

FOR LEASE
MODERN OFFICE SPACE

3431 CHERRY AVE
LONG BEACH, CA



EXCLUSIVELY
LISTED BY

Ted Attalla
Executive Managing Director
323 201 3608
pattalla@naicapital.com
Cal DRE #01049278

David Shaby
Vice President
310 878 6910
dshaby@naicapital.com
Cal DRE #02081248

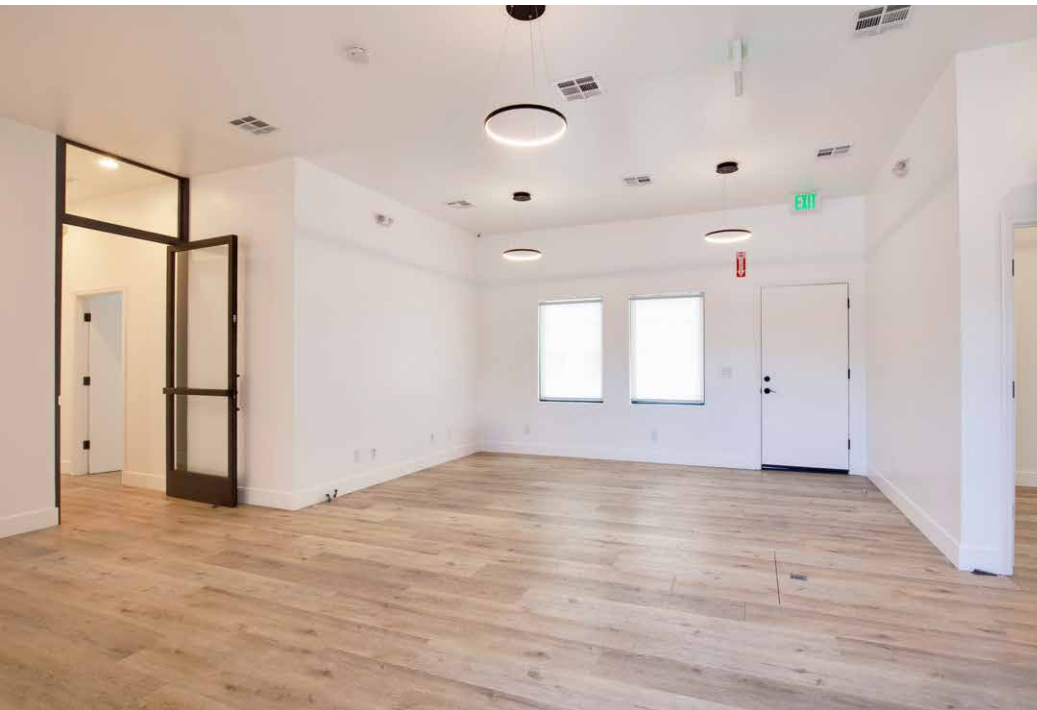
Parker Renick
Associate
310 878 6927
prenick@naicapital.com
Cal DRE #02210100

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Description

NAI Capital Commercial is pleased to present 3431 Cherry Ave in Long Beach, CA. 3431 Cherry Ave brings a rare opportunity to lease a Built-to-Suit Quality office building with proximity to retail and residential uses. With visibility on Cherry Ave and modern finishes including sound-proof windows, 3431 Cherry Ave is a great opportunity for a stand-alone office space.

The ~2,500 SF building also features an approximately 500 square foot private rear patio area and tandem parking.



Property Highlights

- Fantastic Location & Visibility on Cherry Ave
- Nearby Freeway Accessibility - I-405 and I-710
- Proximity near Retail and Residential Uses
- Built-to-Suit Quality
- Sound-proofed Windows and Doors
- Recently Renovated with Modern Finishes
- Private Rear Patio Space

3431 Cherry Ave Long Beach, CA

Asking Rate:	\$1.90 PSF NNN (\$4,750 per month NNN)
Estimated 2023 NNN's:	\$0.25 PSF (\$625 per month)
Approx. Building Area:	2,500 SF
Zoning:	R-1-N – Single-Family Residential (With CUP for Office Use)
Traffic Count:	49,623 CPD
Parking:	Ample Street Parking Available + Tandem Parking in Rear
Building to Suit Quality:	Modern Finishes, Soundproof Windows, and New Flooring

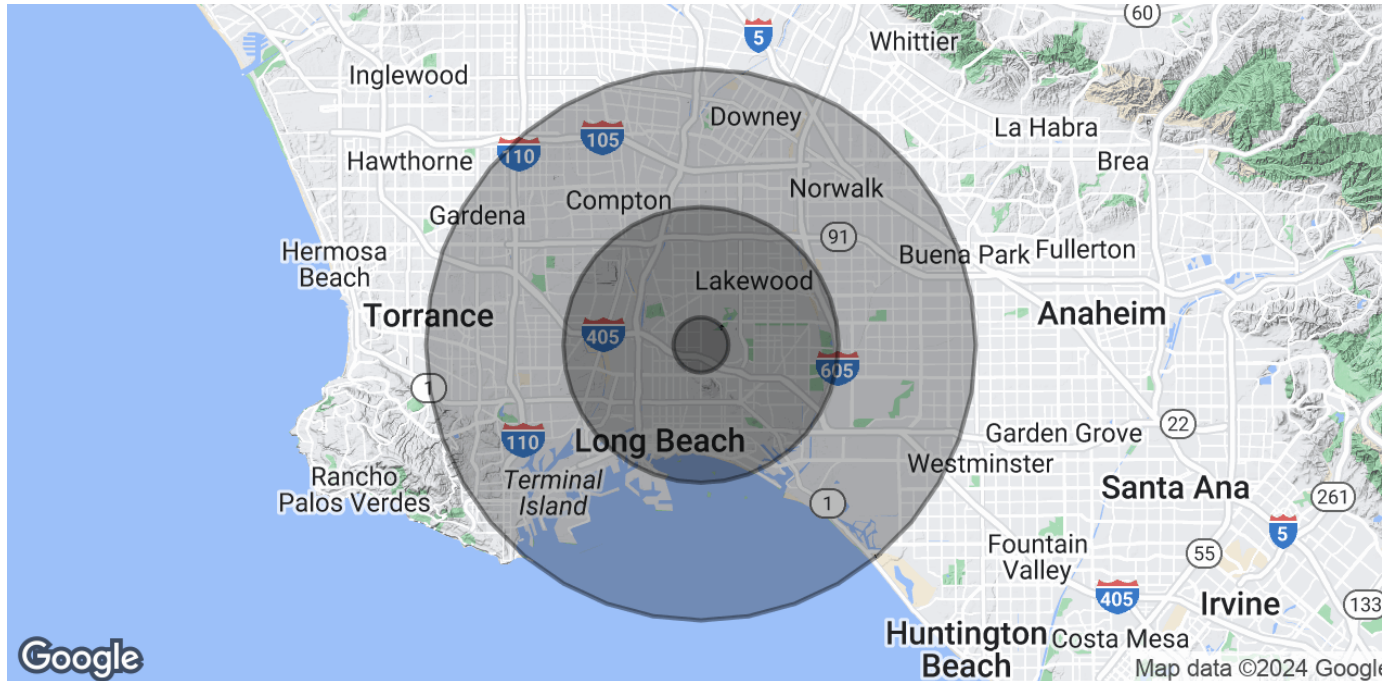






SITE AERIAL MAP





	1 Mile	5 Miles	10 Miles
Population			
Total Population	10,524	615,075	2,075,885
Average Age	38.9	36.4	36.9
Average Age (Male)	40.0	35.5	35.7
Average Age (Female)	38.5	37.3	38.1
Households & Income			
Total Households	3,936	222,997	673,921
# of Persons per HH	2.7	2.8	3.1
Average HH Income	\$112,745	\$85,875	\$88,133
Average House Value	\$639,994	\$518,203	\$525,862

* Demographic data derived from 2020 ACS - US Census

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