

# 713 Termino Avenue

±3,200 SF 2nd Generation Dance/Fitness/Yoga Studio Available

713 Termino Ave, Long Beach, CA 90804



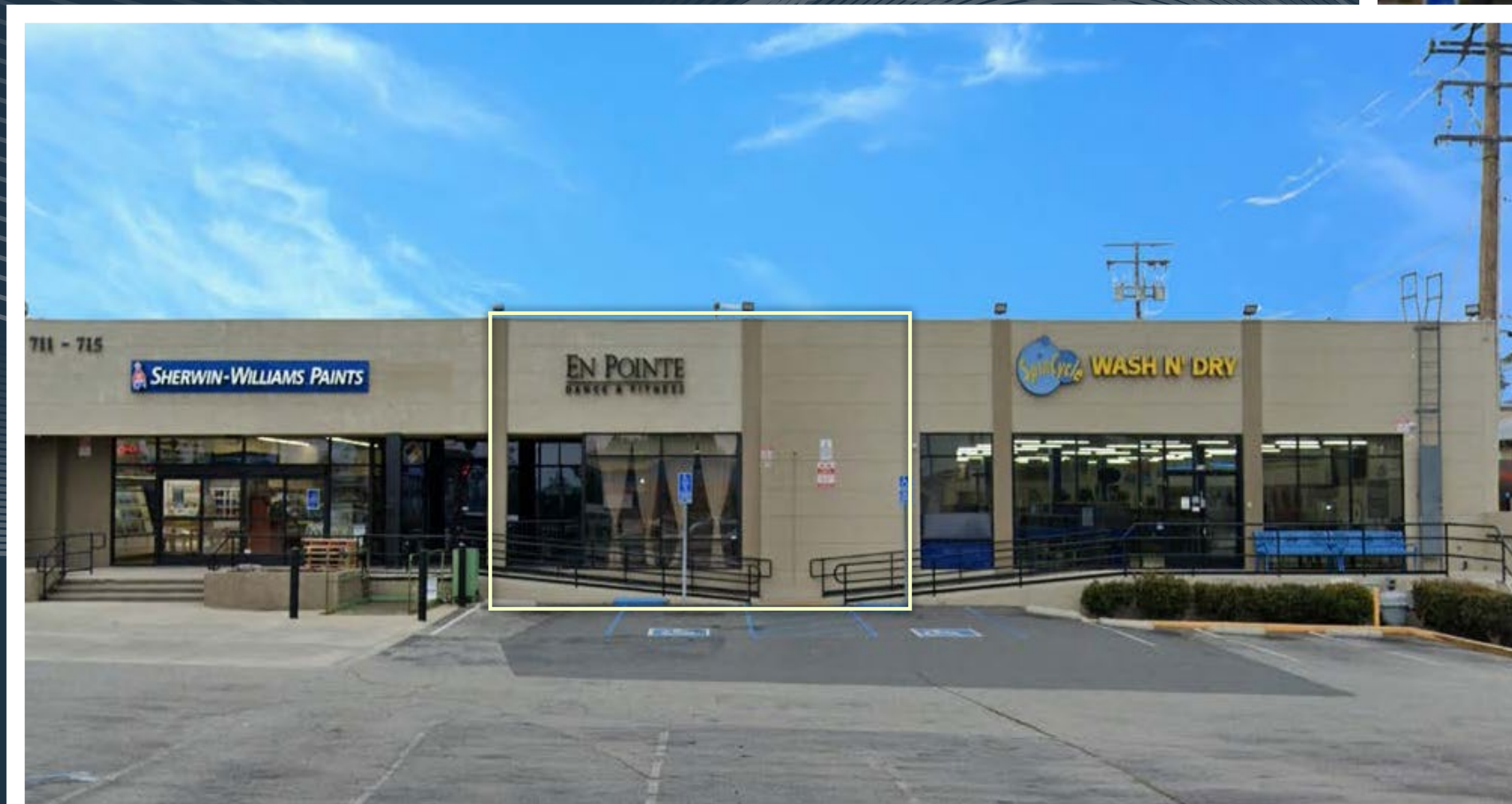


# Executive Summary

Pegasus is pleased to present 713 Termino Avenue, a rare retail leasing opportunity located at the high-visibility corner of E 7th Street and Termino Ave in the heart of Long Beach.

The ±3,200 SF retail building benefits from prominent corner exposure, strong daily traffic counts (±40,000), and excellent visibility along one of the area's primary east-west corridors. The property features flexible interior layout options, ample frontage, and immediate access to surrounding residential density, local retail, and daily needs traffic.

While currently built out as a turnkey dance/fitness/yoga studio for easy turnover, the possibilities are not limited to such uses and the nearly 30 feet of frontage offers terrific visibility to a variety of retail and service-oriented uses.







 **MICHELIN**  
*Heritage* **LONG BEACH'S ONLY MICHELIN-STARRED RESTAURANT**

# 713 Termino Avenue

DOWNTOWN LONG BEACH



**SCHOOL**  
**JEFFERSON LEADERSHIP ACADEMY**

SIGNAL HILL



E 7TH STREET



40,000 VPD

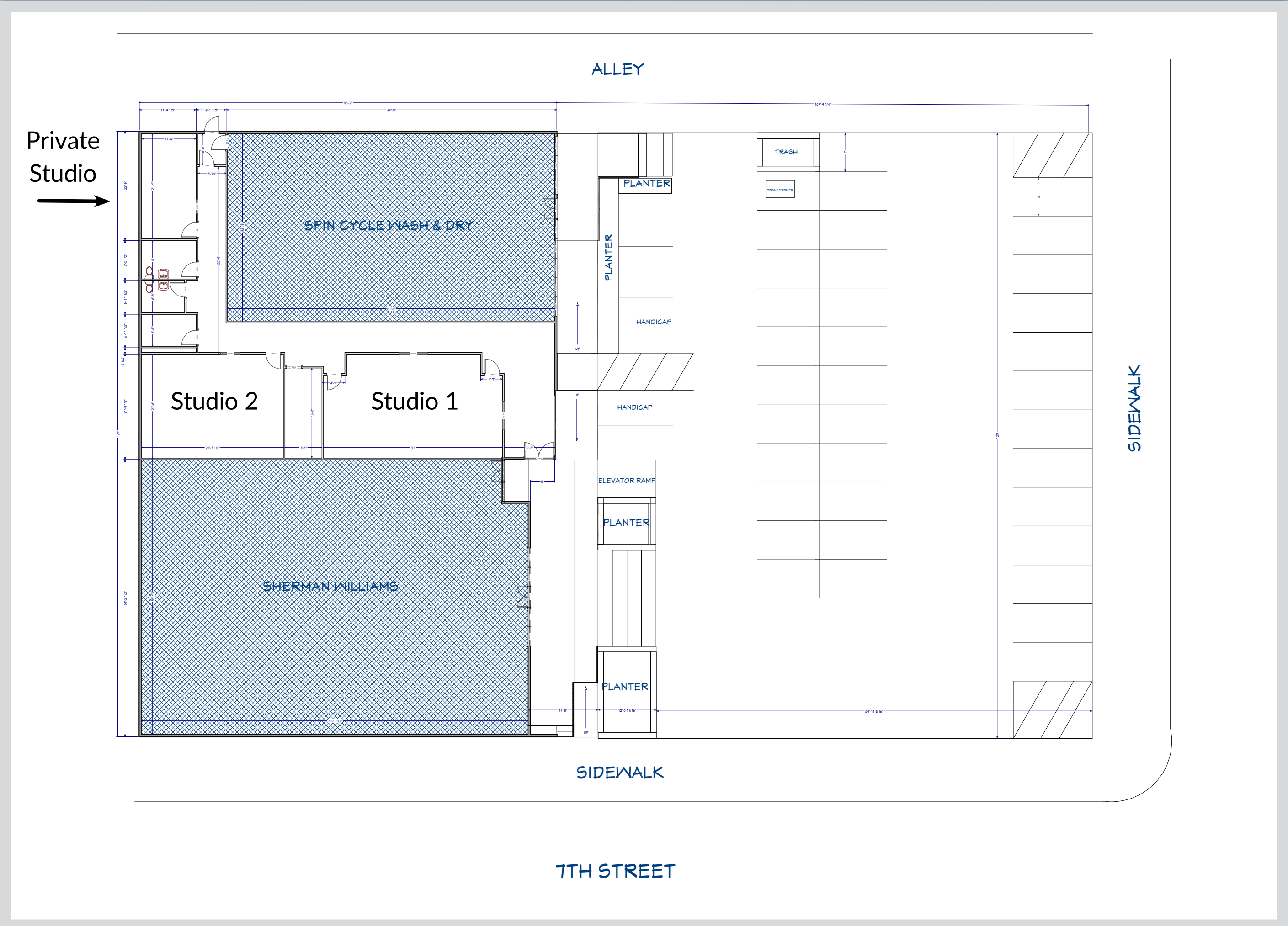
TERMINO AVENUE





# Property Description

|                |                                                 |
|----------------|-------------------------------------------------|
| Address        | 711-715 Termino Avenue,<br>Long Beach, CA 90804 |
| APN            | 7254-022-035                                    |
| Zoning         | CCA                                             |
| Space GLA      | ± 10,400 SF                                     |
| Lot Size       | ± 0.60 AC                                       |
| Year Built     | 1990                                            |
| Parking Spaces | ± 43 Surface Spaces                             |
| Parking Ratio  | 4.13/1,000 SF                                   |





# LONG BEACH

Long Beach is a vibrant, coastal city just south of Los Angeles, known for its diverse neighborhoods, strong local economy, and large residential base. With a population of over 450,000, it offers a mix of urban energy and community-driven retail demand. The city benefits from a major port, multiple universities, and a growing base of young professionals and families, making it an attractive market for neighborhood-serving retail, fitness, medical, and service-oriented uses.

## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE    |
|--------------------------|----------|----------|-----------|
| 2024 POPULATION          | 47,591   | 243,758  | 415,900   |
| NUMBER OF HOUSEHOLDS     | 20,858   | 99,904   | 162,922   |
| AVERAGE HOUSEHOLD INCOME | \$98,377 | \$95,907 | \$104,322 |





# 713 Termino Avenue

## CONTACT LEASING

LEASING@PEGASUSAM.COM | (424) 363-7800

**Daniel Woznica**  
**Associate - Leasing**  
dwoznica@pegasusam.com  
LIC # 02211034 (CA)

**Andrew Cohen**  
**Executive Vice President - Leasing**  
acohen@pegasusam.com  
LIC # 01996397 (CA)

**Emmet Pierson**  
**Senior Associate - Leasing**  
epierson@pegasusam.com  
LIC # 02048600 (CA)

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management and should not be made available to any other person or entity without the written consent of Pegasus Asset Management. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management has not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.



1901 Avenue of the Stars, Suite 630  
Los Angeles, CA 90067  
424.363.7800  
pegasusam.com  
LIC # 02119442 (CA)