

FORMER SALON

7TH & REDONDO

3330 EAST 7TH STREET | LONG BEACH, CA 90814

±1,460 SF



STARBUCKS



THE UPS STORE



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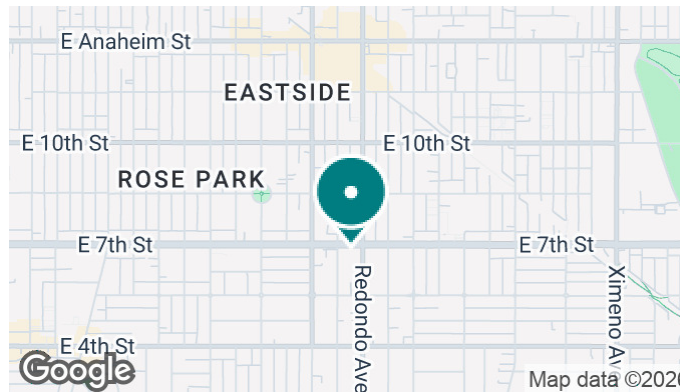
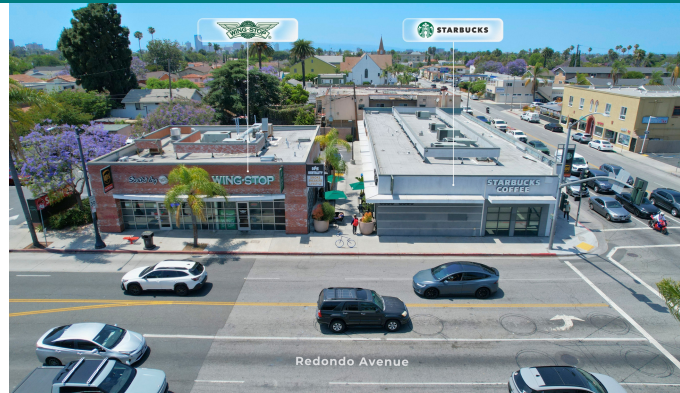
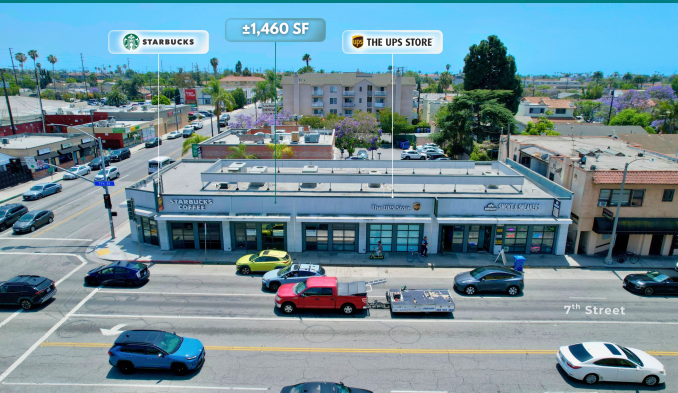
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FEATURES & AMENITIES

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FEATURES & AMENITIES

- Starbucks-anchored corner strip center with strong daily traffic generation
- Prime 7th Street frontage with excellent visibility and signage opportunity
- Adjacent to Starbucks, benefiting from consistent morning-to-evening foot traffic
- Approximately 1,460 square feet of existing salon buildout with extensive plumbing
- Turnkey opportunity for salon, beauty, med spa, or wellness users
- Flexible layout suitable for a variety of retail and service uses
- Dual access with storefront entrance on 7th Street and rear access from parking lot
- Convenient parking with direct ingress from Redondo Avenue

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



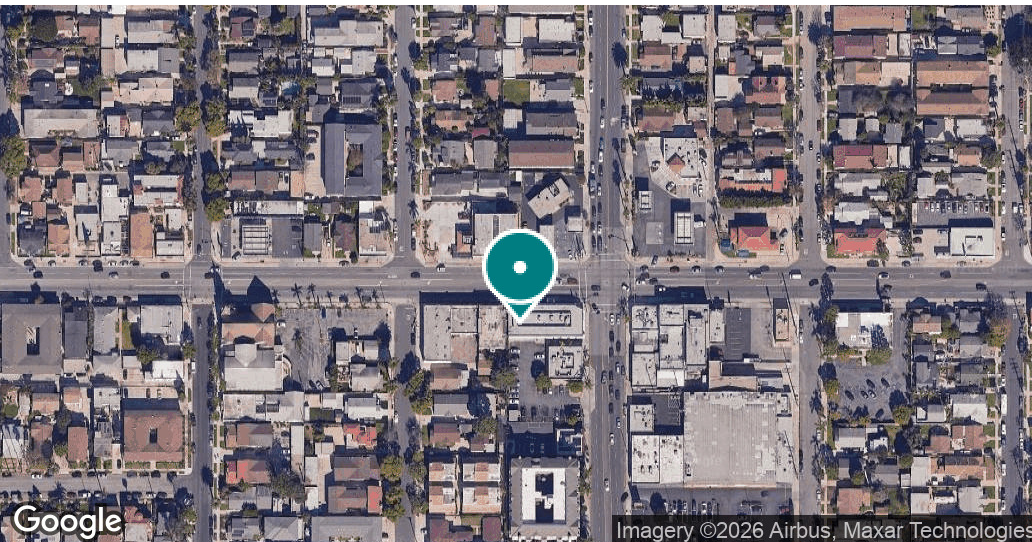
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	26,247	104,545	165,524
Total Population	60,614	251,263	415,057
Average HH Income	\$101,988	\$108,712	\$119,595

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Position your business at one of Long Beach's most visible and high-performing neighborhood retail intersections at the signalized corner of 7th Street and Redondo Avenue. This well-maintained, Starbucks-anchored strip center offers exceptional frontage, strong daily consumer traffic, and a curated mix of service-oriented and food-driven tenants that generate consistent cross-shopping activity throughout the day.

The available suite is prominently located along 7th Street, just off the corner adjacent to Starbucks, providing unmatched visibility to both vehicular and pedestrian traffic. The center benefits from dual access points, including direct parking lot ingress from Redondo Avenue and walk-up accessibility from 7th Street, creating seamless convenience for customers approaching from all directions.

Surrounded by dense residential neighborhoods and supported by a strong base of daily needs retail, this location offers an ideal environment for operators seeking consistent foot traffic, neighborhood integration, and long-term stability. The property's established tenant lineup and corner positioning create a durable retail ecosystem that continues to perform across multiple economic cycles.

LOCATION DESCRIPTION

Located in the heart of Long Beach, the intersection of 7th Street and Redondo Avenue serves as a primary east-west corridor connecting coastal communities to inland residential neighborhoods. This highly trafficked artery is lined with a diverse mix of national retailers, local businesses, and neighborhood-serving amenities, creating a dynamic and highly active commercial environment. The immediate trade area is characterized by dense residential housing, a strong renter population, and a steady flow of daily commuters. The property's proximity to major thoroughfares and surrounding neighborhoods allows it to capture both destination-driven and impulse visits, making it particularly attractive for service, food, and personal care uses.

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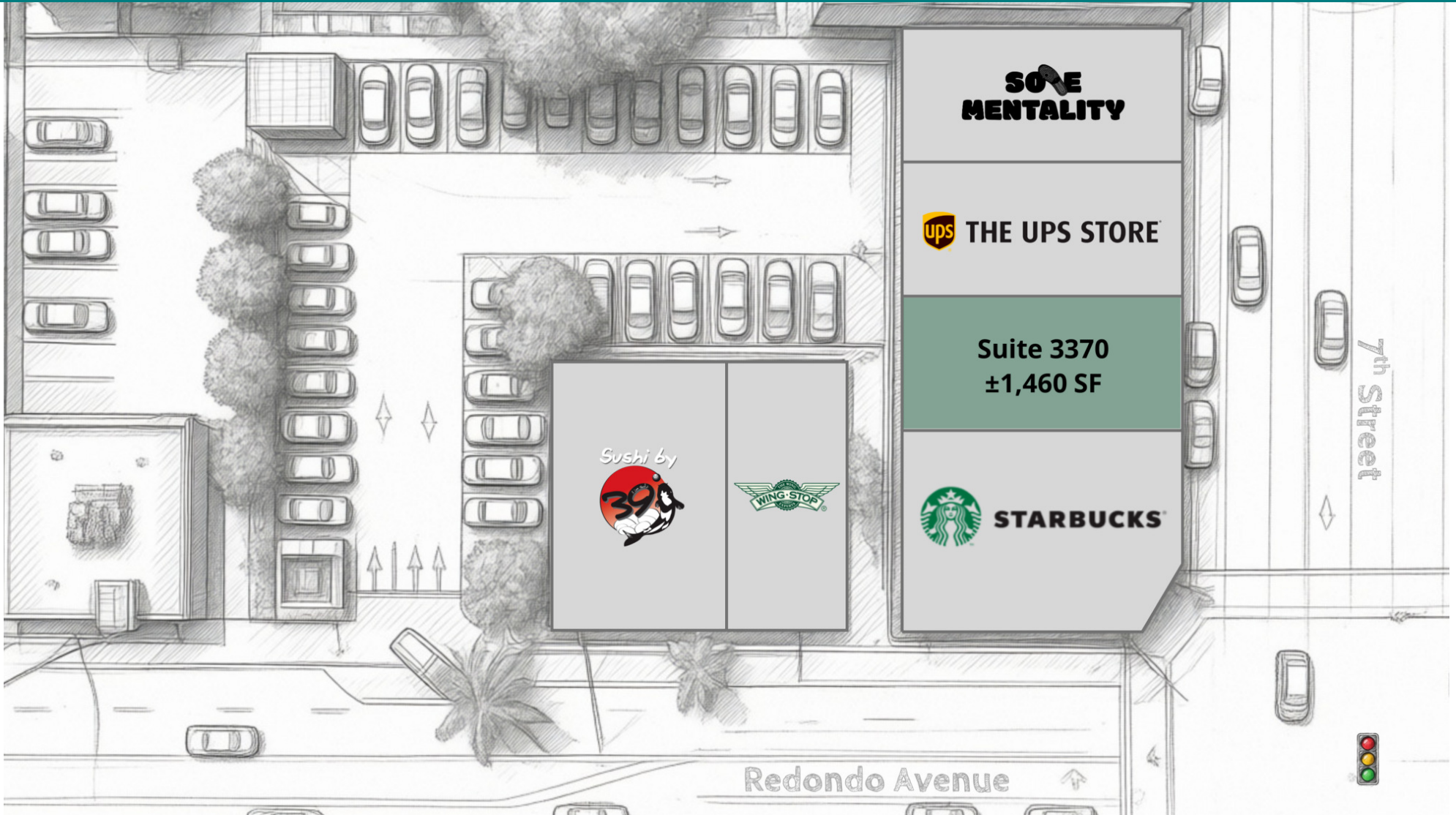
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SITE PLANS

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Est. \$1.89 NNN	Lease Term:	Negotiable
Total Space:	1,460 SF	Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
■ Suite 3370	Available	1,460 SF	Est. \$1.89 NNN	\$2.25 SF/month	<p>The available suite consists of approximately 1,460 square feet and is fully built out for hair and beauty salon use, offering a turnkey opportunity for similar operators or a cost-efficient conversion for alternative uses. The space features existing plumbing infrastructure throughout, making it especially attractive for salon, med spa, wellness, or other service-oriented concepts requiring water access. Its layout allows for efficient workflow and customer circulation, while storefront visibility ensures strong branding exposure along 7th Street.</p> <p>With dual access points—one directly from the street for pedestrian traffic and another from the parking lot—the space offers flexibility in customer flow and operational setup. Its position adjacent to Starbucks enhances visibility and benefits from consistent foot traffic generated by one of the strongest daily drivers in retail. Ownership is open to a variety of alternative uses, allowing operators to reimagine the space while leveraging the existing improvements to reduce upfront costs and accelerate opening timelines.</p>	-

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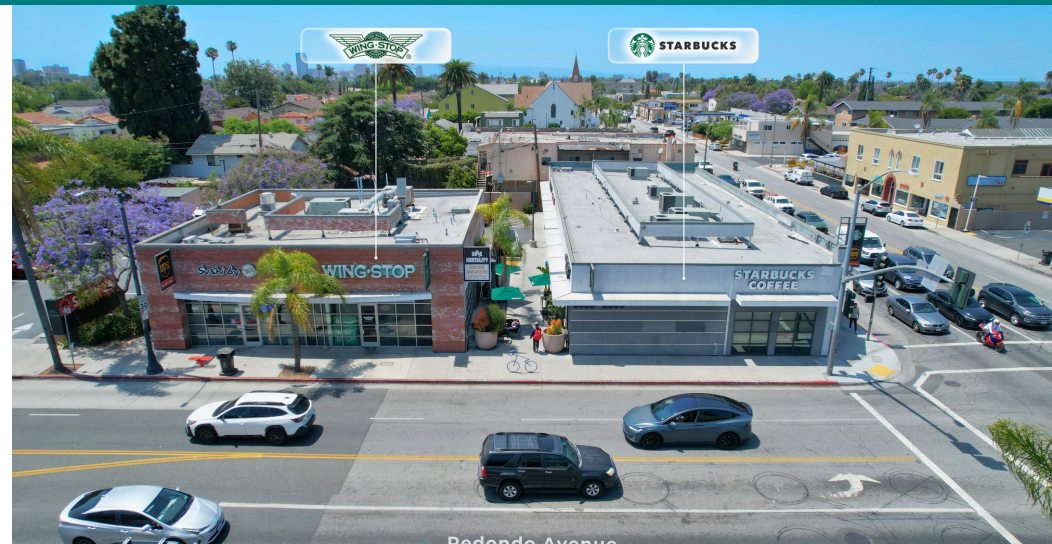
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ADDITIONAL PHOTOS

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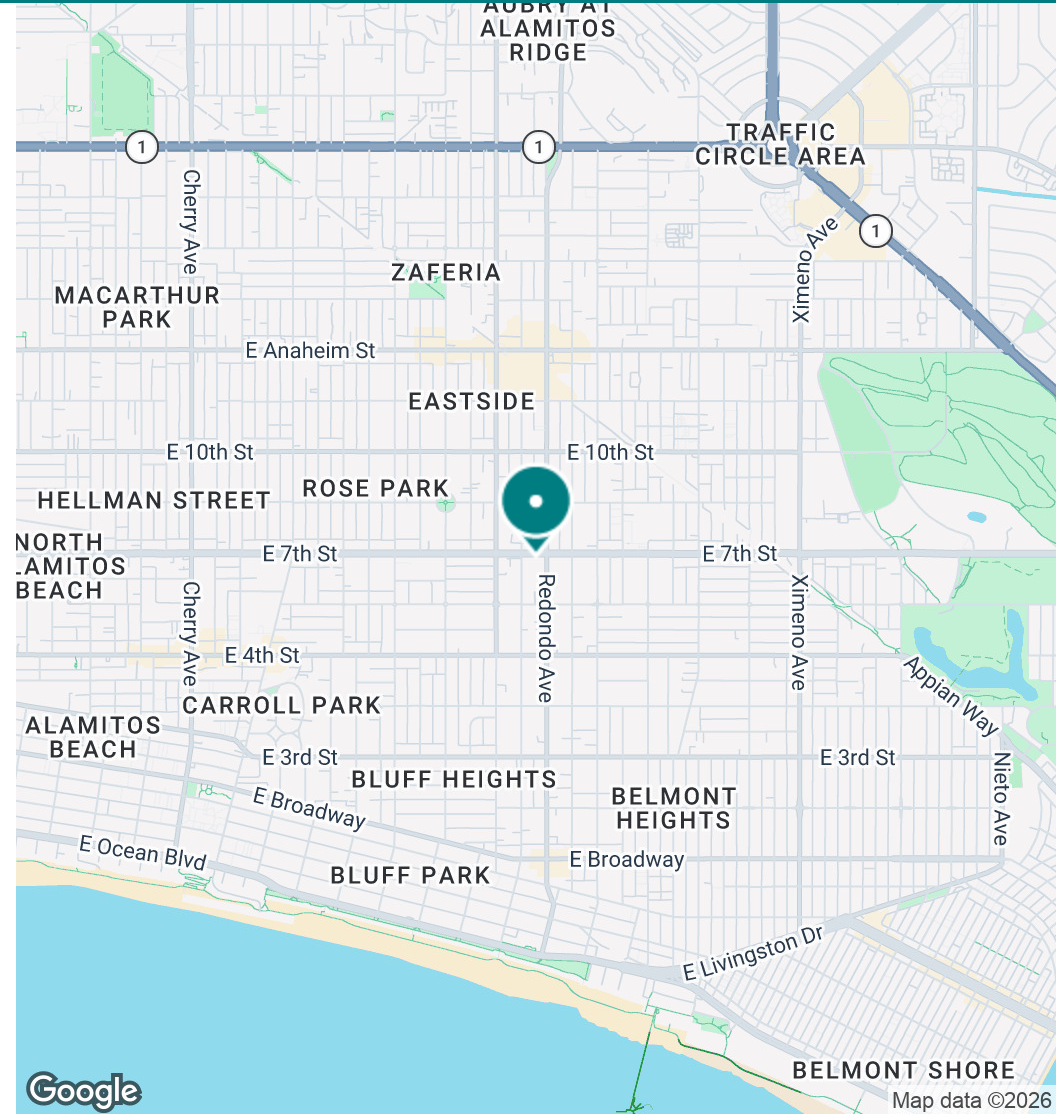
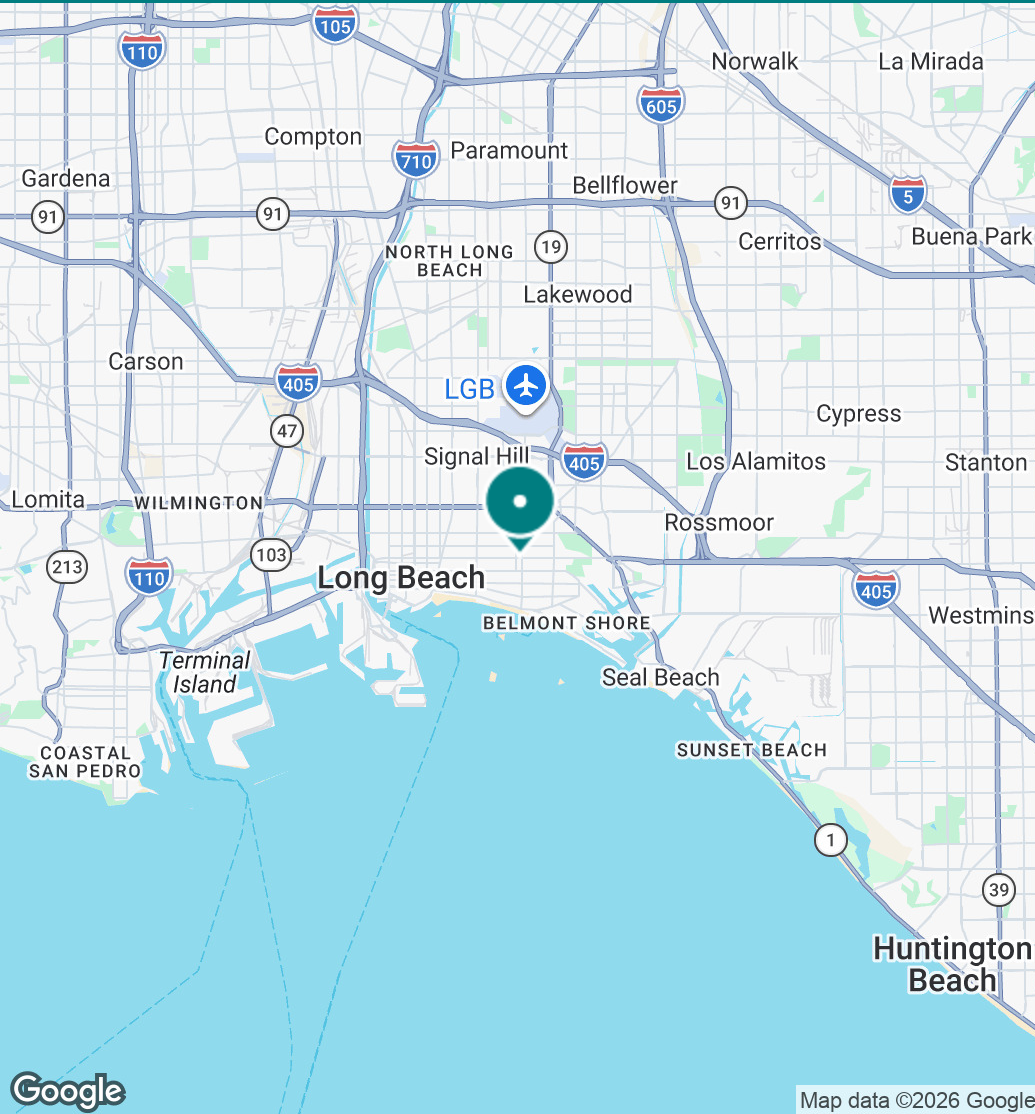


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LOCATION MAP

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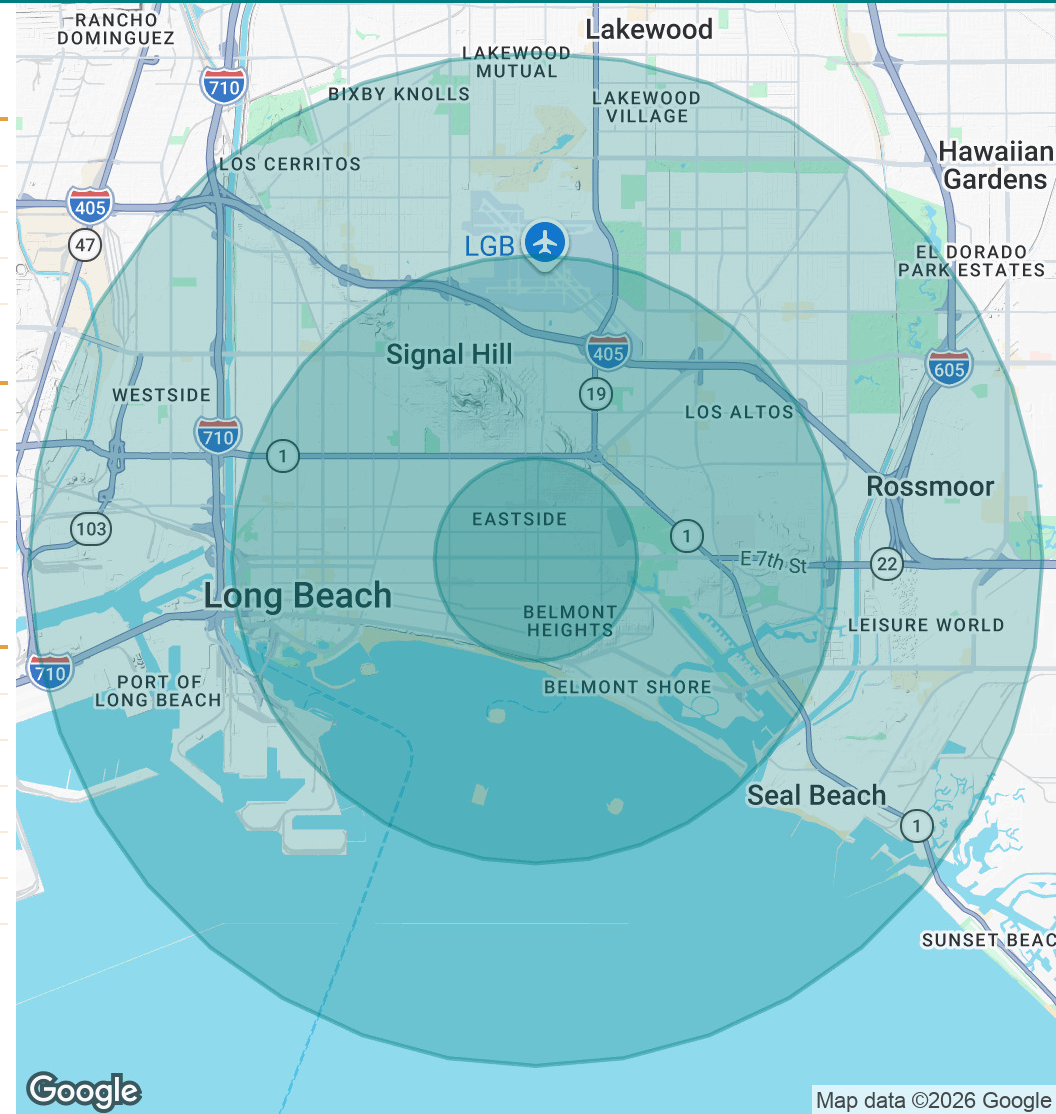
DEMOGRAPHICS MAP & REPORT

7TH & REDONDO | 3330 EAST 7TH STREET, LONG BEACH, CA 90814

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	60,614	251,263	415,057
Average Age	36.0	37.0	40.0
Average Age (Male)	35.8	36.7	39.4
Average Age (Female)	37.0	38.0	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	26,247	104,545	165,524
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$101,988	\$108,712	\$119,595
Average House Value	\$836,148	\$889,765	\$875,461
RACE	1 MILE	3 MILES	5 MILES
% White	56.9%	48.2%	49.4%
% Black	10.1%	10.9%	9.5%
% Asian	8.6%	11.5%	13.4%
% Hawaiian	0.4%	0.4%	0.5%
% American Indian	1.3%	1.2%	1.1%
% Other	12.4%	15.8%	13.5%

2023 American Community Survey (ACS)



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MEET THE TEAM

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