

AVAILABLE FOR LEASE

3303 - 3461 East Artesia Blvd | Long Beach, CA | 90805



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.





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



LEGEND

- LEASED
- AVAILABLE



Address	Area (SF)	Status
3345 CAMP GYM	6,433	Leased
3327 LAUNDROMAT	2,000	Leased
3325 AVAILABLE	1,920	Available
3321 AVAILABLE	960	Available
3319 TATTOO	1,000	Leased
3317 THREADING	960	Leased
3315 BEAUTY	960	Leased
3311 & 13 AVAILABLE	2,710	Available
3309 LISA NAILS	1,000	Leased
3305 & 07 J'S BEAUTY	2,400	Leased
3303 CLEANERS	1,100	Leased
3401 HK DOLLAR	9,104	Leased
3405 VISTA PAINT	10,586	Leased
3411 LIQUOR	1,600	Leased
3421 CRISTINA'S	1,140	Leased
3431 AVAILABLE	1,260	Available
3441 LIBERTY TAX	1,200	Leased
3451 STAFFING	874	Leased
3461 CHECK CASH	1,562	Leased
3463 HELLO HELLO LOCAL	2,119	Leased
3485 WINCHELL'S	1,200	Leased
6695 AVAILABLE	1,200	Available
6693 AVAILABLE	1,200	Available
6691 NAILSPA	1,200	Leased
6689 INSURANCE	1,200	Leased
6687 BAKERY	1,113	Leased
6685 WEST DENTAL	1,072	Leased
6629 STARBUCKS COFFEE	2,168	Leased

DOWNEY AVE
±23,220 VPD

E. ARTESIA BLVD
±17,598 VPD





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