

3009

LONG BEACH  
— BLVD —

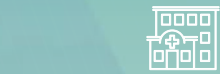


LONG BEACH, CALIFORNIA

8,500 SF BUILD-TO-SUIT MEDICAL | FOR SALE OR LEASE

## PROPERTY

# Features



**8,500 SF** Build-to-Suit Medical For Lease or Sale | Retail Pad Building or Available as a Fully Entitled Land Sale



Hard-Corner location with **signage opportunities** directly across from Long Beach Memorial



Immediately Adjacent to **Long Beach Memorial Hospital**



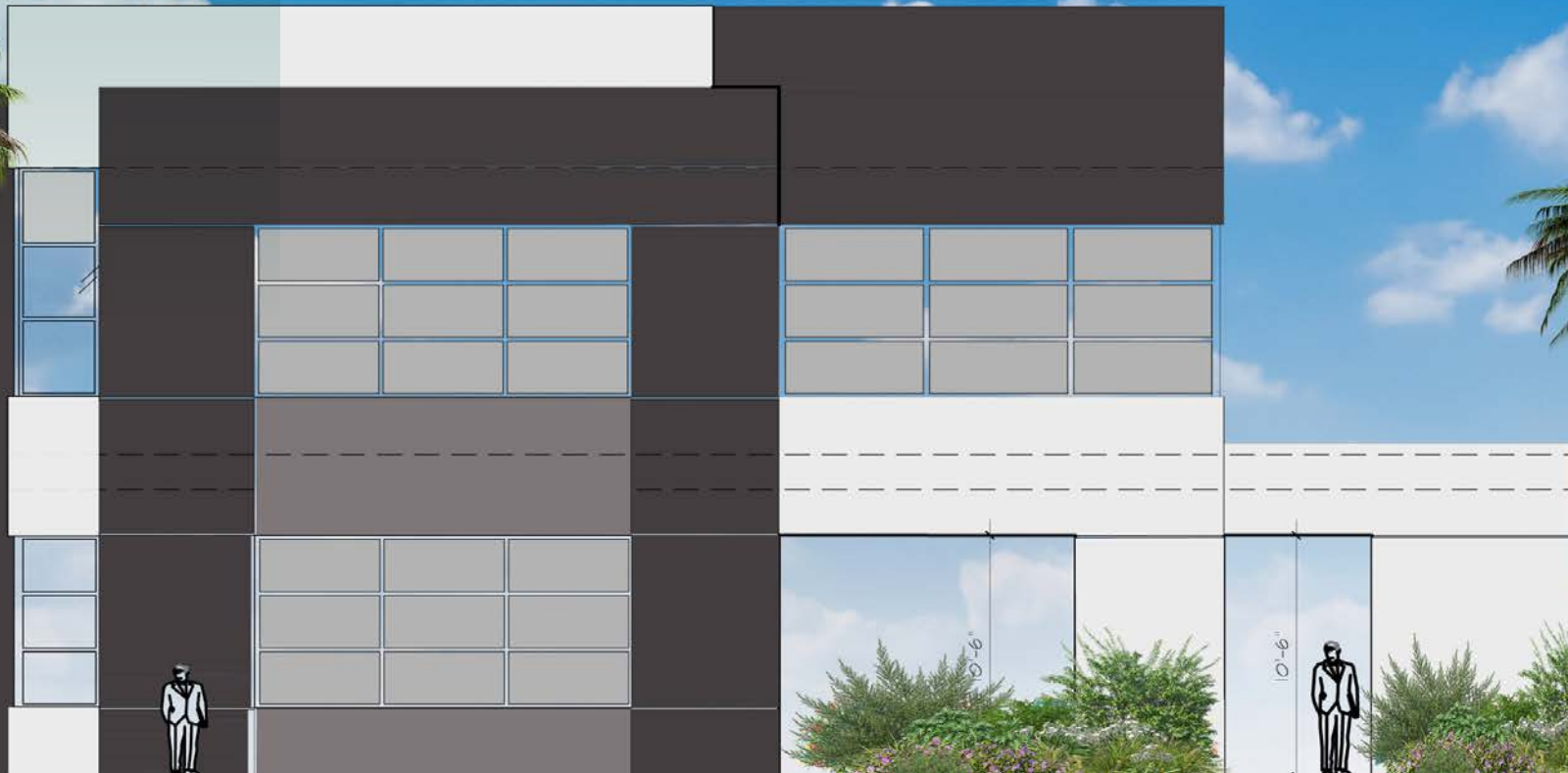
**Modern medical office** floor plates ideal for clinical and higher acuity users



**On-Site Surface Parking**



**Easy access to the 405 Freeway**



## SITE



## EXTERIOR PLAN



## SITE PLAN



# Demographics

## 2022 POPULATION – CURRENT YEAR ESTIMATE

3 Miles	257,611
5 Miles	580,078
7 Miles	1,033,652

## 2022 AVERAGE HOUSEHOLD

3 Miles	\$89,078
5 Miles	\$105,244
7 Miles	\$107,011

## 2022 DAYTIME POPULATION

3 Miles	254,965
5 Miles	575,688
7 Miles	993,181

## 2022 MEDIAN AGE

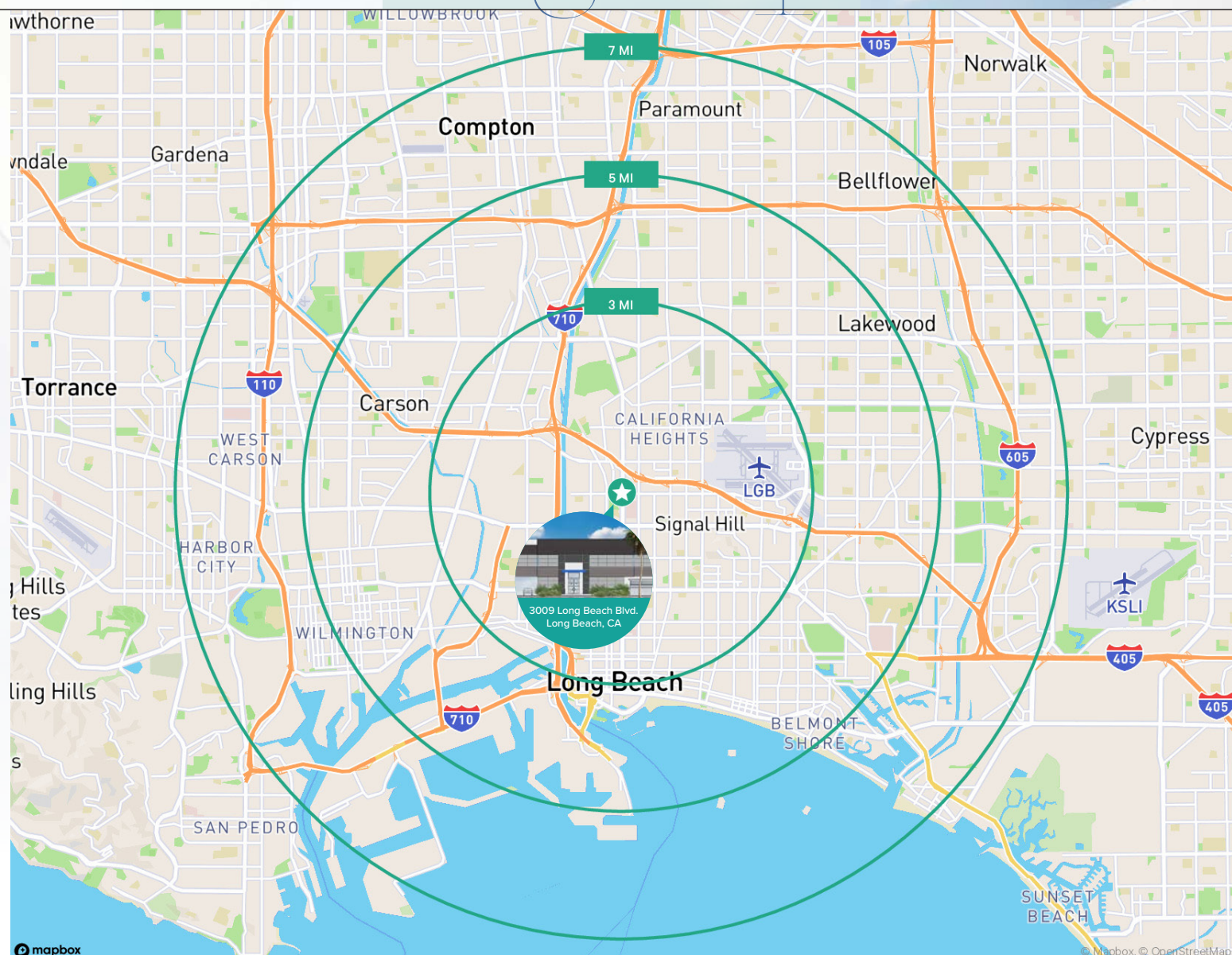
3 Miles	33.3
5 Miles	35.1
7 Miles	35.2

## 55+ POPULATION

3 Miles	22.30%
5 Miles	24.40%
7 Miles	25.20%

## 2022 HOUSEHOLDS

3 Miles	88,335
5 Miles	202,510
7 Miles	344,284



L O N G B E A C H . C A L I F O R N I A



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FOR MORE INFORMATION, PLEASE CONTACT:

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