



# Location Overview

## Demographics

**458,491**

Population

**176,407**

Households

**234,334**

Employees

**\$83,969**

Median household income

**59%**

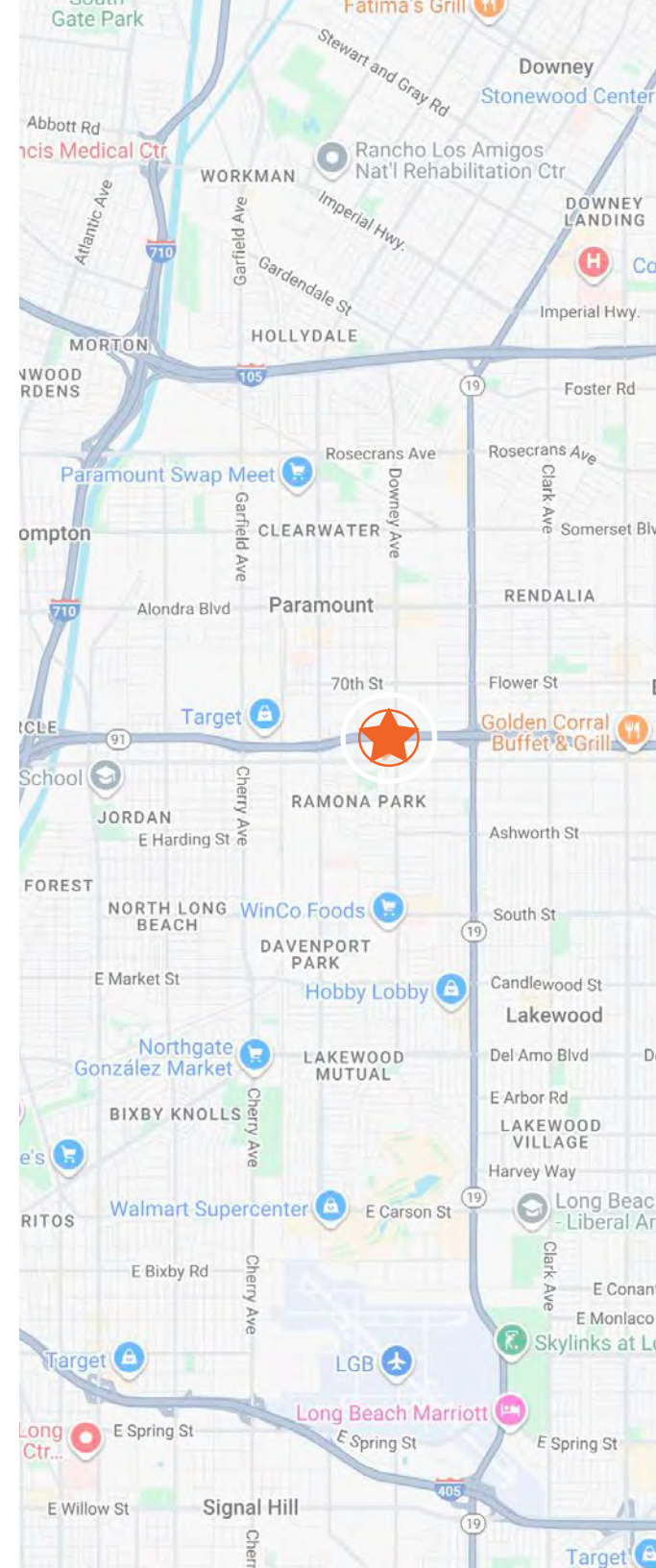
Renter occupied

## 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?](https://data.census.gov/profile/Long_Beach_city,_California?)







# Leasing terms

SF AVAILABLE: ±874 - 2,710 SF

---

ASKING RENT: \$1.50 - \$2.00 NNN

---

TERM: 3 to 5 years

---

DATE AVAILABLE: Available

---

## HIGHLIGHTS

- Spaces available from 874 to 2,710 sq.ft.
- Great opportunity for various retail including barber shop, photo studio, martial arts studio, dance studio, administrative services, clothing store, non profit services and more.
- Strategically located near the bustling intersection of Artesia Street and Downey Avenue, less than a mile from 91 freeway and the 710 freeway.
- Ample parking for the entire center





**Available space  
is designed to  
accommodate a variety  
of uses!**

## Available units

Unit	SF	Asking Rent
#3321	2,710 SF	\$1.50 PSF - NNN
#3331	960 SF	\$2.00 PSF - NNN
#3325	1,920 SF	\$1.75 PSF - NNN
#3431	1,260 SF	\$2.00 PSF - NNN
#3451	874 SF	\$2.00 PSF - NNN
#6693	1,200 SF	\$1.75 PSF - NNN
#6695	1,200 SF	\$1.75 PSF - NNN

*\*NNNs are estimated at \$1.20/SF*



N

### LEGEND

LEASED

AVAILABLE

3345 CAMP GYM  
6,433 SF

2,247 SF

3385 T-MART  
6,120 SF

3401  
HK DOLLAR  
9,104 SF

3405  
VISTA PAINT  
10,586 SF

3411 LIQUOR  
1,600 SF

3421 CRISTINA'S  
1,140 SF

3431 AVAILABLE  
1,260 SF

3441 LIBTERY TAX  
1,200 SF

3451 STAFFING  
874 SF

3461  
CHECK CASH  
1,562 SF

6695 AVAILABLE  
1,200 SF

6693 AVAILABLE  
1,200 SF

6691 NAILSPA  
1,200 SF

6689 INSURANCE  
1,200 SF

6687 BAKERY  
1,113 SF

6685 WEST DENTAL  
1,072 SF

2,247 SF

3327  
LAUNDROMAT  
2,000 SF

3325 AVAILABLE  
1,920 SF

3321 AVAILABLE  
960 SF

3319 TATTOO  
1,000 SF

3317 THREADING  
960 SF

3315 BEAUTY  
960 SF

3311 & 13  
AVAILABLE  
2,710 SF

3309  
LISA NAILS  
1,000 SF

3305 & 07  
J'S BEAUTY  
2,400 SF

3303  
CLEANERS  
1,100 SF

3463  
2,119 SF



6629  
2,168 SF

3495  
WIN CHELL'S  
1,200 SF

DOWNEY AVE  
±23,220 VPD

E. ARTESIA BLVD  
±17,598 VPD





---

**AVISON  
YOUNG**

---

We look forward to  
speaking with you!

David Maling  
Principal  
213.453.1770 call or text  
david.maling@avisonyoung.com  
License No. 01139115

Visit us online  
[avisonyoung.com](https://avisonyoung.com)

---

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

