

# Available for lease!

3321-3337 East South Street  
Long Beach, California 90805



DAVID MALING

Principal

213.453.1770 Call/Text

[dmaling@naicapital.com](mailto:dmaling@naicapital.com)

License No. 01139115

**NAI** Capital  
Commercial Real Estate Services, Worldwide.



Available space  
is designed to  
accomodate a variety  
of uses!

## Leasing terms

SF AVAILABLE:	±1,500 SF
ASKING RENT:	\$2,500 + Modified Gross
TERM:	Negotiable
DATE AVAILABLE:	Available

## HIGHLIGHTS

- Unit 3329: ±1,500 SF retail space
- Great opportunity for various retail including pet services, photo studio, beauty, health, and more!
- Strategically located near the bustling intersection of South Street and Downy Avenue, less than 2 miles from highways 91 and 19
- Ample parking - 49 surface spaces



Unit #3329  
1,500 SF

V PAWN

562.304.0352

Skin Essence by Pam  
Nails  
(649) 531-2000  
www.skinessence.net.com

CUSTOMER  
REPAIR ONLY

The Main Choice  
CREATIVE STUDIO

FARMERS  
INSURANCE

PARKING ONLY  
NO OTHER USE

58511





# Location Overview

## Demographics

**458,491**

Population

**176,407**

Households

**234,334**

Employees

**\$83,969**

Median household income

**59%**

Renter occupied

## About Long Beach, California

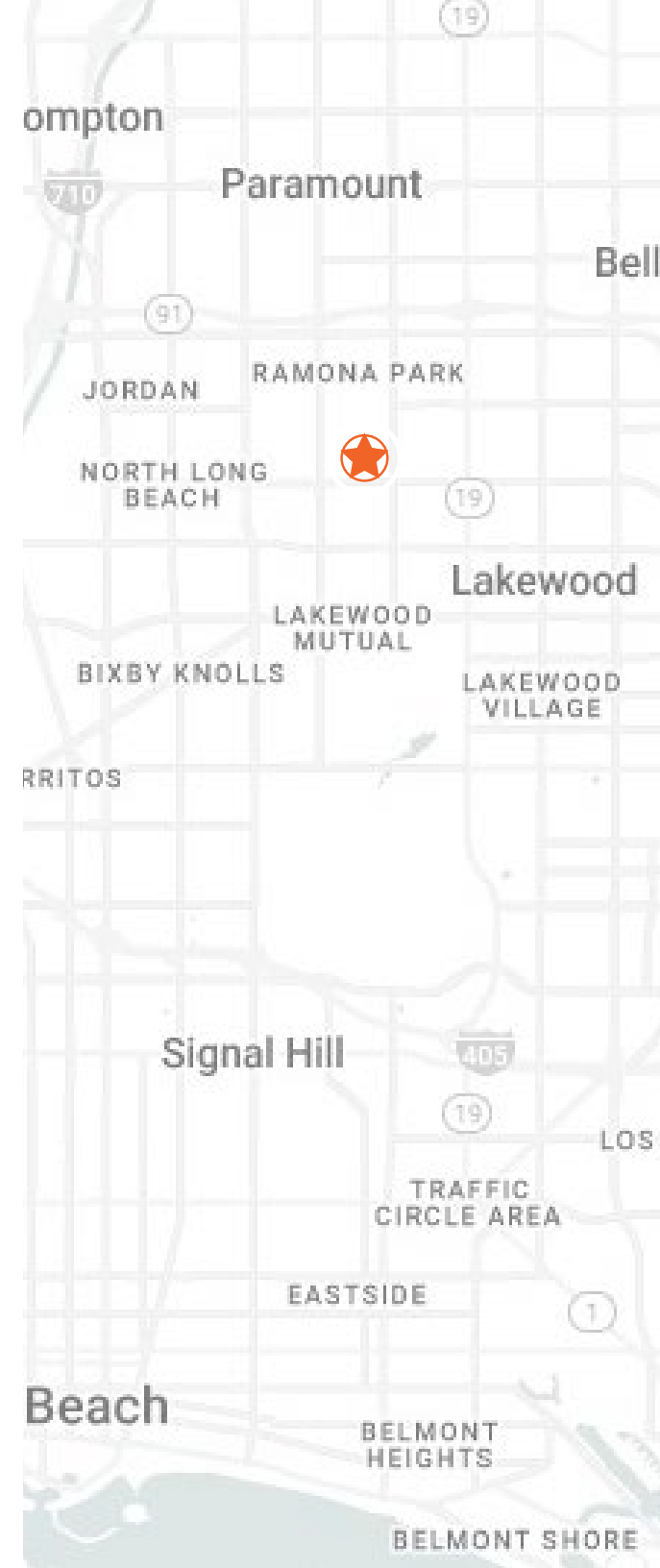
With a population of over 450,000, Long Beach is the seventh largest city in the state of California. It is a coastal city home to beaches, shopping and dining, Cal State Long Beach and much more. Long Beach features a diverse economy anchored by major industries such as shipping, aerospace, healthcare, 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.

[https://data.census.gov/profile/Long\\_Beach\\_city,\\_California?g=160XX00US0643000](https://data.census.gov/profile/Long_Beach_city,_California?g=160XX00US0643000)

<https://datausa.io/profile/geo/long-beach-ca>

<https://www.rentcafe.com/average-rent-market-trends/us/ca/long-beach/>



Public Storage

76

DEL TACO



ESPORTA

LA FITNESS

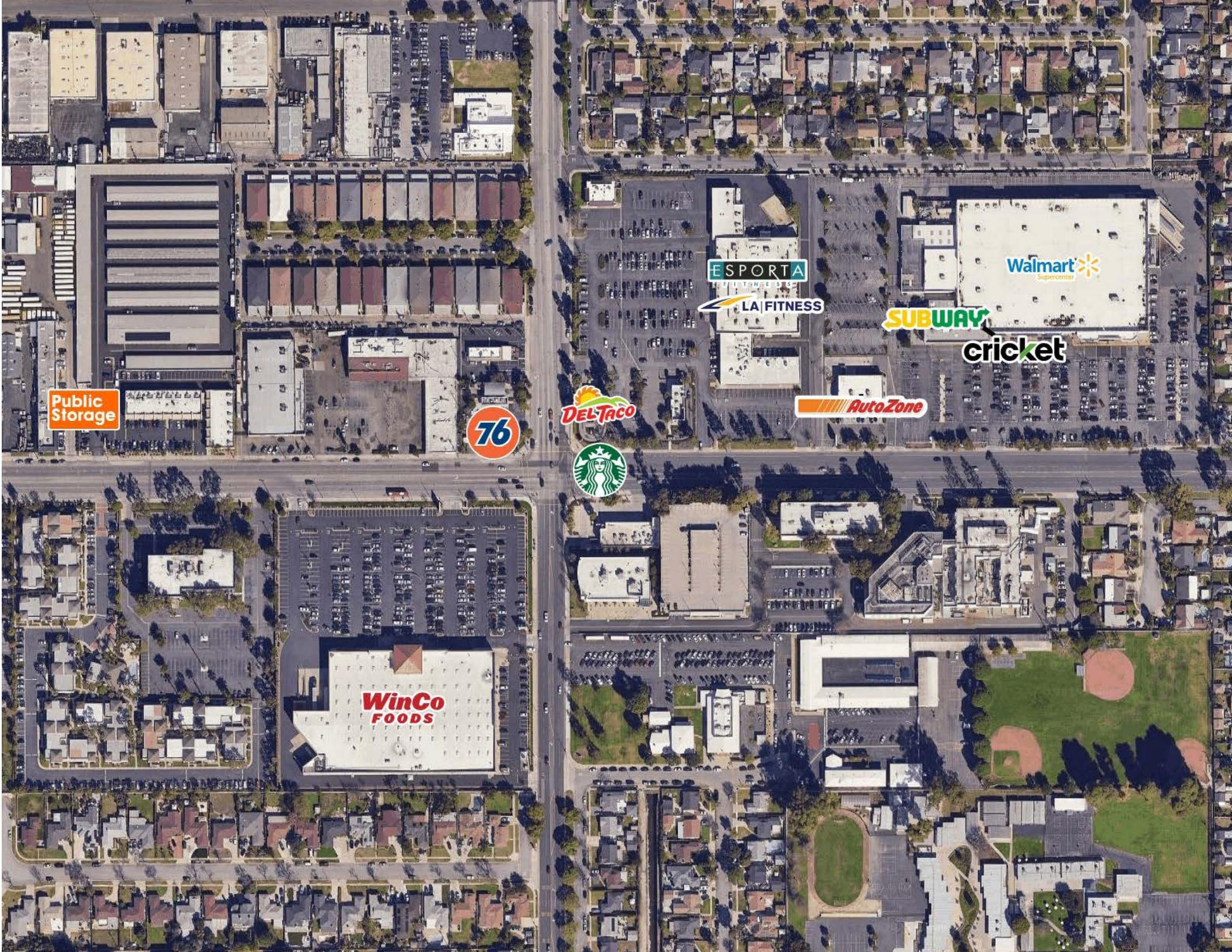
AutoZone

SUBWAY

cricket

Walmart  
Supercenter

WinCo  
FOODS







We look forward to speaking with you!

David Maling  
Executive Vice President  
213.453.1770 call or text  
dmaling@naicapital.com  
License No. 01139115

---

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. NAI Capital Commercial, Ltd. does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

