

6544

CHERRY AVE

LONG BEACH, CA 90805

INDUSTRIAL PROPERTY WITH LARGE CONCRETE YARD

FOR SALE

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All information furnished regarding the property has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Buyer shall verify all property information, zoning, allowable uses, parcel data, financing terms, and development standards. Lee & Associates shall not be held liable for any inaccuracies contained herein.



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PROPERTY OVERVIEW

Lee & Associates is pleased to present 6544 Cherry Ave, a rare opportunity to acquire a highly functional industrial property with a large fully concrete yard in the heart of Long Beach. Situated on approximately 20,452 square feet of land, the property includes a $\pm 2,970$ square foot building with an additional $\pm 2,700$ square feet of bonus coverage, offering flexibility for a variety of industrial users.

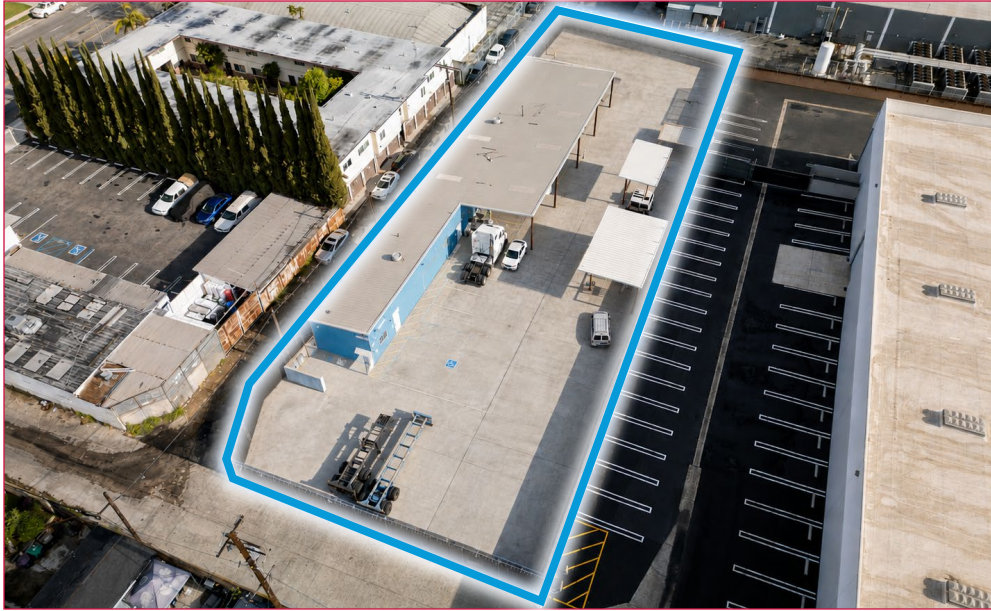
The site offers two different points of access from opposite sides of the property, creating excellent circulation, accessibility, and operational efficiency. Its strategic location provides convenient access to the Port of Long Beach, Port of Los Angeles, and several major transportation corridors.

Zoned NI-1 (Neo Industrial), the property is positioned for modern industrial, flex, creative industrial, and innovation-oriented uses. The combination of functional concrete yard space, flexible industrial zoning, and infill Long Beach positioning makes 6544 Cherry Ave a strong acquisition opportunity for owner-users and investors seeking long-term utility and redevelopment upside.

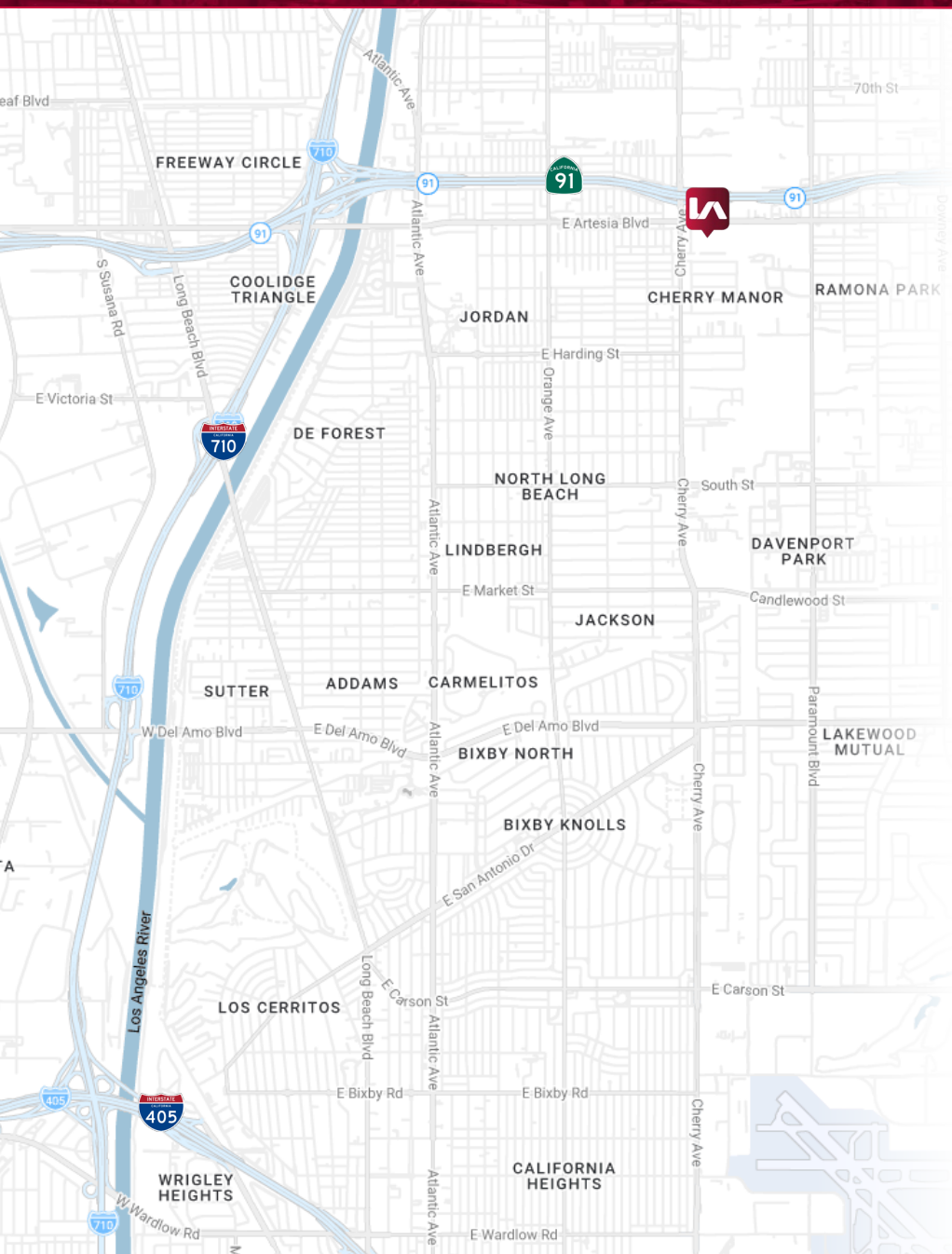
OFFERING SUMMARY

Property Address	6544 Cherry Ave, Long Beach, CA 90805
Sale Price	\$88.00 / SF on the Land
Building Size	$\pm 2,970$ SF
Bonus Coverage	$\pm 2,700$ SF
Lot Size	$\pm 20,452$ SF
Zoning	NI-1, Neo Industrial
Other Features	• Large fully concrete yard • Two different points of access to the property • Close access to the Long Beach and Los Angeles ports • Excellent circulation and operational efficiency









PROPERTY DEMOGRAPHICS

		1 mile	3 miles	5 miles
Population	2020 Population	32,445	307,810	701,977
	2025 Population	30,084	290,492	662,450
	2030 Population Projection	29,507	286,206	652,658
	Annual Growth 2025-2030	-0.4%	-0.3%	-0.3%
Households	2020 Households	9,148	90,730	203,387
	2025 Households	8,381	84,860	190,330
	2030 Household Projection	8,194	83,407	187,103
	Annual Growth 2025-2030	-0.4%	-0.3%	-0.3%
Income		1 mile	3 miles	5 miles
	Avg Household Income	\$100,713	\$101,373	\$109,382
	Median Household Income	\$76,257	\$78,847	\$86,268
	\$50,000 - 75,000	1,384	14,058	29,865
	\$75,000 - 100,000	1,134	11,359	25,141
	\$100,000 - 125,000	665	9,177	21,549
	\$125,000 - 150,000	576	6,728	16,140
	\$150,000 - 200,000	1,115	8,743	21,394
	\$200,000+	757	8,171	22,272



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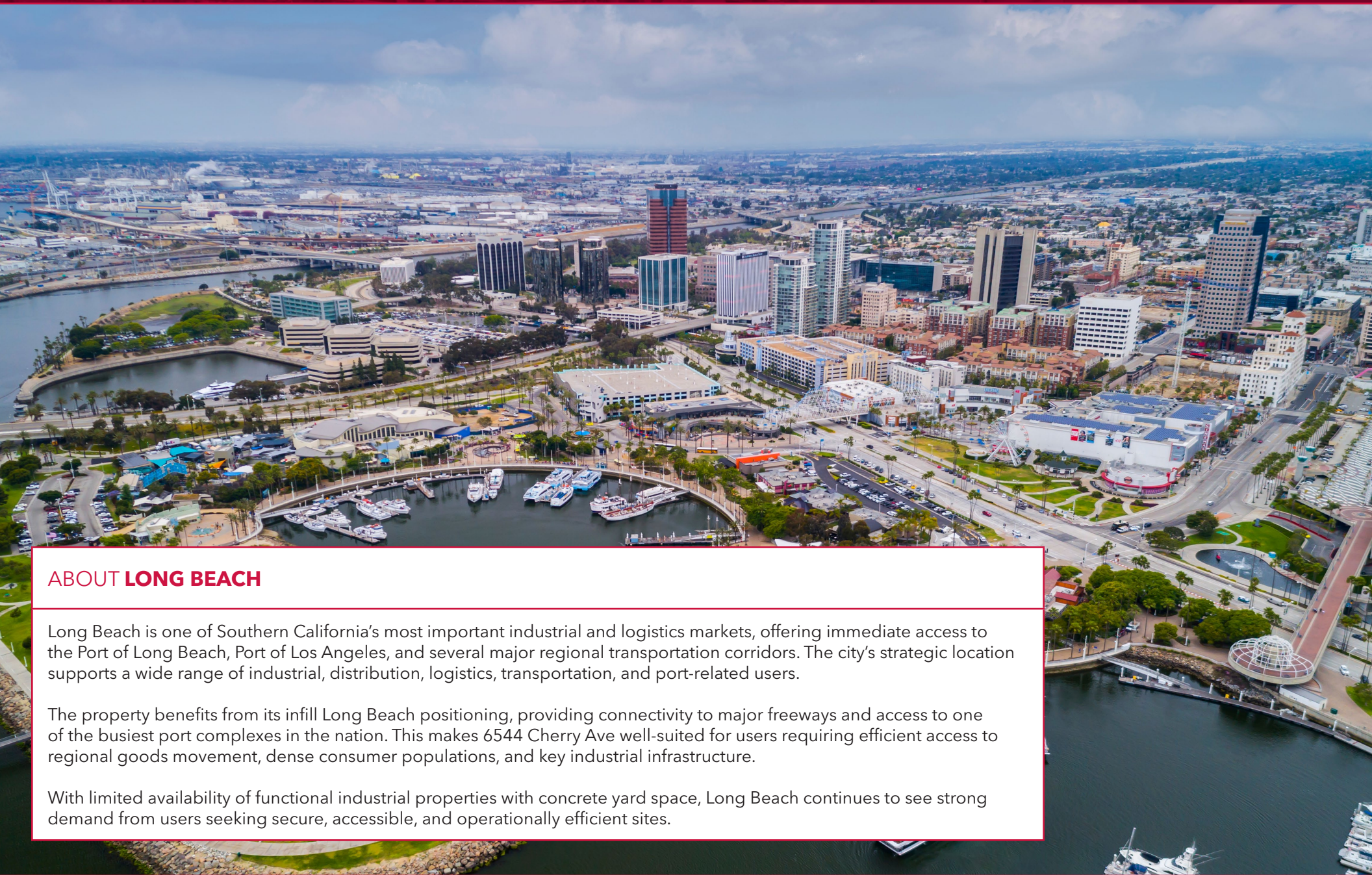
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ABOUT LONG BEACH

Long Beach is one of Southern California's most important industrial and logistics markets, offering immediate access to the Port of Long Beach, Port of Los Angeles, and several major regional transportation corridors. The city's strategic location supports a wide range of industrial, distribution, logistics, transportation, and port-related users.

The property benefits from its infill Long Beach positioning, providing connectivity to major freeways and access to one of the busiest port complexes in the nation. This makes 6544 Cherry Ave well-suited for users requiring efficient access to regional goods movement, dense consumer populations, and key industrial infrastructure.

With limited availability of functional industrial properties with concrete yard space, Long Beach continues to see strong demand from users seeking secure, accessible, and operationally efficient sites.



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