

**AVAILABLE**   
COMMERCIAL REAL ESTATE



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



# RESTAURANT SPACE AVAILABLE FOR LEASE WITH AMPLE PARKING

321 E. Willow St/2620 Long Beach Blvd., Long Beach, CA 90806



**ROSELENE WHITE**  
(310) 994-6517 | [roselene@illicre.com](mailto:roselene@illicre.com)  
DRE#01200010



RESTAURANT SPACE  
LONG BEACH, CA

**EXCLUSIVELY LISTED BY**

**ROSELENE WHITE**

SENIOR PROPERTY SUPERVISOR/LEASING  
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

321 E. Willow St/2620 Long Beach Blvd., Long Beach, CA 90806







## APPROX. 1,367 SF

RESTAURANT SPACE FOR LEASE

- ✓ High ceilings that create an open, inviting dining atmosphere
- ✓ Unique loft area offering bonus square footage, including a walk-in cooler, additional storage, and office space
- ✓ Monument and building visibility
- ✓ Direct access from major cross streets
- ✓ Strong daytime and evening traffic

## AREA AMENITIES

- ✓ Signalized intersection off Long Beach & Willow
- ✓ Adjacent to Long Beach Memorial Hospital campus
- ✓ Across from the Wrigley Metro Stop

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	35,645	264,132	537,830
 Avg. HH Income	\$84,125	\$84,512	\$96,712
 Daytime Pop	32,409	261,301	523,685
 Traffic Count	±53,830 CPD ON 1 E WILLOW ST &		

# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**



**AERIAL MAP**



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