



**FOR LEASE**

**3840 WOODRUFF AVE | LONG BEACH**



**SF AVAILABLE**  
750 (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:



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# 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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