

FOR LEASE

RESTAURANT, COMMISSARY OR GHOST KITCHEN
3500 LOS COYOTES DIAG | LONG BEACH, CA 90808



GEOFFREY GROSSMAN

CALDRE #1265002

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LEASING

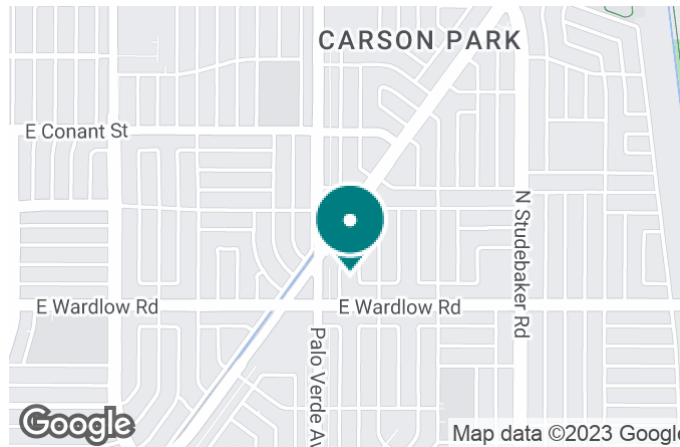
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- +/-1,890 Restaurant Space Available
- Includes Fully-Built Out Kitchen, Indoor Dining Area + Patio Seating
- Suitable as Commissary or Ghost Kitchen For Catering, Food Truck, or Off-Site Food Prep
- Potential to Develop as a Restaurant, Cafe, Coffee Shop, Bakery, or For Similar Food Service Use
- Located in Los Coyotes Shopping Center -- Positioned Between Los Coyotes Diagonal, Wardlow Road + Palos Verde Avenue
- Prime Long Beach Location Surrounded By Densely Populated Residential Neighborhoods And Close to Pavillions Grocery + Stater Bros Anchored Shopping Centers

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,656	62,082	218,628
Total Population	21,118	183,107	601,606
Average HH Income	\$130,896	\$117,259	\$100,475

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

LITTLE COYOTE PIZZA COMMISSARY KITCHEN AVAILABLE FOR SUBLEASE ON LOS COYOTES DIAGONAL IN PRIME LONG BEACH. This space offers an excellent opportunity for any business looking to set up a commissary or ghost kitchen or seeking to relocate, expand, or develop a restaurant or café. The +/-1,890 SF site includes a built-out commercial kitchen, indoor dining area, and patio seating. Suitable as a commissary or ghost kitchen, the facilities are perfect for a catering service, food truck, or any business requiring offsite food prep. Recently operating as a popular, well-patronized restaurant, the site could be established as a casual quick-serve dining spot, cafe, coffee shop, bakery, or positioned for a variety of food service uses.

LOCATION DESCRIPTION

Restaurant or commissary kitchen available in Los Coyotes Shopping Center situated on a triangular plot positioned between Los Coyotes Diagonal, Wardlow Road, and Palos Verde Avenue in prime Long Beach.

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OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Available SF:	1,890 SF
Building Size:	15,627 SF

SPACES	LEASE RATE	SPACE SIZE
Commissary or Ghost Kitchen	\$2.75 SF/month	1,890 SF

PATIO

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KITCHEN

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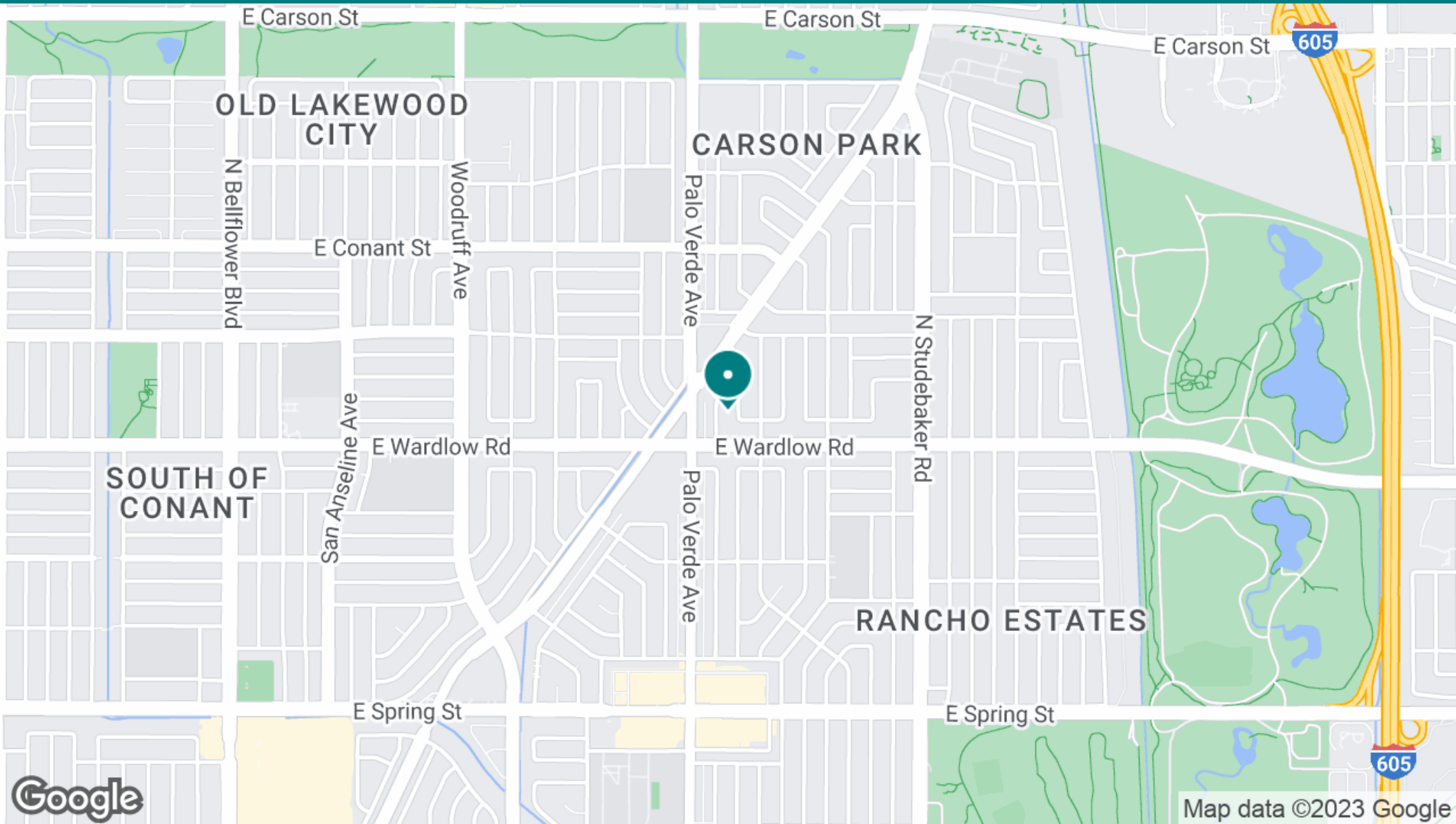
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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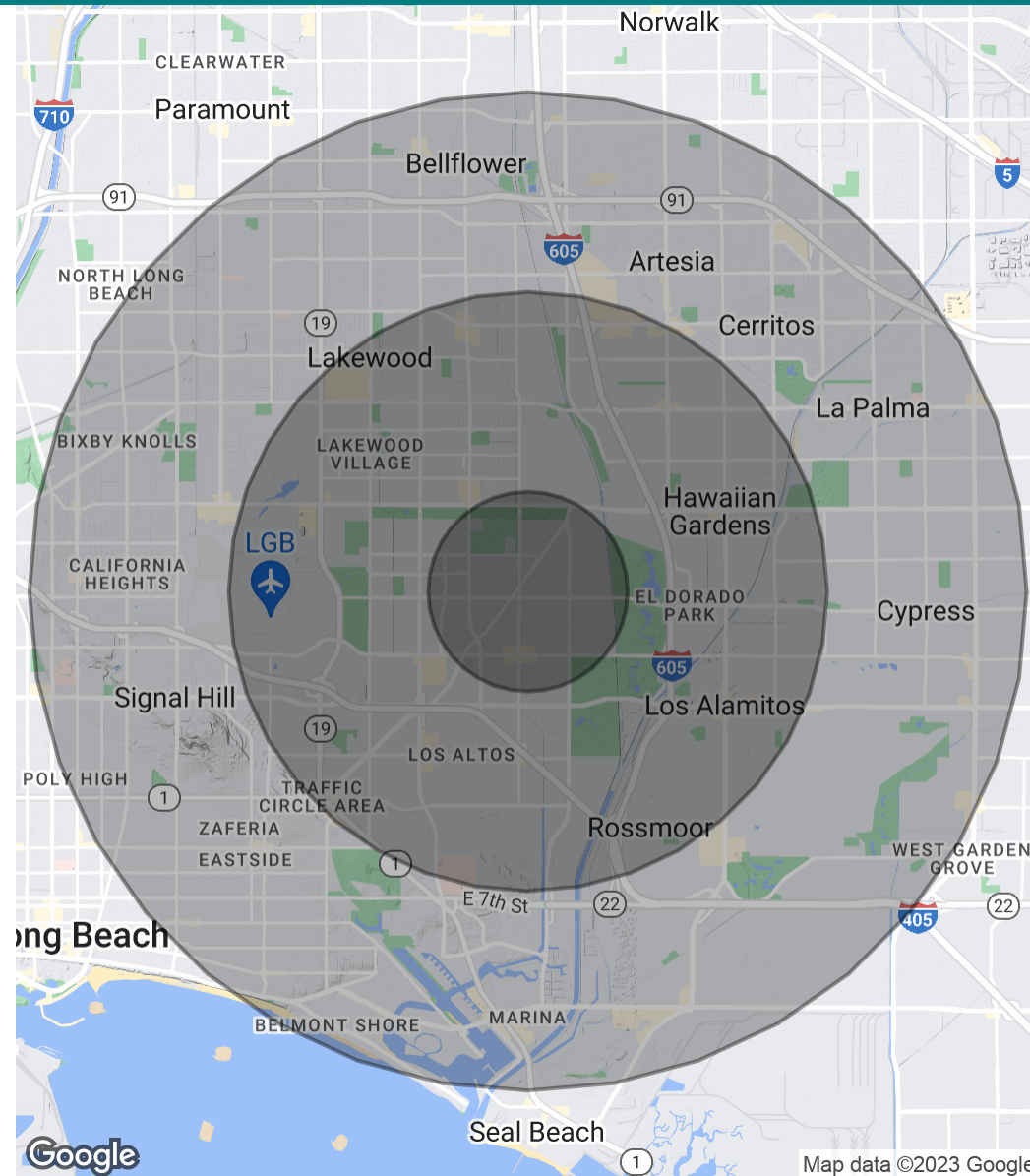
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,118	183,107	601,606
Average Age	43.8	40.6	39.7
Average Age (Male)	43.2	39.2	38.6
Average Age (Female)	44.4	41.3	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,656	62,082	218,628
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$130,896	\$117,259	\$100,475
Average House Value	\$676,400	\$637,294	\$602,848

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	21.6%	29.1%	33.2%

RACE	1 MILE	3 MILES	5 MILES
% White	73.0%	56.1%	49.0%
% Black	3.1%	6.4%	8.6%
% Asian	10.9%	16.9%	21.0%
% Hawaiian	0.4%	0.4%	0.4%
% American Indian	0.4%	0.6%	0.6%
% Other	3.7%	11.6%	13.5%

* Demographic data derived from 2020 ACS - US Census



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