



For Lease

Signal Hill Multi-Pad Development

**SEC Cherry Ave & E. 27th St
Signal Hill, CA 90755**

(*Conceptual Rendering)



GROUND LEASE/BUILD-TO-SUIT AVAILABLE

±23,000 SF of Land

PAD B (PROPOSED BUILD-TO-SUIT) AVAILABLE

±6,600 SF (Divisible)

2025 Est Demographics

	1 MILE
Population	14,823
Avg Household Income	\$122,070
Daytime Population	17,403

	3 MILE
Population	295,099
Avg Household Income	\$109,155
Daytime Population	115,635

	5 MILE
Population	530,720
Avg Household Income	\$119,663
Daytime Population	223,434



About the Property

- Strategic multi-pad retail development in Signal Hill, a highly supply-constrained and difficult-to-enter market
- Ideal for drive-thru QSR, EV charging, and high-frequency service users
- Excellent access via Cherry Ave, E 27th St, and St. Louis Avenue
- Dense trade area with 290K+ residents within a 3-mile radius
- Positioned near Long Beach Airport and the 405 Freeway, serving 300K+ vehicles per day

Traffic Counts

Cherry Ave	±37,200 CPD
Willow St	±36,000 CPD

Year: 2025 | Source: Costar

Contact

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SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.

Signal Hill Multi-Pad Development

SEC Cherry Ave & E. 27th St, Signal Hill, CA 90755



GROUND LEASE/BUILD-TO-SUIT AVAILABLE

±23,000 SF of Land

≈0.52 Acre

Existing Zoning: C

APN: 7212-013-900,-902

Proposed Drive-Thru Opportunity

PAD A - DEAL PENDING



DEAL PENDING
NATIONAL COFFEE USER

PAD B (PROPOSED BUILD-TO-SUIT) AVAILABLE

±6,600 SF (Divisible)

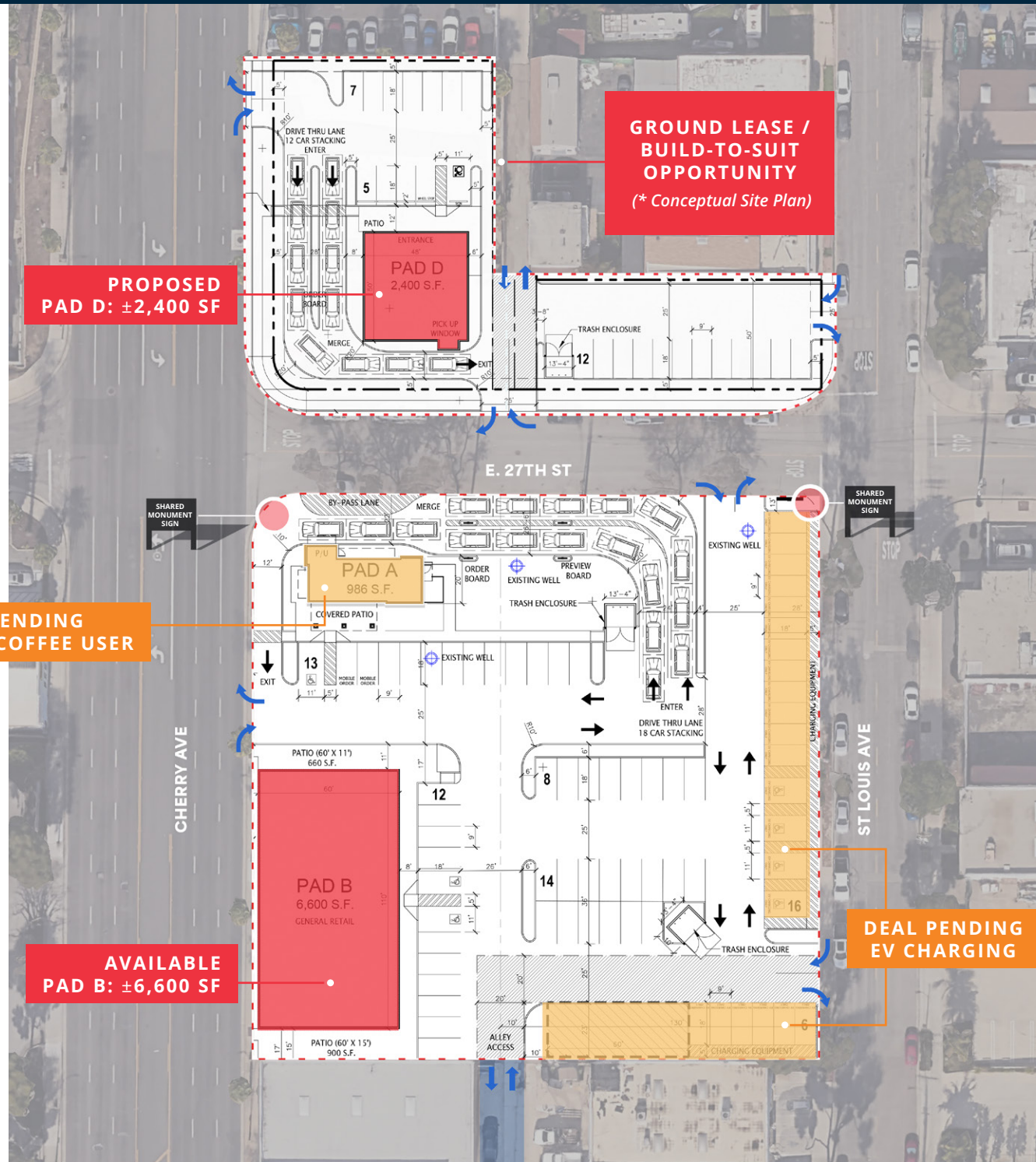
≈1.43 Acres (≈62,440 SF of Land)

Parking: 69 spaces

Existing Zoning: C

APN: 7212-014-900; 901, 902, 903, 904, 905, 904, 907, 908, 909, 910

New Restaurants + Patio/Retail Shop Spaces!





Multi-Pad Retail Development

A GROUND LEASE/BUILD-TO-SUIT AVAILABLE
±23,000 SF of Land

B PROPOSED PAD BUILD-TO-SUIT AVAILABLE
±6,600 SF (Divisible)



High-visibility location adjacent to the **405 Freeway (300K-370K+ CPD)** with direct access from **Cherry Ave (37K+ CPD)**, capturing both regional commuter flow and local daily traffic.

approx. 37,200 CPD



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Site

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