

Assignment of Lease

1601
E 7th St

LONG BEACH / CALIFORNIA



Connor Stevens | 949.490.1411 | cstevens@retailinsite.net

2nd Gen Drive Thru
Restaurant

The Opportunity.

1601 E 7TH STREET
// LONG BEACH, CALIFORNIA

- Lease assignment
- 1,775 SF rare, drive-thru restaurant
- Contact broker for pricing (new equipment in place)
- Lease Expiration: 06/20/2042
- Property offers direct frontage to highly trafficked 7th St 39,921 ADT

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



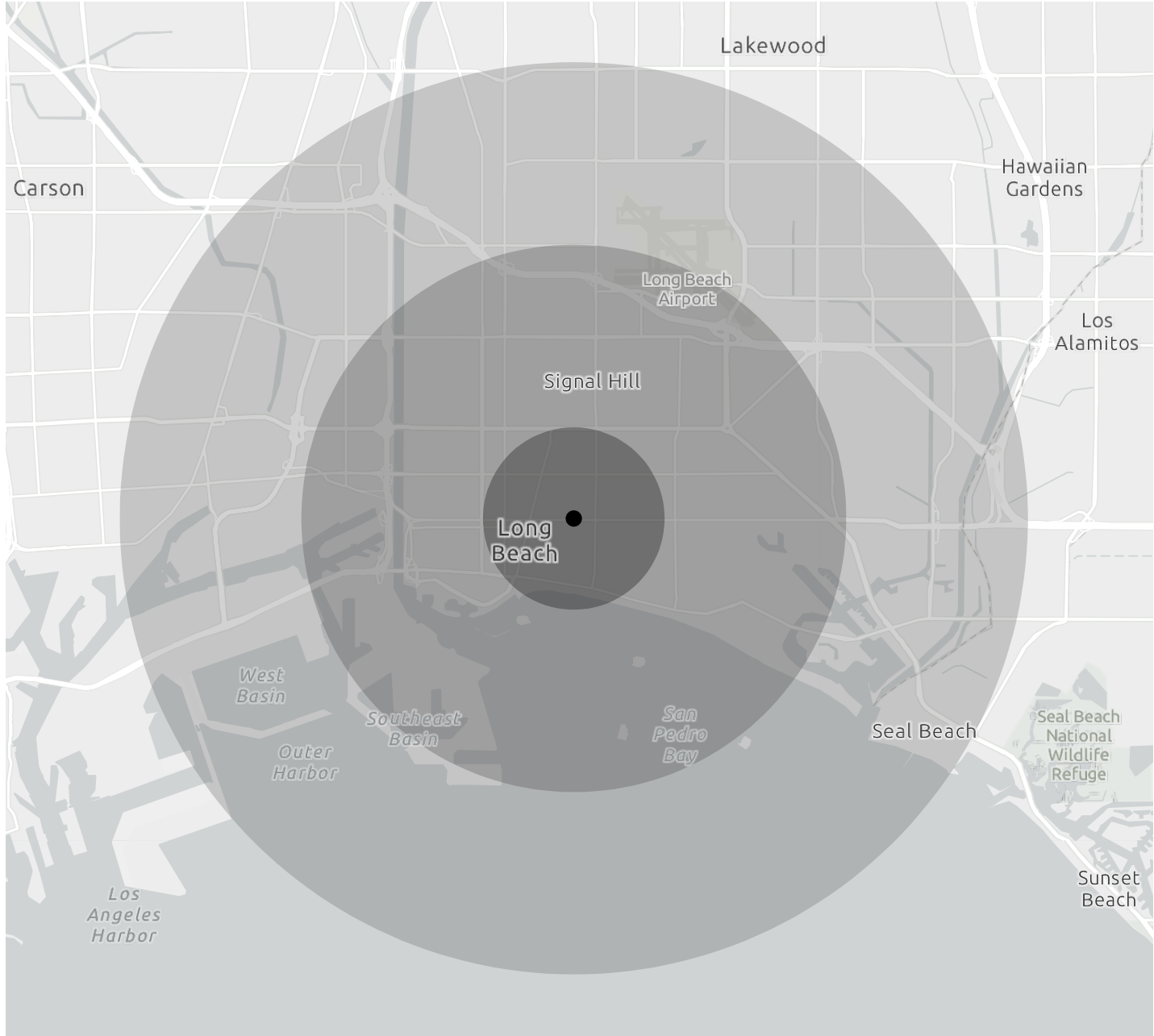
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Area Demographics.

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Population	1 Mile	3 Miles	5 Miles
Estimated Population	81,805	245,332	398,146
Forecasted Population (2029)	79,255	239,762	388,345
Daytime Demos			
Total Daytime Population	55,881	247,298	407,650
Daytime Population Workers	16,196	129,459	209,413
Median Income			
Median Household Income	\$61,865	\$75,077	\$83,365
Median Disposable Income	\$51,663	\$59,173	\$66,750
Average Income			
Average Household Income	\$86,190	\$104,391	\$119,059
Average Disposable Income	\$65,788	\$76,746	\$85,562
Age			
Median Age	35.0	35.9	38.3

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