



# PARKCREST CENTER

3962 Studebaker Rd., Long Beach, CA 90808



## PROPERTY FEATURES:

- Approximately 1,450 Square Feet
- Previous Food Use (Coffee Shop)  
No Hood
- Highly Visible END CAP Location
- Across from McBride High School

**LEASE RATE: \$2.95 PSF, NNN**  
**(\$0.25 PSF CAM Charges Per Month)**



Your Entrepreneurial Real Estate Partner.  
Building Wealth Together.

### PAUL PHILLIPS

T: (562) 498-3395

D: (562) 296-1301

pPhillips@incocommercial.com

BRE Lic. 01119053

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | **BRE#01359006**

This information contained herein was obtained from third parties, and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, taxes, environmental, building construction, soil drainage or other such matters.



# PARKCREST CENTER

3962 Studebaker Rd., Long Beach, CA 90808



DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Households	7,097	62,199	192,159
2023 Population	20,424	186,806	571,263
Median Age	42.1	41.4	40.1
Bachelor's Degree or Higher	33%	36%	33%
Avg Household Income	\$133,750	\$128,034	\$113,428
Total Specified Consumer Spending (\$)	\$320.1M	\$2.7B	\$7.6B

## TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Los Coyotes Diagonal	E Parkcrest St S	21,474	2022	0.11 mi

Your Entrepreneurial Real Estate Partner.  
Building Wealth Together.

### PAUL PHILLIPS

T: (562) 498-3395

D: (562) 296-1301

pPhillips@incocommercial.com

BRE Lic. 01119053

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | **BRE#01359006**

This information contained herein was obtained from third parties, and has not been independently verified by real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, taxes, environmental, building construction, soil drainage or other such matters.



# PARKCREST CENTER

3962 Studebaker Rd., Long Beach, CA 90808

## Population By Race

	1 mile	3 mile	5 mile
White	15,632	121,511	351,111
Black	965	9,855	46,689
American Indian/Alaskan Native	249	1,944	6,939
Asian	2,397	43,983	138,677
Hawaiian & Pacific Islander	150	1,214	4,413
Two or More Races	1,031	8,297	23,433
Hispanic Origin	5,832	53,981	194,810



Your Entrepreneurial Real Estate Partner.  
Building Wealth Together.

### PAUL PHILLIPS

T: (562) 498-3395

D: (562) 296-1301

pPhillips@incocommercial.com

BRE Lic. 01119053

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | BRE#01359006

This information contained herein was obtained from third parties, and has not been independently verified by real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, taxes, environmental, building construction, soil drainage or other such matters.