



PARKCREST CENTER

3960 Studebaker Rd., Long Beach, CA 90808



PROPERTY FEATURES:

- Approximately 1,250 Square Feet
- Across from McBride High School
- Open Retail Area & Private Restroom
- Retail, Office, & Medical Uses Allowed

LEASE RATE: \$2.45 PSF, NNN
(\$0.25 PSF CAM Charges Per Month)



Your Entrepreneurial Real Estate Partner.
 Building Wealth Together.

PAUL PHILLIPS

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This information contained herein was obtained from third parties, and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, taxes, environmental, building construction, soil drainage or other such matters.



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Households	7,113	62,056	192,947
2025 Population	20,834	188,099	574,188
Median Age	43.1	42.6	41.3
Bachelor's Degree or Higher	35%	38%	35%
Avg Household Income	\$151,257	\$147,755	\$131,734
Total Specified Consumer Spending (\$)	\$311.8 M	\$2.7B	\$7.5B

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Los Coyotes Diagonal	E Parkcrest St S	21,435	2025	0.11 mi

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Population By Race

	1 mile	3 mile	5 mile
White	10,261	72,189	182,443
Black	850	9,354	42,931
American Indian/Alaskan Native	193	1,742	6,268
Asian	2,383	43,663	134,900
Hawaiian & Pacific Islander	118	1,067	3,636
Two or More Races	7,030	60,084	204,010
Hispanic Origin	6,889	60,557	212,456



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