

# FOR LEASE

BELMONT SHOPPING CENTER

3200-3300 E ANAHEIM ST | LONG BEACH, CA 90804-3884

**IN LEASES**  
WITH CORPORATE TENANT

**Food4Less**

**metro**  
by T-Mobile

**Little Caesars**

**McDonald's**

**DISCOUNT TIRE**  
& Service Centers

**Walgreens**

REDONDO AVE

ANAHEIM ST

**JASON EHRENPREIS**

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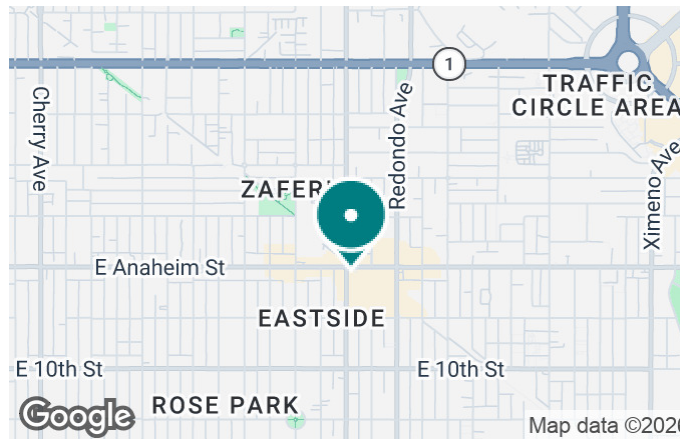
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

BELMONT SHOPPING CENTER | 3200-3300 E ANAHEIM ST, LONG BEACH, CA 90804-3884

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### FEATURES & AMENITIES

- 6,637 SF retail shop space
- Food4Less anchored shopping center
- A+ co-tenants, including McDonalds, Little Caesars Pizza, Metro by T-Mobile + more
- Surrounded by numerous successful regional and national tenants
- Situated at the signalized intersection of Anaheim + Long Beach
- Strong traffic counts with 60,000 cars per day
- Close to affluent Belmont Shores + Belmont Heights

#### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	25,013	108,629	177,209
Total Population	62,906	264,165	450,130
Average HH Income	\$95,095	\$109,321	\$119,669

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

6,637 SF space available in Food4Less anchored shopping center close to Long Beach's affluent Belmont Shores + Belmont Heights communities. A+ co-tenants include McDonalds, Little Caesars Pizza, Metro by T-Mobile, and many more!

### LOCATION DESCRIPTION

Prime Long Beach location at the signalized intersection of Anaheim Street + Redondo Beach Boulevard. Strong traffic counts with approx. 60,000 cars per day. Near Belmont Shores + Belmont Heights, with both areas boasting affluent household income demographics.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,637 SF
Building Size:	13,300 SF

SPACES	LEASE RATE	SPACE SIZE
B106	Negotiable	6,637 SF

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## ADDITIONAL PHOTOS

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## SITE PLAN

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Suite	Tenant	GLA SF
A101	<b>IN LEASES (WITH CORPORATE TENANT)</b>	18,603
B102	Payless Tobacco	1,576
B103	Charles Shim DDS	1,575
B104	Maintenance Room	342
B105	Bargain World	4,662
B106	<b>AVAILABLE</b>	6,637
C108	Beacon House Thrift Shop	13,300
D109	China Chef	1,638
D110	Metro by T-Mobile	840
D111	Little Caesars Pizza	1,400
D112	Crystal Cleaners	1,506
D113	Joe's Nail Spa	784
E114	UNI Beauty Supply	2,278
E115	Country Donuts & Ice Creams	1,530
F116	Food 4 Less	50,690
G117	McDonald's	4,941



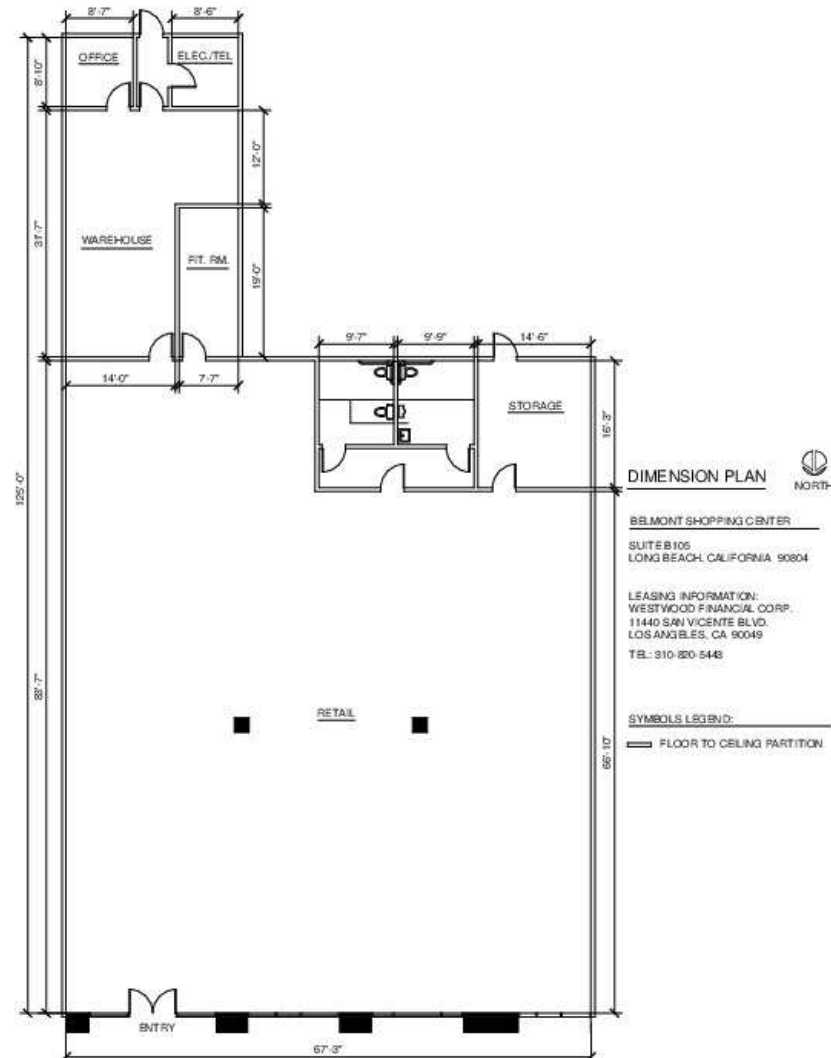
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## FLOOR PLAN

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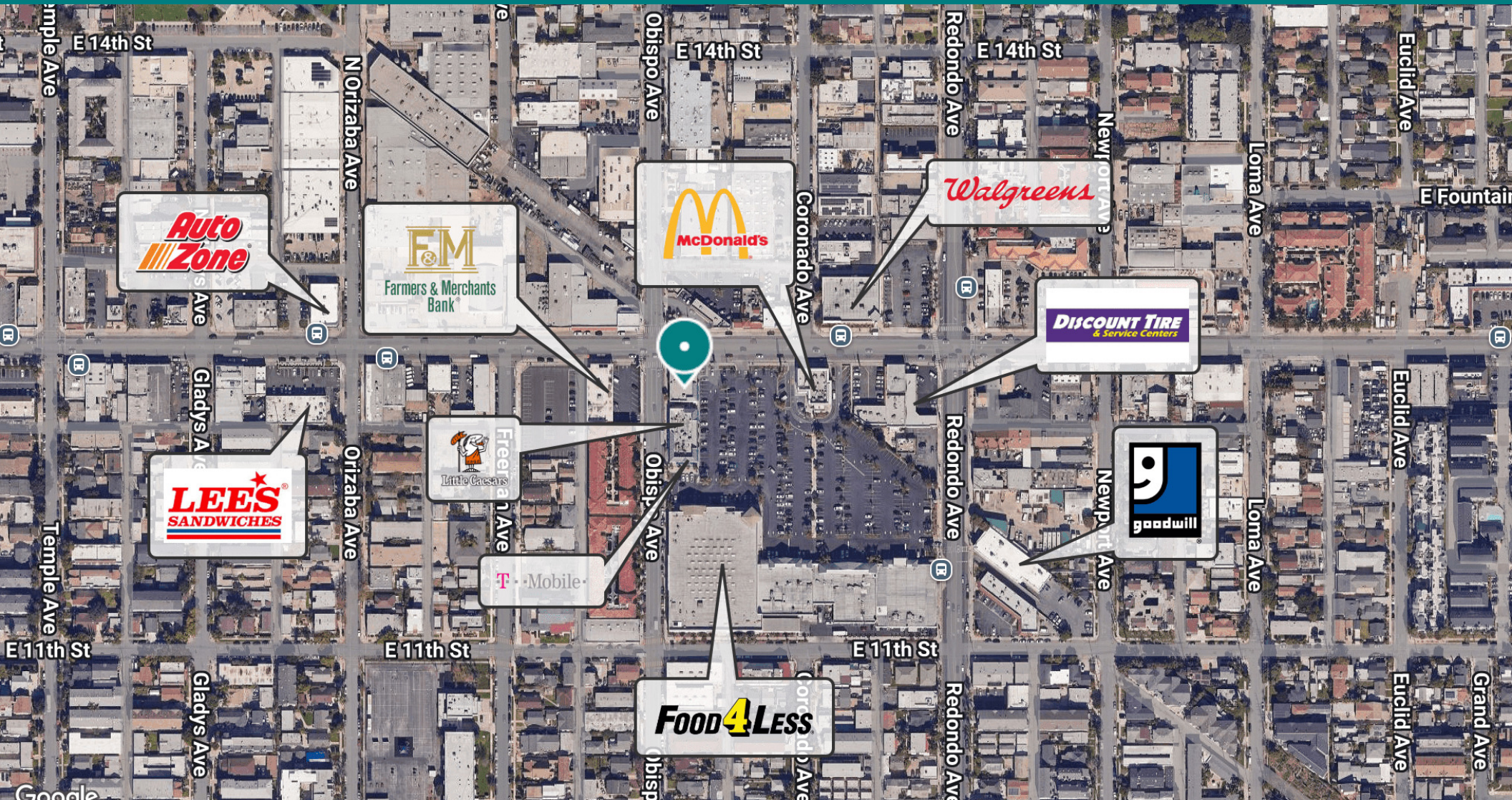
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## RETAILER MAP

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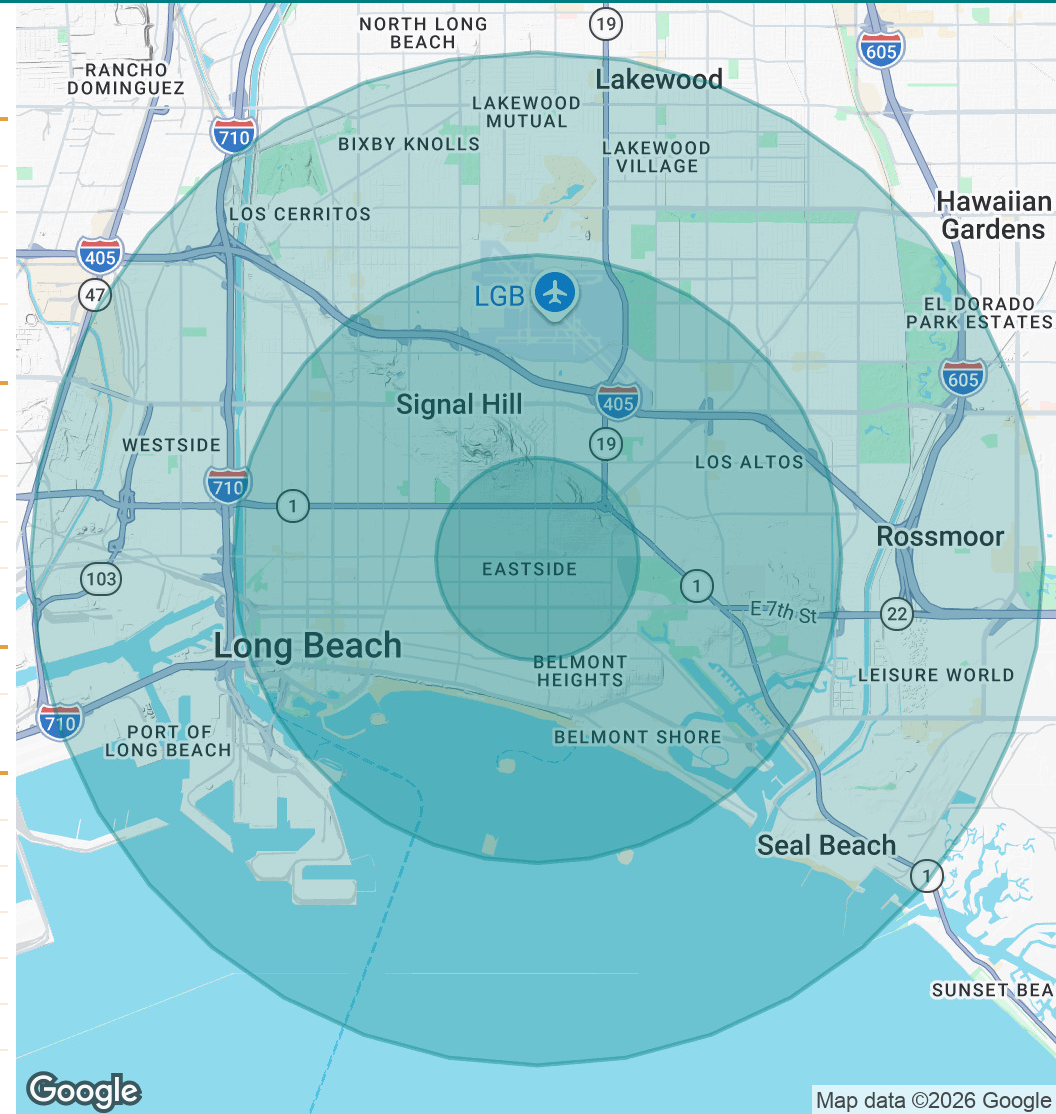
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	62,906	264,165	450,130
Average Age	35.3	37.1	39.8
Average Age (Male)	34.7	36.8	39.1
Average Age (Female)	36.1	37.9	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	25,013	108,629	177,209
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$95,095	\$109,321	\$119,669
Average House Value	\$722,473	\$878,834	\$866,341
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	45.9%	42.4%	37.6%
RACE	1 MILE	3 MILES	5 MILES
% White	49.8%	47.9%	48.3%
% Black	11.2%	11.0%	9.7%
% Asian	12.8%	11.5%	13.6%
% Hawaiian	0.4%	0.4%	0.5%
% American Indian	1.2%	1.2%	1.1%
% Other	14.6%	15.7%	13.7%



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