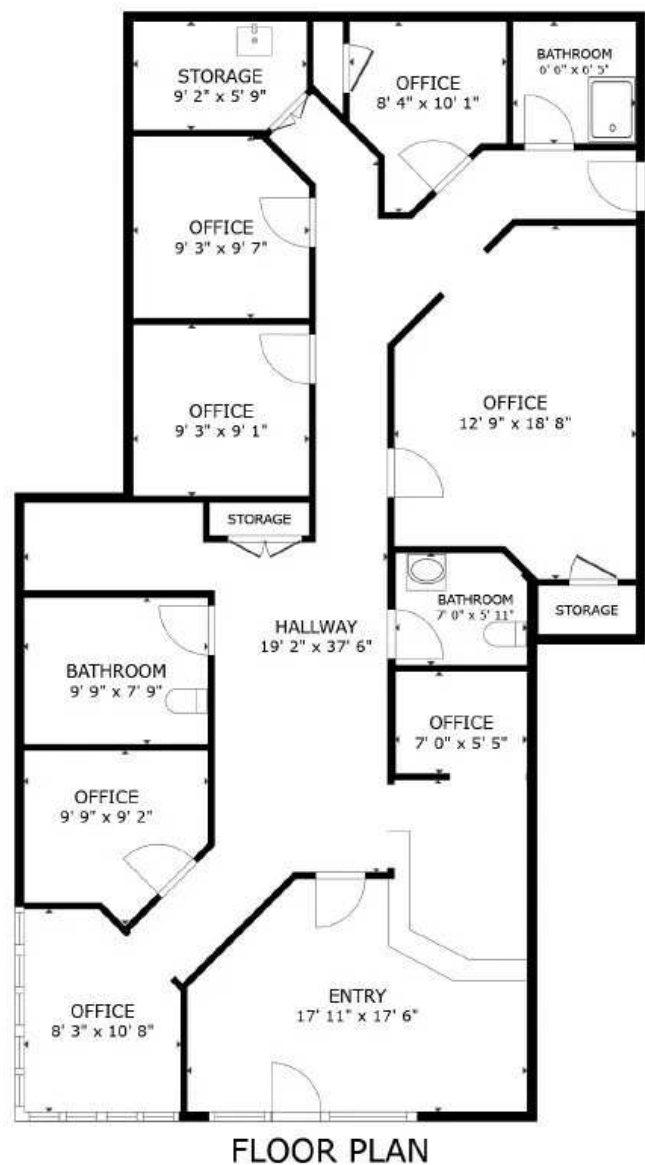
**Available space
is designed to
accommodate a variety
of uses! For Suite 3331 - click below link
to access virtual tour
- [https://my.matterport.com/show/?
m=4CKpkvSvKhe](https://my.matterport.com/show/?m=4CKpkvSvKhe)**

AVAILABLE UNITS

UNIT	SF	ASKING RENT
#3311 & 3313	2,710 SF	\$1.50 PSF - NNN
#3331	1,724 SF	\$2.00 PSF - NNN
#3325	1,920 SF	\$1.75 PSF - NNN
#3431	1,260 SF	\$1.75 PSF - NNN
#3451	874 SF	\$2.00 PSF - NNN
#6693	1,200 SF	\$1.75 PSF - NNN
#6695	1,200 SF	\$1.75 PSF - NNN







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