

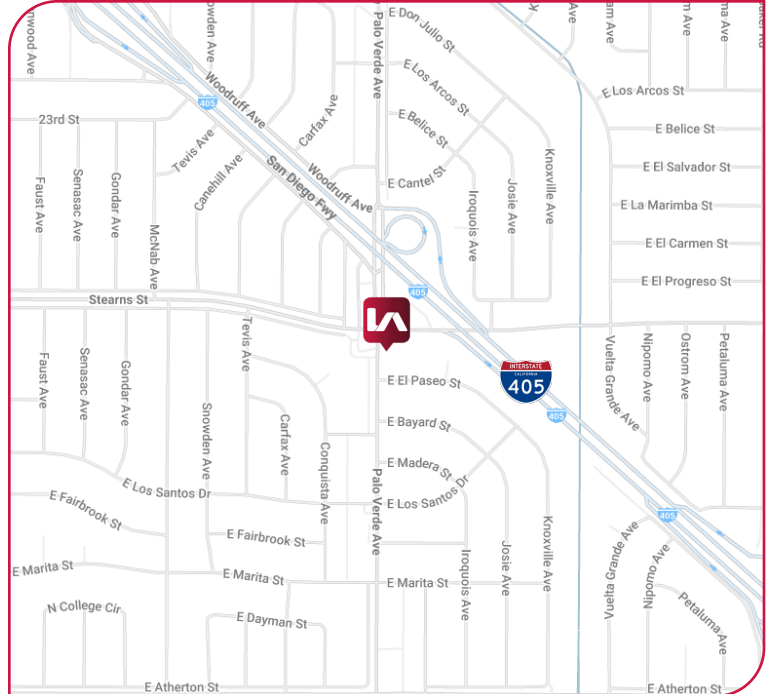


PRICING BREAKDOWN

Gross Leasables Area	±19,832 SF
Available Unit	Unit 5201 (±2,000 SF)
Lease Rate / SF	\$2.50 Base + \$0.61 NNN
Lease Rate / Mo.	\$6,220.00

PROPERTY DETAILS

- ±19,832 SF neighborhood retail center with strong existing tenancy
- Prominent corner exposure with extensive frontage along Pacific Coast Highway and Los Altos Plaza
- High-visibility location benefiting from consistent daily traffic counts
- Well-maintained center with a diverse mix of service-oriented and food uses
- Ample on-site surface parking providing convenient customer access
- Strategically located in Long Beach near surrounding residential neighborhoods and major thoroughfares



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Kurt Hertzog

Associate | DRE LIC 02011145
khertzog@leelalb.com
562.354.2524

CONNECT WITH US ON OUR SOCIALS!

- www.lee-associates.com
- @leeassociateslab
- @leeassociateslab
- @LeeAssociatesLA

Lee & Associates Los Angeles - Long Beach
DRE License 01069854

5000 E Spring St, Suite 700,
Long Beach, CA 90815