

# 3253-3255 South Street

LONG BEACH, CA

# FOR LEASE



## Property Features

- Excellent location near signalized corner Downey Avenue and South Street
- 1 block from UCI Health Center, Lakewood
- Street frontage/ample parking
- Monument Signage
- Strong daytime and residential population
- Move in ready spaces-vanilla shell

## Units

Suite J-104	Available	1,000 SF <sup>2</sup>	\$1.75 + NNN
Suite K-204	Available	1,000 SF <sup>2</sup>	\$1.75 + NNN



## Demographics

	1 Miles	2 Miles	3 Miles
Population:	32,110	130,179	270,909
Median HH Income:	\$89,616	\$85,870	\$84,832
Daytime Population:	14,067	32,029	74,275

## Traffic Count

30,142 CPD - South Street (W)  
23,460 CPD - South Street (E)



**Heather Francine**  
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CA #01424225



Each office independently owned and operated

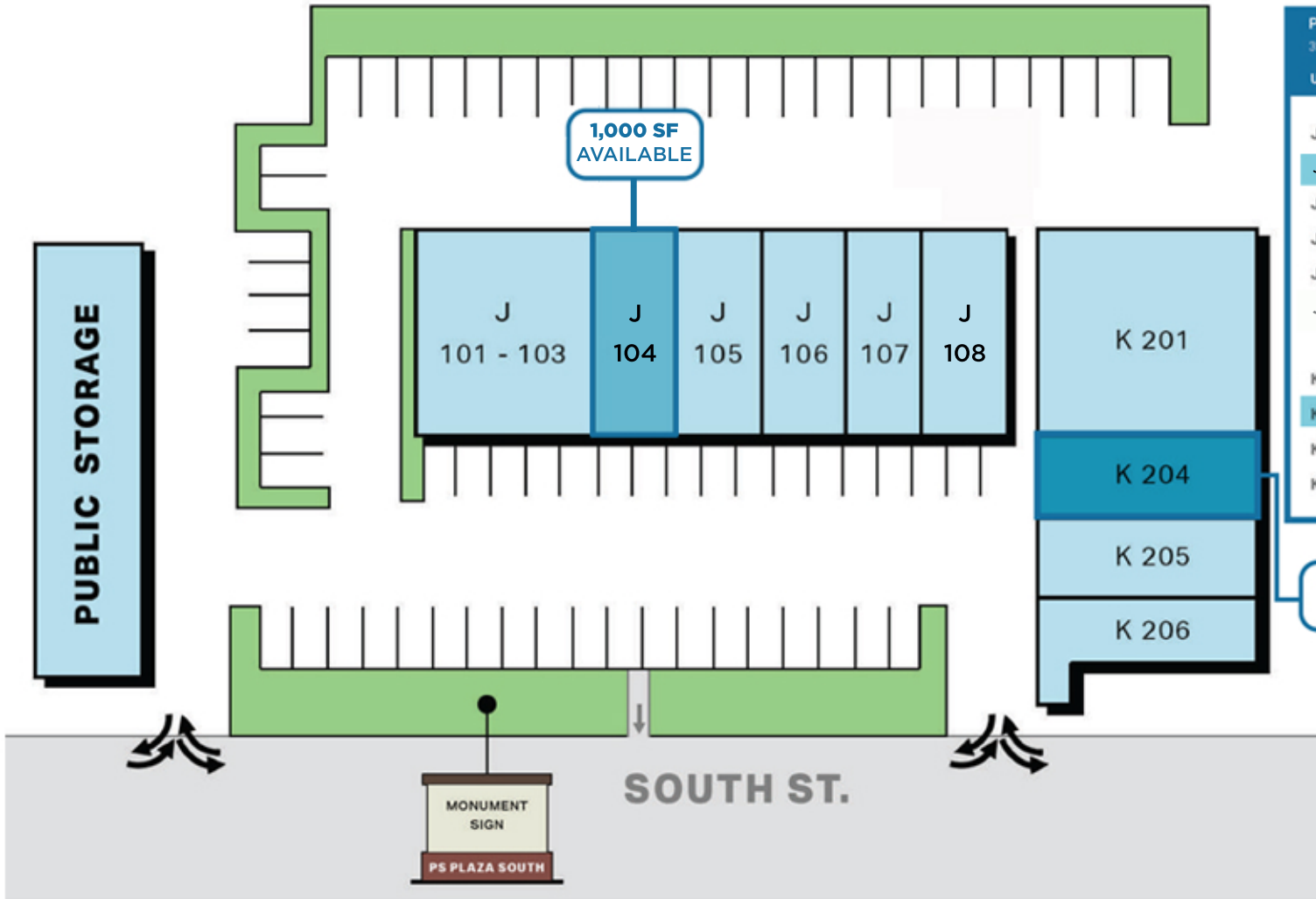
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**PS BUSINESS PARKS**  
3253-3255 E South St. Long Beach, CA 90805

UNIT	TENANT	SIZE
J 101-103	THE CAJUN CRAB	3,000 SF
J 104	AVAILABLE	1,000 SF
J 105	SIZZLING WOK	1,000 SF
J 106	LOVELY NAILS	1,000 SF
J 107	HAIR IT IS SALON	1,000 SF
J 108	TIENDITA SAN JUDITAS	1,000 SF
K 201	SCULPT FITNESS	3,000 SF
K 204	AVAILABLE	1,000 SF
K 205	CREATIVE TAX SOLUTIONS	1,000 SF
K 206	FRANK BICYCLES	1,000 SF



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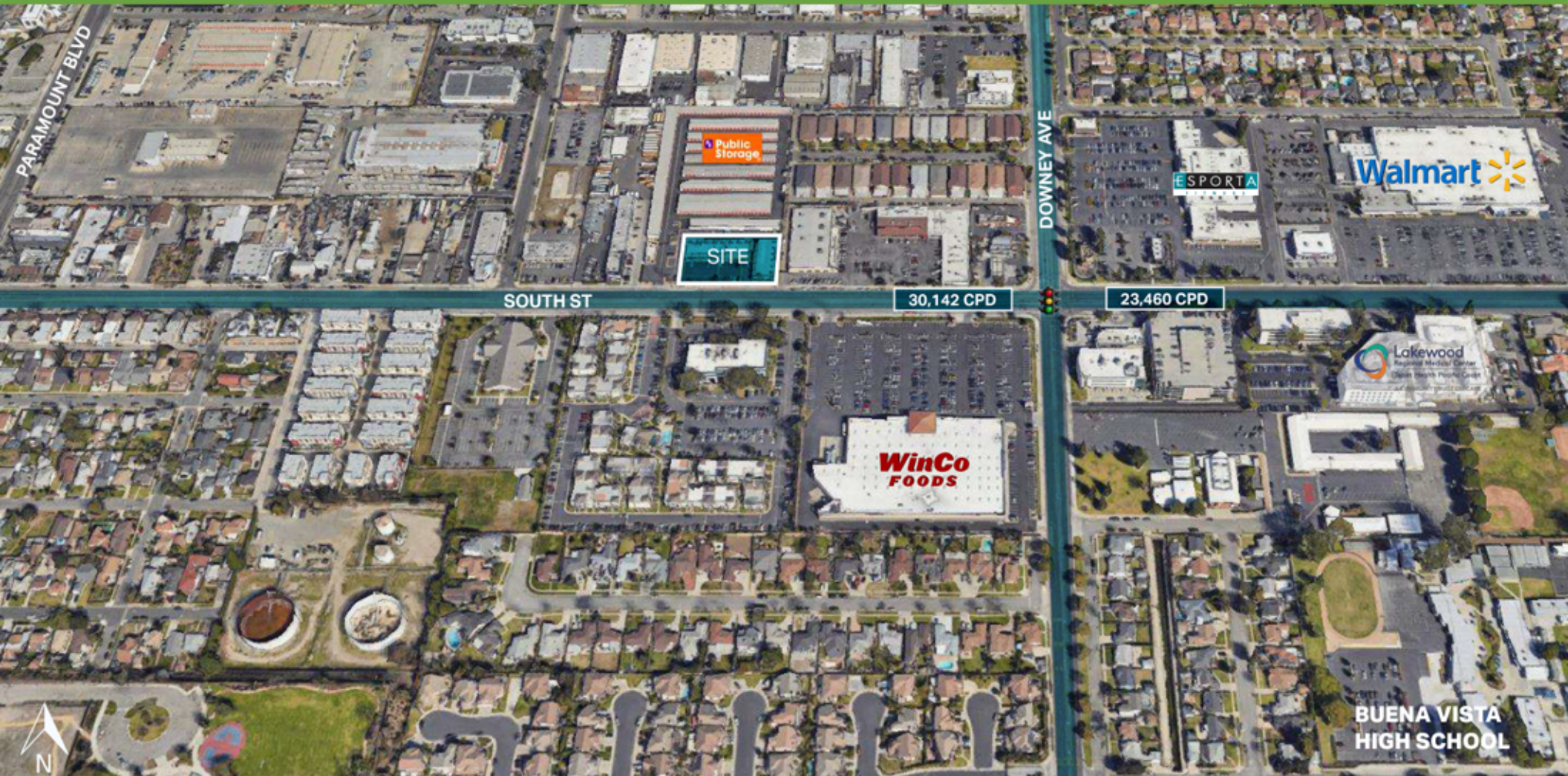
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