



- 3840**
- 101 FGS Salon
 - 102 Steven F. Rabinowitz, MD Internal Med., Cardiology
 - 104 Sara Fennell Chiropractic Clin. Dawn L. Brown, D.O., D.C.
 - 105 Hair Guild Salon
 - 107 Phook Kim, D.D.S. - General Dentist
 - 108 Mt. Zion Village Suites
 - 109 Mt. Zion, Dr. Charles Hu
 - 110 Madley Beauty Bar
 - 111 B. Eugene Chiropractic and More
 - 201 Medical Massage Bar, LLC
 - 202 Lorian Healthy Living, Dr. Jennifer Lorian
 - 203 Successful & Autonomous Corp. & Microscopic Printing
 - 204 Lisa Lister & Ray Wellness Center
 - 205 Albert Khourzshah, D.D.S. General Dentistry
 - 206 United Medical Electronics
 - 208 Aaron Dental of Long Beach
 - 209 Kindred Beauty Bar
 - 210 The Sprout
 - 214 Power Play Kids

FOR LEASE | 3840 WOODRUFF AVE | LONG BEACH



SF AVAILABLE
1,000 (approx)



ASKING RENT
\$2.25 NNN
Per Square Foot

OFFERING SUMMARY

This multi-tenant office building is conveniently located near major retail centers, two neighborhood anchor retail centers, parks, schools, airport and freeways. The property has a mix of both professional and medical users. Enjoy the building's ease of open access by parking and traveling a short distance to your office suite. Has ample parking which shares with the adjacent Church next door. Come join dentists, salon, child care, medical doctors, chiropractors and medical massage.

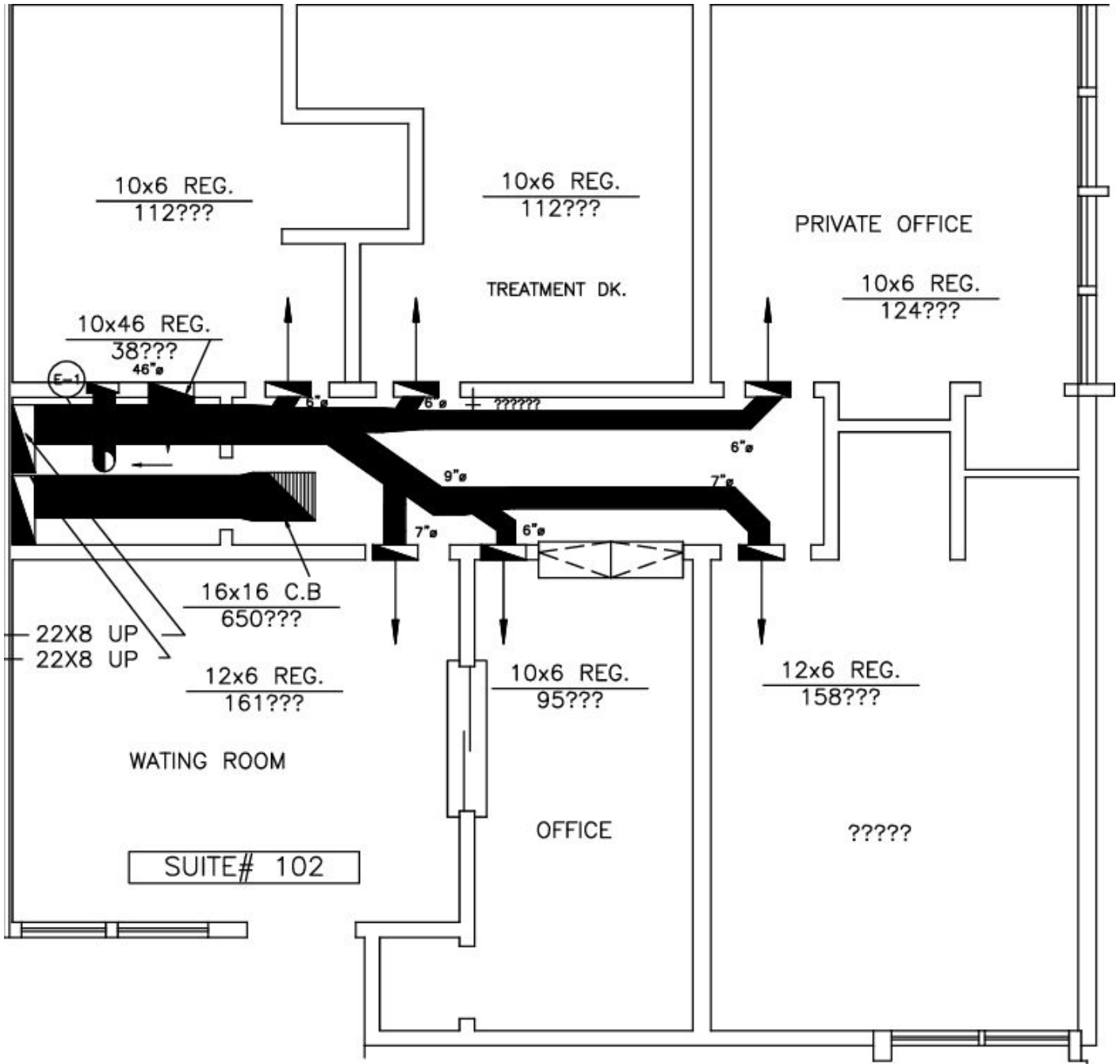
CONTACT US FOR MORE INFORMATION:



Skarbo Real Estate, Inc.
Ress Skarbo | President
562-260-0959
ress@ressskarbo.com
DRE Lic # 02241690

Stephen C. Bello, Inc.
Stephen C. Bello | President
562-843-8282
stephen@stephenCbello.com
DRE Lic # 01949279

SUITE 102



Suite #	SF	Price	Description
102	1,000	\$2.25 + .49 NNN	Reception, waiting area, 3 treatment rooms, one larger office, closets, IT closet and restroom.

PROPERTY PHOTOS



COMMON AREA



COMMON AREA



2ND FLOOR OFFICES



VIEW OF PARKING LOT

LOCATION & DEMOGRAPHICS

KEY FACTS IN 90808 ZIP CODE


 **39,747**
POPULATION


 **43.9** MEDIAN
AGE


 **3.2** AVG.
HOUSEHOLD
SIZE

\$131,959
MEDIAN HOUSEHOLD
INCOME

EDUCATION


15.2%
High School
Graduate


22.4%
Some
College


28.9%
Bachelor's
Degree



ABOUT LONG BEACH

Long Beach is an attractive coastal city in south L.A. County. It is the second largest city in the county, with over 460,000 residents. The wide variety of neighborhoods appeals to different residential tastes, including a vibrant downtown, dense urban neighborhoods adjacent to the ocean, and picturesque single-family areas that feel more suburban. The population is one of the most diverse in the nation. Being close to the coast, Long Beach has miles of beaches and coastal breezes that keep the city cooler than many other cities further inland in Southern California.

All these wonderful attributes come at a lower cost than almost any other coastal city in Southern California. People here are warm and friendly and are proud of their hometown. Long Beach also offers superior access to Greater Southern California, near the border of Los Angeles and Orange counties, with interstates 110, 405, 605, and 710 traversing the area.

The Port of Long Beach, the second largest port in the nation, is an important driver of the economy and creates tens of thousands of jobs in the city. Many of the goods that come from Asia flow through the port. Healthcare also has a strong presence, with Molina Healthcare and several hospitals in the city. Tourism is another anchor, with the Long Beach Convention & Entertainment Center, numerous hotels, and retail venues, including The Pike Outlets, Shoreline Village, and Second & PCH.



Exclusively listed by:



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Stephen C. Bello | President
562-843-8282
stephen@stephenCbello.com
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