

RETAIL FOR LEASE

# Long Beach Promenade

6411-6543 E. SPRING STREET, LONG BEACH, CA

## Potential Space Available

±1,250 Square Feet

## Property Highlights

- National and regional tenants in the center include Stater Bros., Ace Hardware, McDonald's, Little Caesars, Super Mex, Yum Yum Donuts, Fusion Sushi and O'Reilly Auto Parts.
- Tenants within the project benefit from a dense residential and daytime population within the immediate area.
- Excellent visibility to both Spring Street and Palo Verde Avenue.

## Traffic Count

- ±27,200 Average Daily Traffic on East Spring Street
- ±16,000 Average Daily Traffic on Palo Verde Avenue

## Demographics

	1-Mile	3-Miles	5-Miles
Population	18,958	171,617	564,485
Average H.H. Income	\$177,904	\$154,544	\$134,850
Daytime Population	16,055	176,568	553,067

Source: ESRI

NEWMARK | PACIFIC



Kevin Hansen  
Senior Managing Director  
t 949-608-2194  
kevin.hansen@nrmk.com  
CA RE Lic. #01937047

**SITE MAP & CURRENT AVAILABILITIES**



STE.	TENANT	SF
A-1	AT&T	1,725
A-2	Little Caesars	1,200
A-3	Magnolia Nails	1,200
A-4	Boba Bee	1,200
A-5	EAP Optometry	925
A-6	Helia Jafari DDS	1,475
B-1	OK Salon	550
B-2	Yum Yum Donuts	1,243
B-3	Family Dentistry	1,335
B-4	Fusion Sushi	3,125
B-5	LBS Federal Credit Union	3,720
B6-7	Super Mex	2,940
<b>B-8</b>	<b>Family Floors (Potentially Available)</b>	<b>1,250</b>
PA-7	O'Reilly Auto Parts	5,165
PA-9	Stater Bros. Market	44,957
PA-10	Ace Hardware	7,073
Pad 1	Jack In The Box	2,574
Pad 2	McDonald's	3,396

**Kevin Hansen**  
 Senior Managing Director  
 t 949-608-2194  
 kevin.hansen@nrmk.com  
 CA RE Lic. #01937047

## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES	
POPULATION	2025 Population	18,958	171,617	564,485
	2030 Population	18,515	168,056	552,622
	2020 Population	19,986	179,084	586,190
	2010 Population	19,270	172,752	575,817
	2025-2030 Annual Rate	-0.47%	-0.42%	-0.42%
	2025 Median Age	44.0	41.2	40.3
	Total Businesses	533	6,631	22,744
	Total Employees	4,738	80,177	229,500
	Total Daytime Population	16,055	176,568	553,067
HOUSEHOLDS	2025 Total Households	7,068	62,316	211,649
	2030 Total Households	7,030	62,190	211,430
	2010 Households	7,156	61,802	207,366
	2025-2030 Annual Rate	-0.11%	-0.04%	-0.02%
	2025 Average Household Size	2.67	2.69	2.62
INCOME	2025 Median Household Income	\$150,484	\$122,609	\$102,710
	2030 Median Household Income	\$170,637	\$139,501	\$114,829
	2025 Average Household Income	\$177,904	\$154,544	\$134,850
	2030 Average Household Income	\$198,856	\$171,878	\$149,738
	2025 Per Capita Income	\$66,522	\$56,316	\$50,609
HOUSING	2025 Total Housing Units	7,264	64,511	220,755
	2025 Owner Occupied Housing Units	83.2%	65.5%	51.3%
	2025 Renter Occupied Housing Units	14.1%	31.1%	44.6%
	2025 Vacant Housing Units	2.7%	3.4%	4.1%
	2025 Median Home Value	\$890,810	\$892,090	\$889,381
	2025 Average Home Value	\$931,494	\$966,443	\$966,882

# Long Beach Snapshot

# 450,339

TOTAL POPULATION

# 171,814

TOTAL HOUSEHOLDS

# \$116,116

AVG. HOUSEHOLD INCOME

# 423,223

DAYTIME POPULATION

---

RETAIL FOR LEASE

# Long Beach Promenade

6411-6543 E. SPRING STREET, LONG BEACH, CA

---

*Prepared by:*

**Kevin Hansen**

*Senior Managing Director*

t 949-608-2194

kevin.hansen@nrmk.com

CA RE Lic. #01937047

Corporate License #01796698

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.