

3009
LONG BEACH
BLVD

MEDICAL CENTER

LONG BEACH, CALIFORNIA

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

PROPERTY



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**



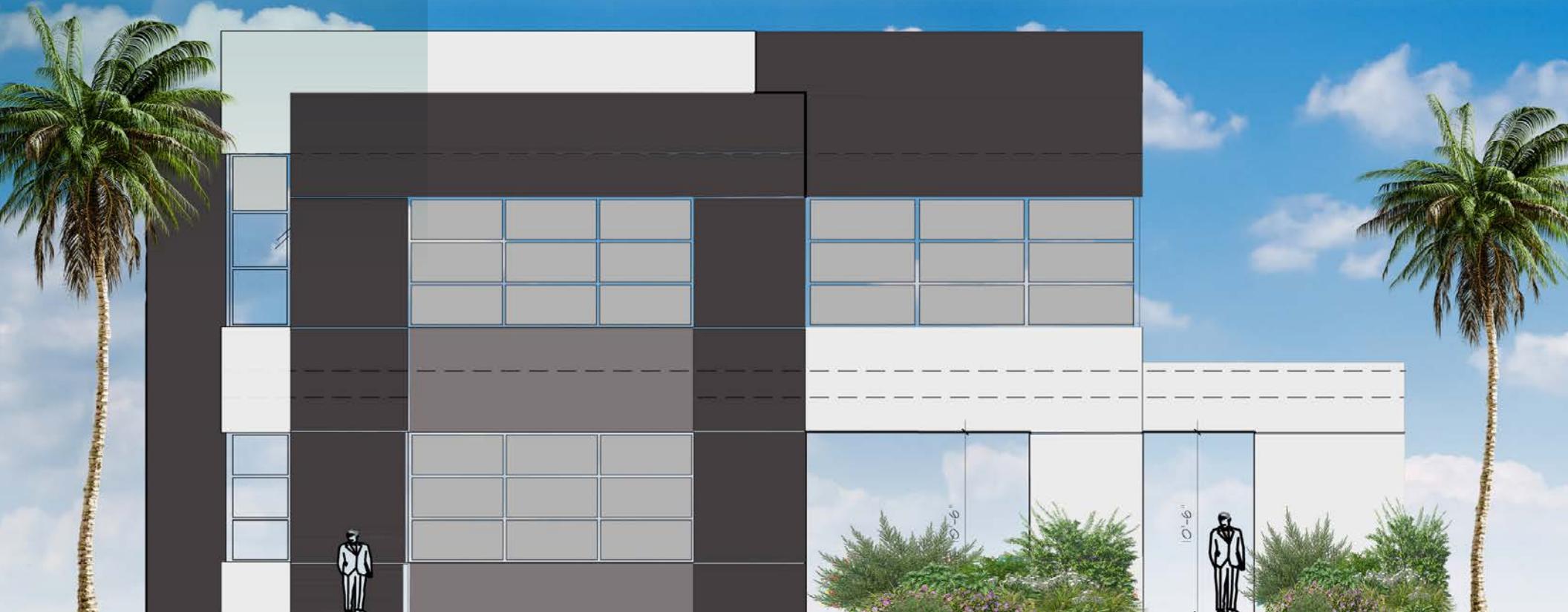
Modern medical office floor plates ideal for clinical and higher acuity users



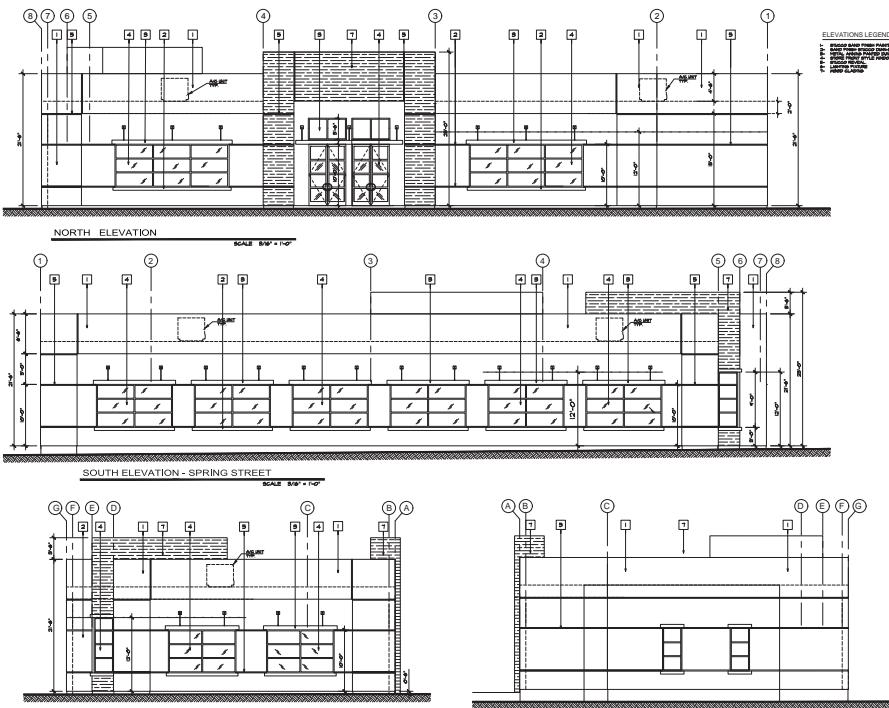
On-Site Surface Parking



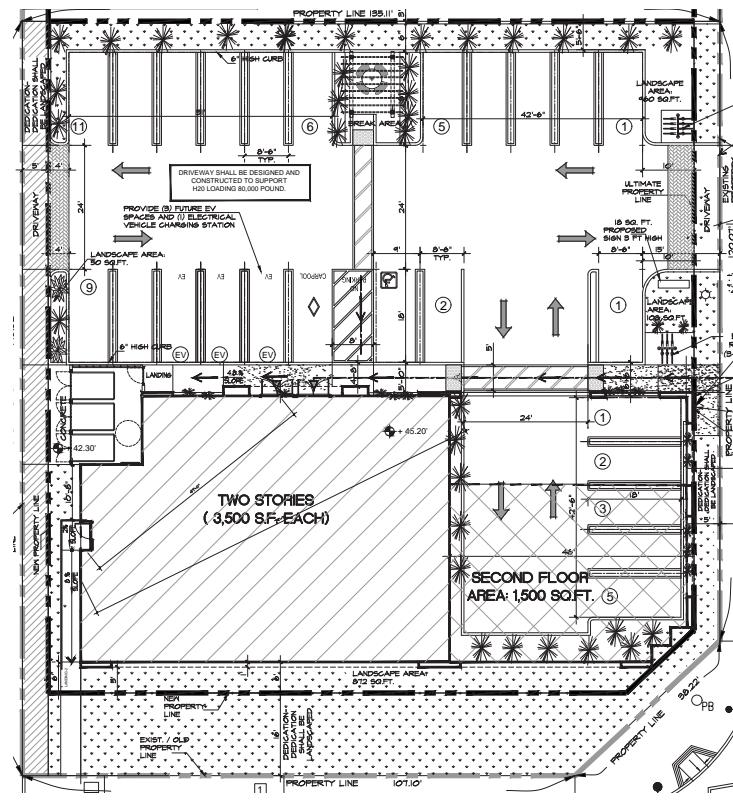
Easy access to the 405 Freeway



SITE Plan



EXTERIOR PLAN



SITE PLAN

3009 LONG BEACH BLVD. LONG BEACH, CA

Demographiids

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

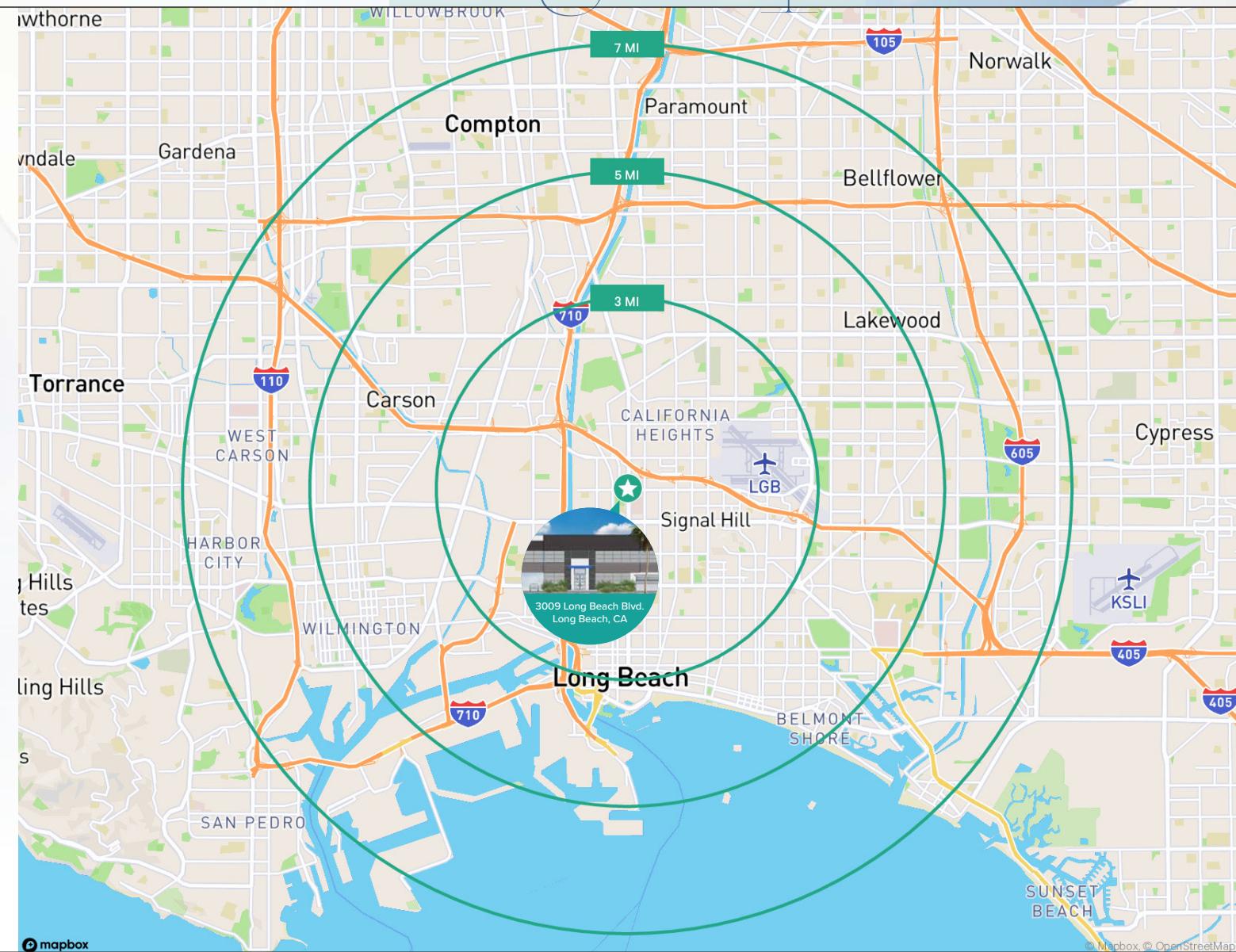
3 Miles	33.3
5 Miles	35.1
7 Miles	35.2

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





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FOR MORE INFORMATION, PLEASE CONTACT:

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