

NORTH LONG BEACH RETAIL

WARM VANILLA SHELL

2620 E. SOUTH STREET
LONG BEACH, CA 90806

APPLEBY

COMMERCIAL
REAL ESTATE



PROPERTY DETAILS

ZONING: LBCCA

SPACE AVAILABLE: 1,680SF

BASE RENT: \$2,620.00/MO

LEASE TYPE: NNN (\$.40/SF)(2025)

LOCATION:

NORTH LONG BEACH
SOUTH STREET CORRIDOR

JOIN THESE NEIGHBORS:

- KIM COIN LAUNDRY
- NORTH STAR CUTS
- JET BATTING CAGES
- DOMINO'S(ADJACENT)
- AUTO RELATED USES(ADJACENT)

PROPERTY DESCRIPTION

- INLINE SPACE-BUSY CENTER
- OVER 100 PARKING SPACES
- NEXT TO SIGNALIZED CORNER
- OVER 1,000 RESIDENTIAL UNITS WITHIN ½ MILE
- APPROXIMATELY 36,000 CARS PER DAY!



Member of
International Council
of Shopping Centers

Contact Details

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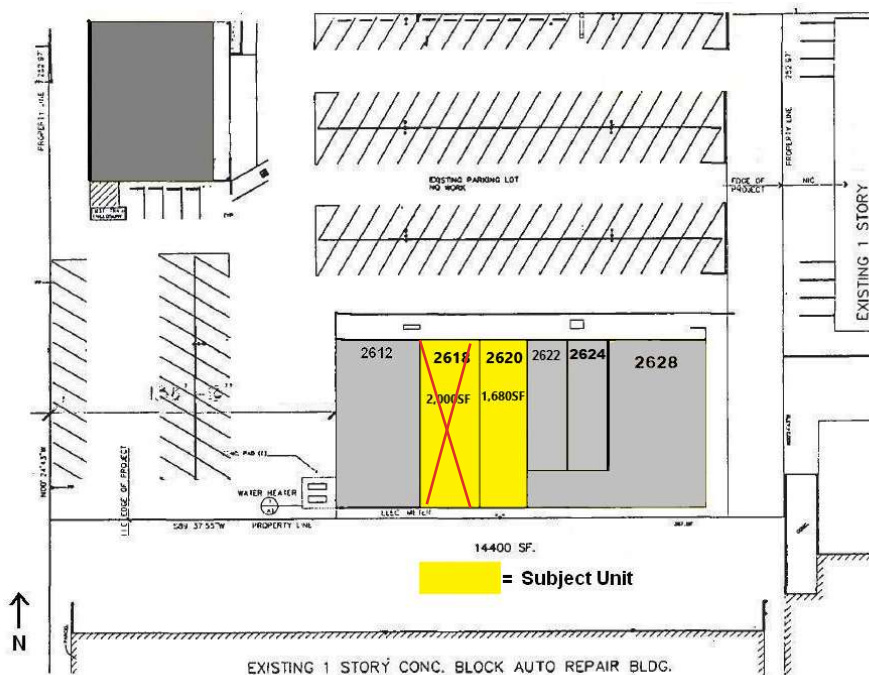
COMMERCIAL
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- OVER 100 PARKING SPACES

SITE PLAN

E. SOUTH STREET



	1 Mile	3 mile
Population	35,564	271,522
Households	10,893	83,020
Average Age	35.80	35.40
Median HH Income	\$52,059	\$54,556
Daytime Employees	8,491	87,010
Population Growth	2.9%	2.8%
Household Growth	3.0%	2.8%

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