

NORTH LONG BEACH END CAP OPPORTUNITY

2628 E. SOUTH STREET
LONG BEACH, CA 90806

APPLEBY

COMMERCIAL
REAL ESTATE



PROPERTY DETAILS

ZONING: LBCCA

SPACE AVAILABLE: 4,515SF

LEASE TYPE: NNN (.43/SF/Mo.2026)

ASKING MIN TERM: 5 YEARS ASKING

MIN RENT: \$1.25/SF/Mo

LOCATION:

NORTH LONG BEACH-CDBG ZONE

SOUTH STREET CORRIDOR

EASY ACCESS TO 91 FREEWAY

JOIN THESE NEIGHBORS:

- KIM COIN LAUNDRY
- DUNGARVIN(OFFICES)
- NORTHSTAR CUTZ(BARBER)
- JET BATTING CAGES
- DOMINOS PIZZA(ADJACENT)
- VARIOUS AUTO USES (ADJACENT)

PROPERTY DESCRIPTION

- END CAP
- LOW NNN
- NEXT TO SIGNALIZED CORNER
- OVER 1,000 RESIDENTIAL UNITS WITHIN ½ MILE
- APPROXIMATELY 24,000 CARS PER DAY!
- ROLL UP DOOR ACCESS

Contact Details

Vince Sanchez, Broker

DRE#01341646

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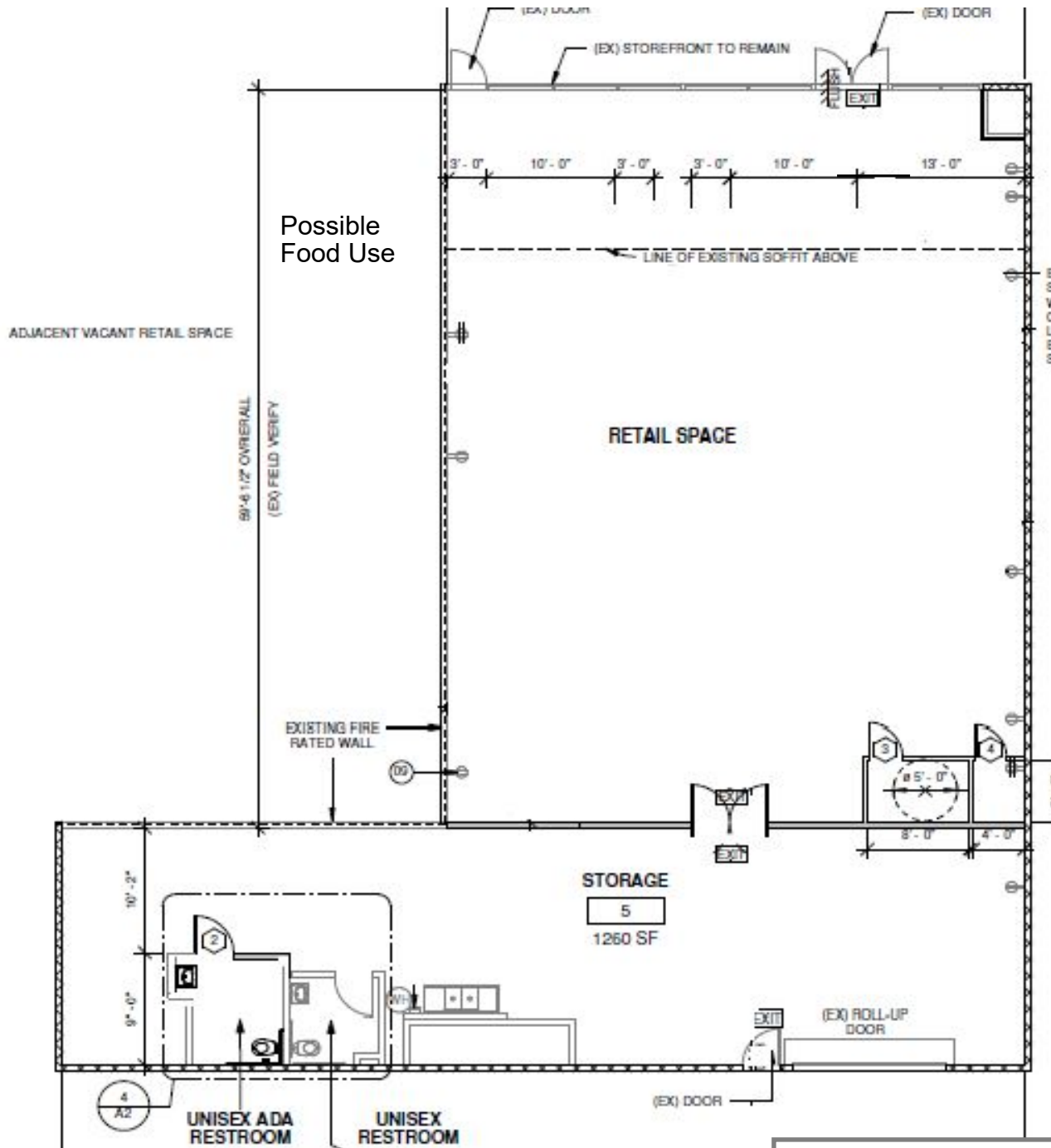
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NORTH LONG BEACH OPPORTUNITY END CAP RETAIL

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• OVER 100 PARKING SPACES



	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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