



2679 REDONDO AVENUE

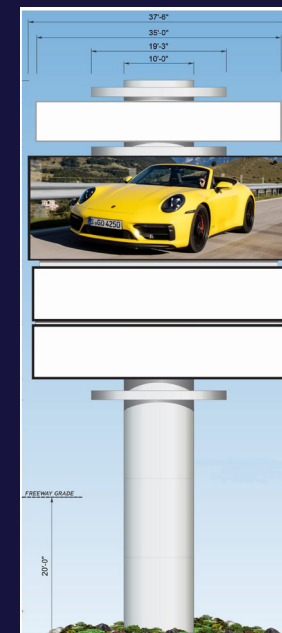
LONG BEACH, CA 90806

FOR SALE OR LEASE - LENDER OWNED POWERED INDUSTRIAL LAND WITH BILLBOARD FREEWAY SIGN



PROPERTY HIGHLIGHTS

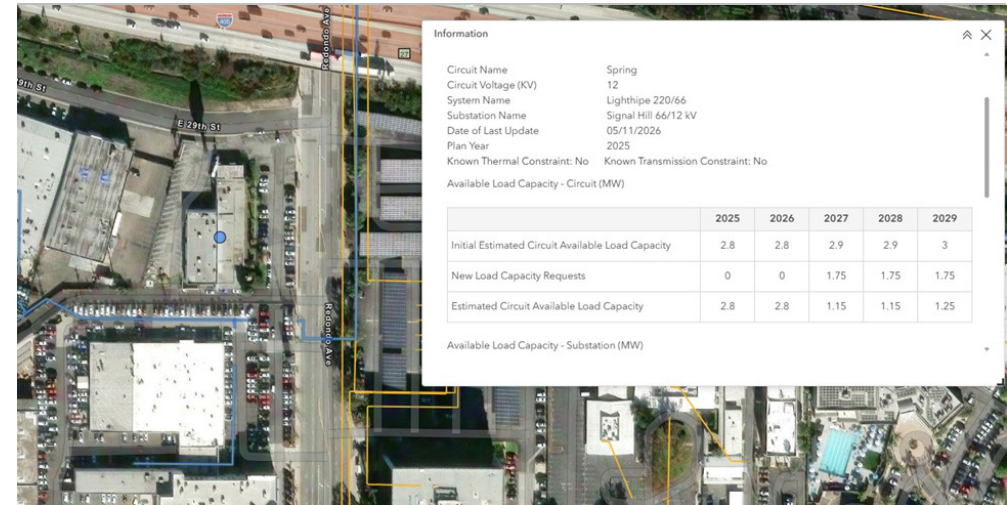
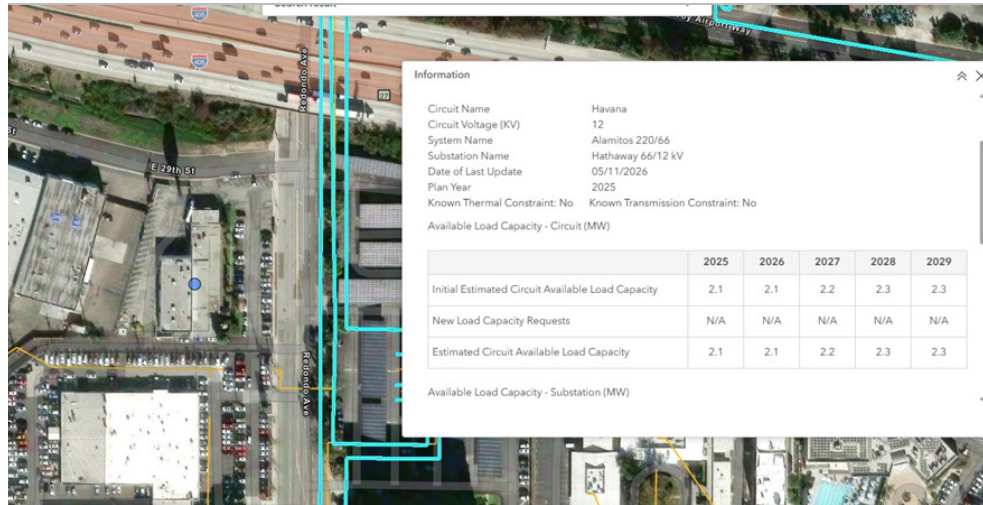
- Creative Office / R&D
 - 11,696 SF Office / 800 SF Warehouse
- Parking - 7 / 1,000 (93 Spaces)
- Rare & Impactful Freestanding Freeway Billboard Signage
- 302,000 Estimated Annual Daily Traffic on the 405 Freeway
- 56,807 SF Lot
- Close Proximity to Regional Shopping, Restaurants and Long Beach Airport
- Partially Fenced, Secured Parking Area
- Zoning LBIM (Industrial & Flex Office Uses Allowed)



FREEWAY
BILLBOARD SIGN

POWERED LAND STRATEGY

Based on preliminary information from Southern California Edison, there appears to be two nearby circuits that could serve a large power user for the subject property. The Spring circuit shows approximately 3 MW of available capacity and the Havana circuit shows approximately 2 MW of available capacity. Combined, these two circuits suggest the subject site could potentially support up to 5 MW of available capacity. Below is an aerial shot and details of this information. It is recommended that interested parties do their own research and due diligence on what power can be secured for the subject property.



ZONING USES

The site has an IM Zoning designation for medium industrial uses which allows for a wide range of industries and industrial processes that involve more intensive operations. The IM Zoning does allow for the following types of businesses:

- Contractor's Office With Outside Accessory Storage
- Wholesale Trade
- General Warehousing
- Eating Places Without Drive Through Facilities
- Laundry, Cleaning & Garment Services
- Repair Services With Enclosed Structures
- Communications
- Vocational Schools
- Alcoholic Beverage Manufacturing & Tasting Rooms
- Cannabis Cultivation & Dispensary

Additional office and commercial uses intended to serve nearby industries and employees may be permitted.

LOCATION



DEMOGRAPHICS & TRAFFIC COUNTS

| | 2 Mile | 5 Mile |
|---|------------|----------------|
| Estimated Population (2025) | 90,866 | 582,373 |
| Projected Population (2030) | 89,771 | 577,103 |
| Estimated Households (2025) | 32,415 | 212,253 |
| Projected Households (2030) | 31,956 | 210,234 |
| Est. Median Household Income (2025) | \$87,336 | \$90,234 |
| 2025 Avg. Households Vehicles | 2 | 2 |
| Median Age | 37.6 Years | 39.8 Years |
| 2025 Estimated Annual Daily Traffic for I-405: | | 301,918 |

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