

3380

N LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

FOR LEASE

ANCHOR SPACE
20,000 - 46,146 RSF AVAILABLE



CBRE

EXECUTIVE SUMMARY

CBRE has been exclusively retained by Ownership to offer the opportunity to lease a 46,146 square-foot anchor space (the "Property") located one mile north of the I-405 (286,000 VPD) in Long Beach, CA. This standalone grocery store, which has the potential to be demised, features two prominent entrances which will allow for successful co-tenancy. The Property is prominently situated at the intersection of three highly trafficked streets (54,000 VPD) only a few blocks from the Long Beach Airport and from Cal State Long Beach in a densely populated, affluent area of Long Beach.



PROPERTY HIGHLIGHTS



Tenants benefit from a dense residential and daytime population.



Convenient access to Interstate 405 Freeway.



Notable Tenants in the immediate trade area include Target, Lowe's, Vons, Stater Bros, Grocery Outlet, Sprouts, Walgreens, Ace Hardware.



1.5 miles east of brand new LBX (Long Beach Exchange) home to Nordstrom Rack, TJ Maxx, Whole Foods 365, "The Hangar" food hall, Ulta, Petsmart, and many more.



Easy access to Long Beach Airport (4,000,000 passengers per year)



Established market and highly visible storefront.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 Population - Current Year Estimate	22,176	177,159	617,368
2026 Population - Five Year Projection	22,050	176,985	617,784
2021 Average Household Income	\$141,706	\$126,162	\$107,451
2021 Daytime Population	20,005	182,614	601,106

*Source: Esri

TRAFFIC COUNTS

N Los Coyotes Diagonal	
Palo Verde Ave	
E Wardlow Rd	
Cumulative Traffic	+/- 47,688

*Source: Kalibrate

AERIAL



EXISTING PYLON OPPORTUNITY



DEMOGRAPHICS

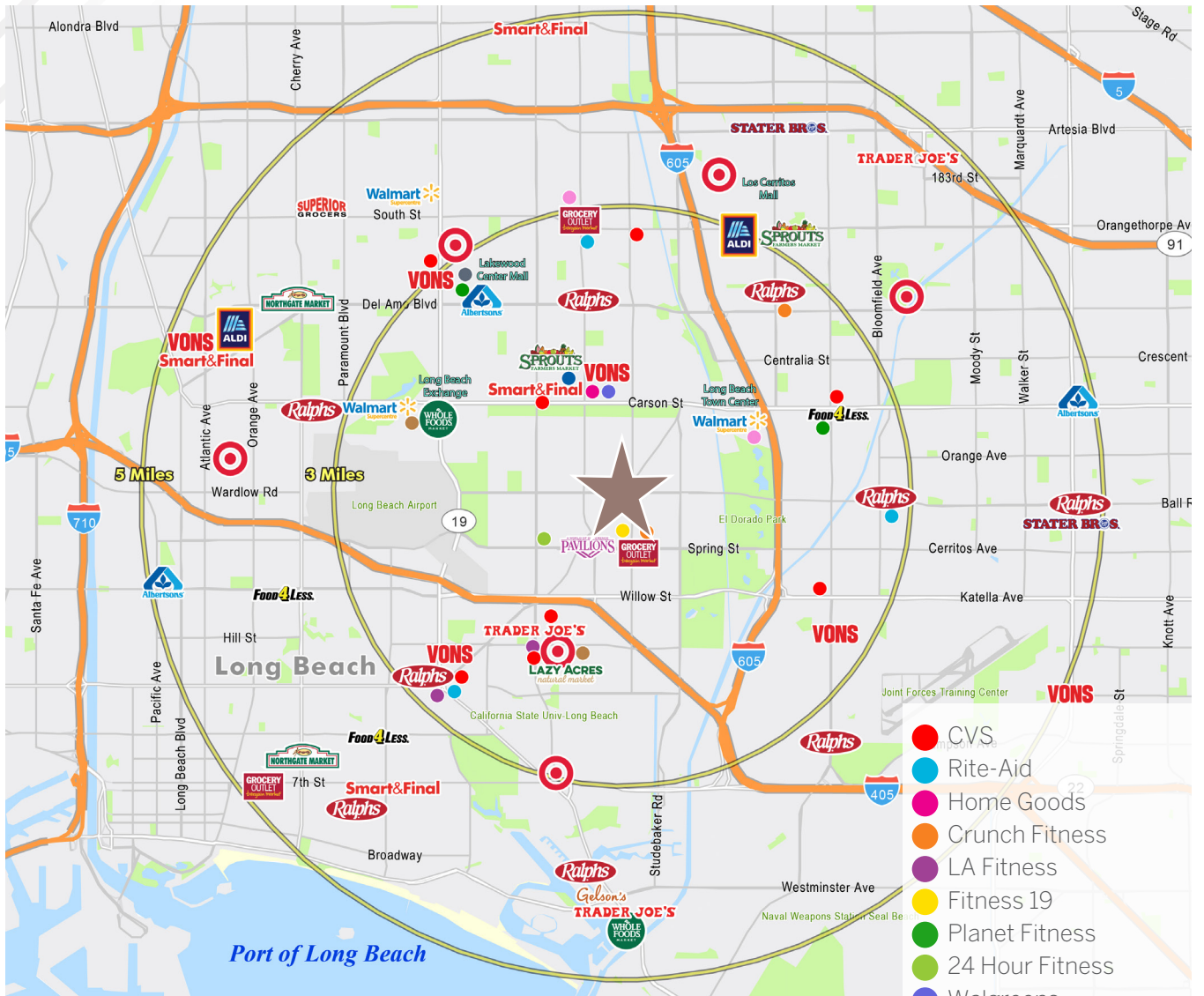
POPULATION	1 MILE	3 MILES	5 MILES
2021 Population - Current Year Estimate	22,176	177,159	617,368
2026 Population - Five Year Projection	22,050	176,985	617,784
2010 Population - Census	22,116	176,404	611,720
2000 Population - Census	21,665	175,023	609,091
2010-2021 Annual Population Growth Rate	0.01%	0.06%	0.11%
2021-2026 Annual Population Growth Rate	-0.11%	-0.02%	0.01%
HOUSEHOLDS			
2021 Households - Current Year Estimate	8,195	60,804	215,445
2026 Households - Five Year Projection	8,115	60,516	214,742
2010 Households - Census	8,238	61,091	215,390
2000 Households - Census	8,270	61,218	215,503
2010-2021 Annual Household Growth Rate	-0.06%	-0.02%	0.03%
2021-2026 Annual Household Growth Rate	-0.2%	-0.09%	-0.07%
2021 Average Household Size	2.7	2.86	2.83
HOUSEHOLD INCOME			
2021 Households	8,195	60,801	215,440
2021 Average Household Income	\$141,706	\$126,162	\$107,451
2026 Average Household Income	\$159,325	\$142,684	\$122,317
2021 Median Household Income	\$118,885	\$100,985	\$81,639
2026 Median Household Income	\$131,469	\$109,743	\$91,560
2021 Per Capita Income	\$52,312	\$43,291	\$37,542
2026 Per Capita Income	\$58,572	\$48,767	\$42,562
HOUSING UNITS			
2021 Housing Units	7,051	42,143	115,597
2021 Median Value of Owner Occ. Housing Units	\$675,151	\$689,102	\$678,520
2021 Average Value of Owner Occ. Housing Units	\$726,071	\$757,794	\$750,171

*Source: Esri

AMENITIES



AREA MAP



- CVS
- Rite-Aid
- Home Goods
- Crunch Fitness
- LA Fitness
- Fitness 19
- Planet Fitness
- 24 Hour Fitness
- Walgreens
- Ross Dress for Less
- T.J Maxx
- Marshall's
- Burlington Coat Factory

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