

COSTCO ADJACENT RETAIL CENTER

RESTAURANT + SHOP SPACES FOR LEASE
2201 EAST WILLOW STREET | SIGNAL HILL, CA 90755



FOR LEASE
±747-1,696 SF

FOR LEASE
±2,018 SF Restaurant

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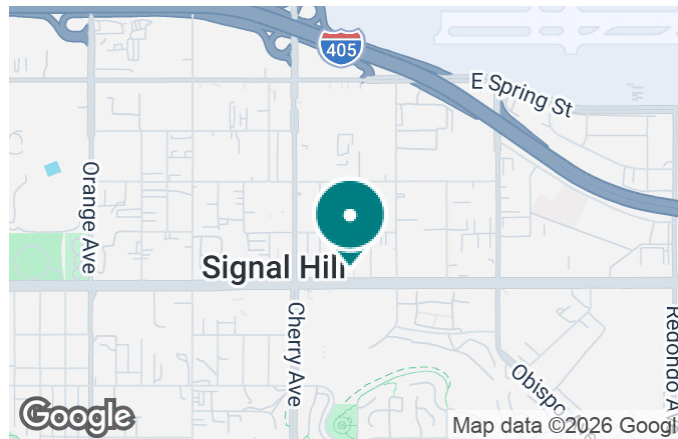
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- 2,018 SF Restaurant Space – Fixturized Turnkey Opportunity
- 1,696 SF + 747 SF Retail Shop Space (Can be Combined for 2,443 SF Contiguous)
- Join Recently Added Tenant – Pacific Dental
- Multi-Pad Center Shadow Anchored By Top-Performing Costco Store
- Well-Maintained Center With Excellent Curb Appeal
- Onsite Parking in Sizable Lot With Access From Both Cross Streets
- Situated on a Signalized Intersection
- Strong Traffic Counts With 70,000 cars per day crossing the nearby intersection of Cherry Avenue + Willow Street
- Superbly Located in the Affluent Signal Hill Enclave (Encompassed by the Greater Long Beach Area)

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,375	112,404	202,442
Total Population	12,142	292,272	548,452
Average HH Income	\$109,845	\$100,929	\$110,272

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Restaurant + retail shop space available in Costco shadow-anchored center. Situated in the Signal Hill section of Long Beach, the bustling neighborhood center is adjacent to the major signalized intersection at Cherry Ave + Willow St with massive traffic counts of 70,000+ cars per day. Freeway close, the site offers convenient access to the nearby 405 freeway. The densely populated surrounding community boasts affluent household income.

LOCATION DESCRIPTION

East Willow Village is a bustling retail shopping center positioned between Dawson Avenue and Raymond Avenue along Willow Street in prime Signal Hill. Situated amid a thriving trade area, neighboring tenants include Office Depot, Costco, Hanger 18 Indoor Climbing Gym, Dollar Tree, Home Depot, Food4Less, Best Buy, and PetSmart., to name a few. Also adjacent to the property is Willow Ridge Condominiums, a nine-building condo development.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	747 - 2,018 SF
Building Size:	18,564 SF

SPACES	LEASE RATE	SPACE SIZE
Unit C	Negotiable	1,696 SF
Unit G	Negotiable	2,018 SF
Unit H	Negotiable	747 SF

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AERIAL OVERVIEW

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SITE PLAN

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SUITE	TENANT	SIZE
Unit B	Owl Thai Restaurant	1,087 SF
Unit C	Available	1,696 SF
Unit D	Mailboxes Plus	925 SF
Unit E	Sub King	929 SF
Unit F	Foster's Donut	923 SF
Unit G	Available	2,018 SF
Unit H	Available	747 SF
Unit M	Turner's Outdoorsman	5,647 SF
Unit BB	New Generation Barbershop	1,331 SF
2201 - A&AA	Pacific Dental	3,262 SF

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RETAILER MAP

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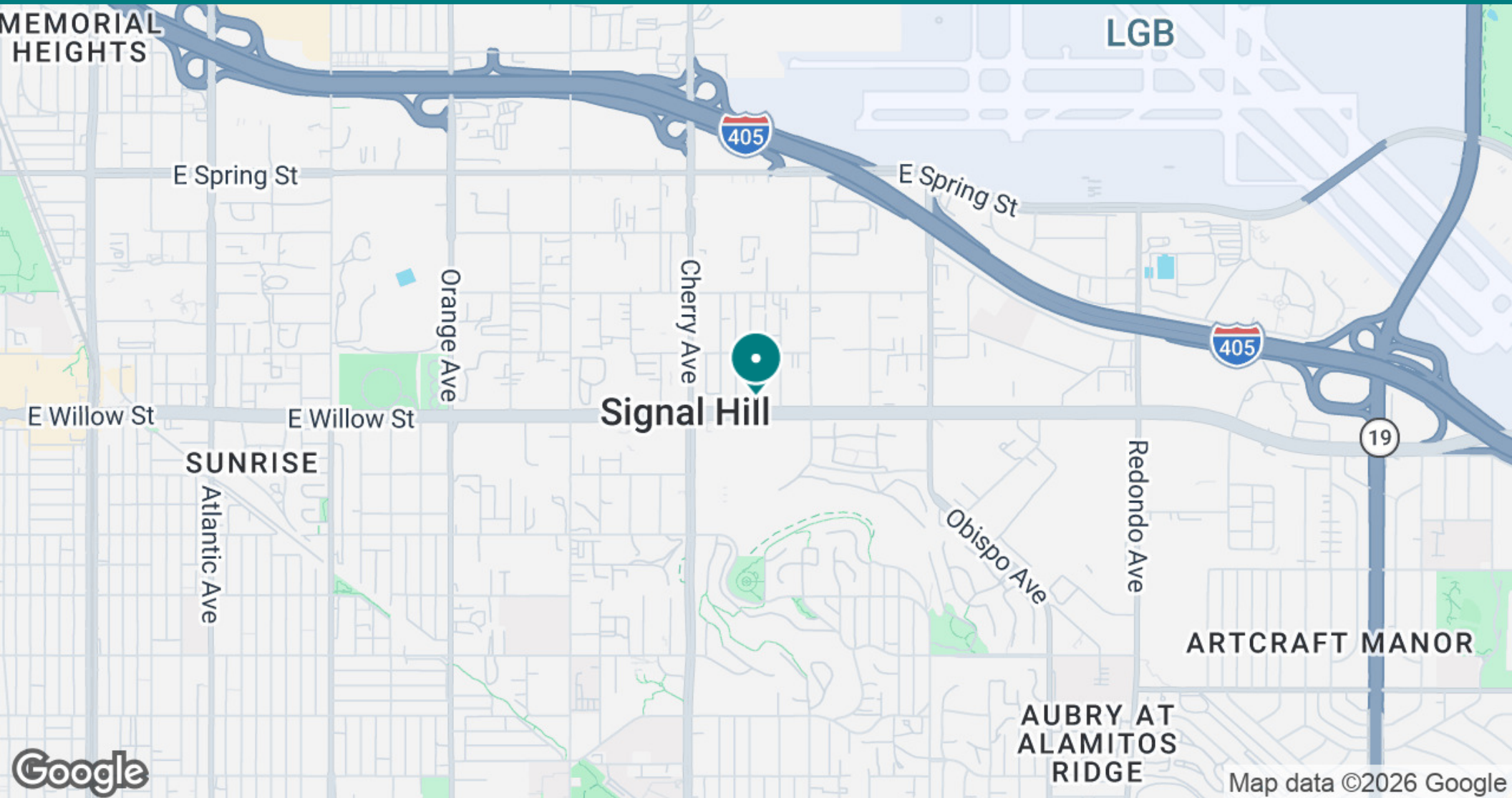
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LOCATION MAP

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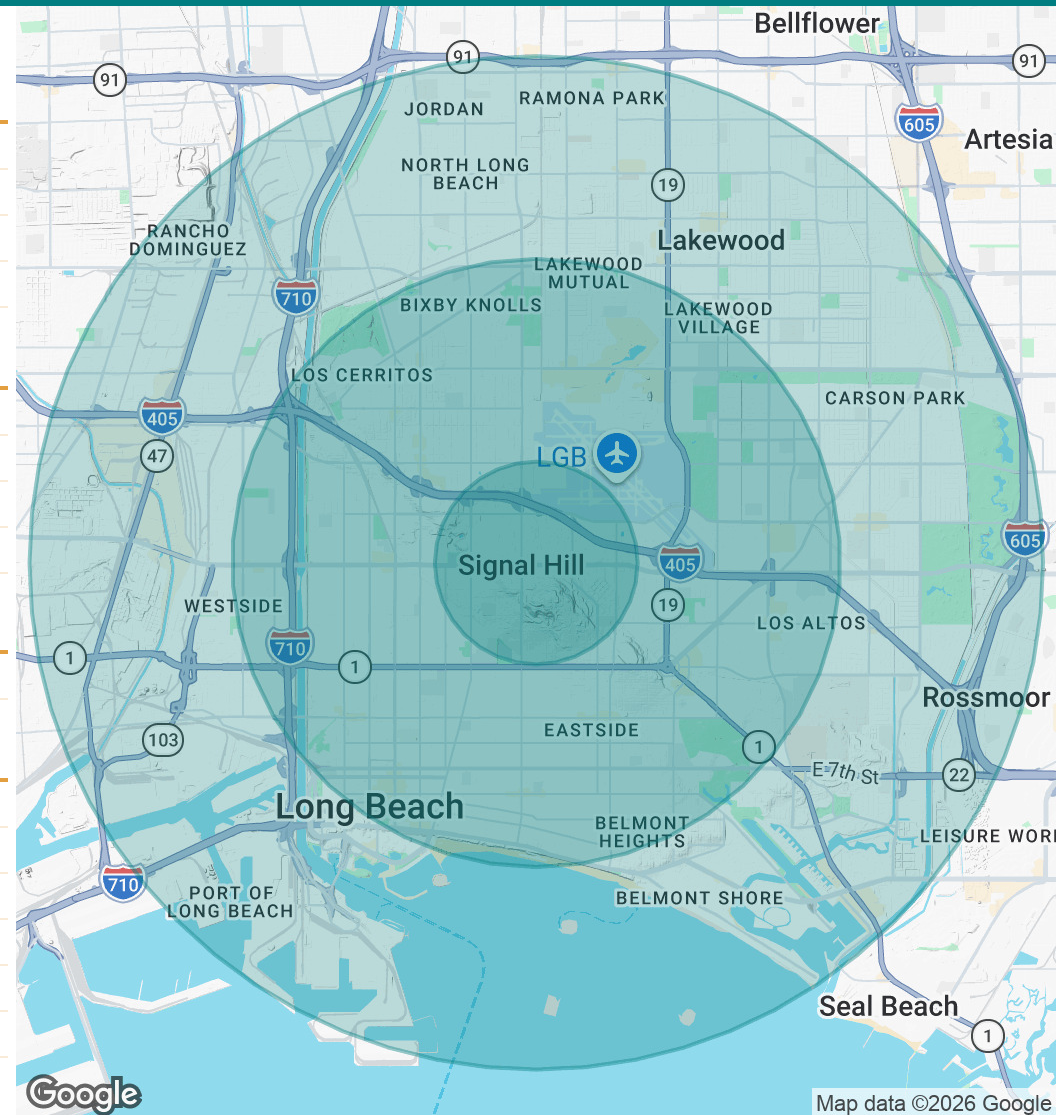
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,142	292,272	548,452
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,375	112,404	202,442
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$109,845	\$100,929	\$110,272
Average House Value	\$883,388	\$811,220	\$816,791
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	40.7%	45.2%	44.3%
RACE	1 MILE	3 MILES	5 MILES
% White	22.9%	29.3%	31.2%
% Black	14.4%	12.6%	11.7%
% Asian	22.9%	14.3%	14.1%
% Hawaiian	0.8%	0.7%	0.9%
% American Indian	1.7%	1.6%	1.5%
% Other	25.0%	26.6%	25.3%



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