



For Lease

Signal Hill Multi-Pad Development

**SEC Cherry Ave & E. 27th St
Signal Hill, CA 90755**

(*Conceptual Rendering)



**PAD A - DEAL PENDING
NATIONAL COFFEE USER**

PAD B - AVAILABLE

GROUND LEASE/BUILD-TO-SUIT AVAILABLE

± 23,000 SF of Land

PAD B (PROPOSED BUILD-TO-SUIT) AVAILABLE

± 6,600 SF (Divisible)

2025 Est Demographics

1 MILE

Population 14,823

Avg Household Income \$122,070

Daytime Population 17,403

3 MILE

Population 295,099

Avg Household Income \$109,155

Daytime Population 115,635

5 MILE

Population 530,720

Avg Household Income \$119,663

Daytime Population 223,434

Year: 2025 | Source: Ersi



(*Conceptual Rendering - Pad B)

About the Property

- Strategic multi-pad retail development in Signal Hill, a highly supply-constrained and difficult-to-enter market
- Ideal for drive-thru QSR, EV charging, and high-frequency service users
- Excellent access via Cherry Ave, E 27th St, and St. Louis Avenue
- Dense trade area with 290K+ residents within a 3-mile radius
- Positioned near Long Beach Airport and the 405 Freeway, serving 300K+ vehicles per day

Traffic Counts

Cherry Ave ±37,200 CPD

Willow St ±36,000 CPD

Year: 2025 | Source: Costar

Contact

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SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.



GROUND LEASE/BUILD-TO-SUIT AVAILABLE

± 23,000 SF of Land

≈0.52 Acre

Existing Zoning: C

APN: 7212-013-900,-902

PAD A - DEAL PENDING



DEAL PENDING
NATIONAL COFFEE USER

(*Conceptual Rendering)

PAD B (PROPOSED BUILD-TO-SUIT) AVAILABLE

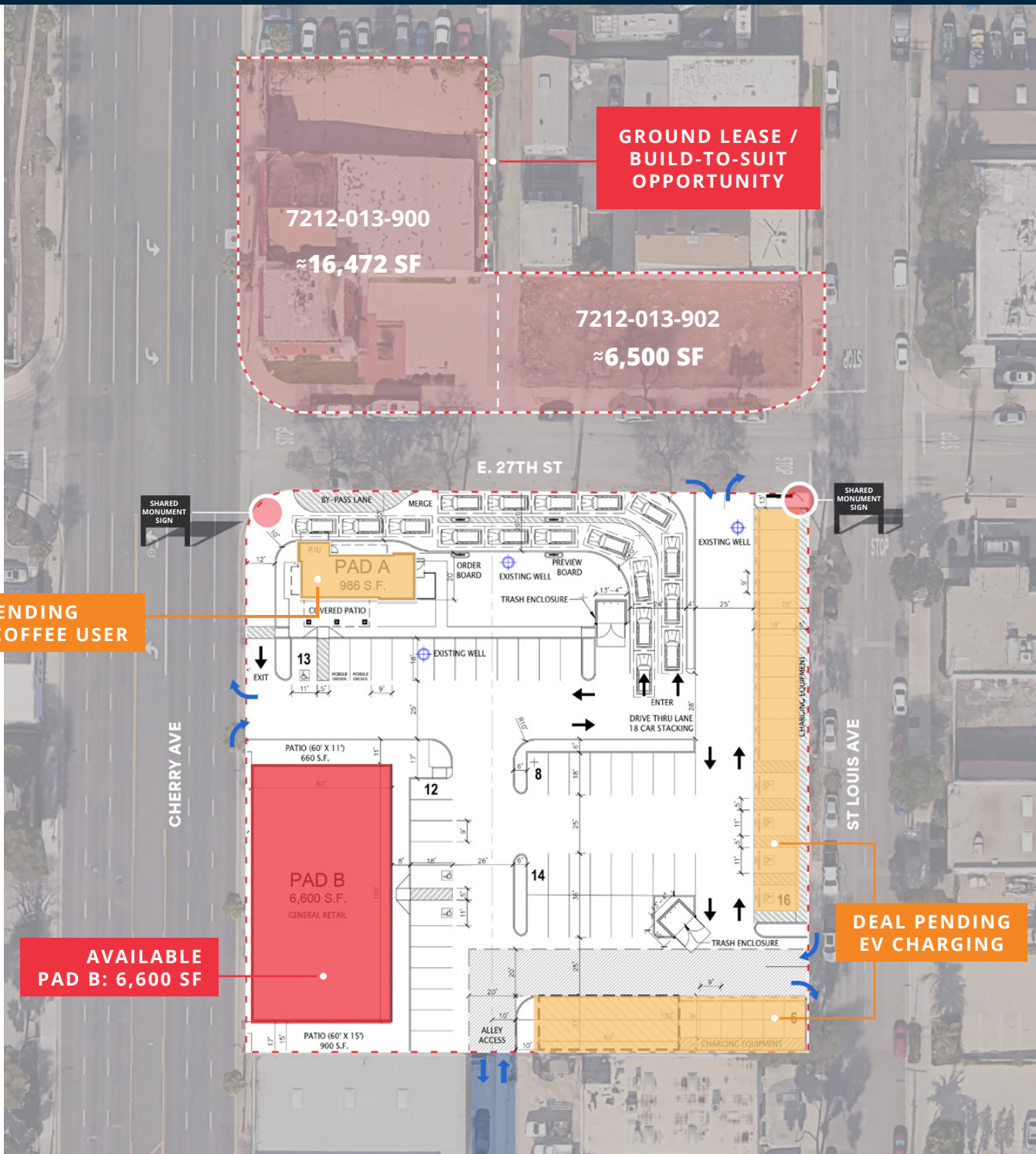
± 6,600 SF (Divisible)

≈1.43 Acres (≈62,440 SF of Land)

Parking: 69 spaces

Existing Zoning: C

APN: 7212-014-900; 901, 902, 903, 904, 905, 904, 907, 908, 909, 910



GROUND LEASE /
BUILD-TO-SUIT
OPPORTUNITY

7212-013-900
≈16,472 SF

7212-013-902
≈6,500 SF

AVAILABLE
PAD B: 6,600 SF

DEAL PENDING
EV CHARGING



Multi-Pad Retail Development

A GROUND LEASE/BUILD-TO-SUIT AVAILABLE
± 23,000 SF of Land

B PROPOSED PAD BUILD-TO-SUIT AVAILABLE
± 6,600 SF (Divisible)



High-visibility location adjacent to the **405 Freeway (300K-370K+ CPD)** with direct access from **Cherry Ave (~30K+ CPD)**, capturing both regional commuter flow and local daily traffic.

approx. 37,200 CPD



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Site

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