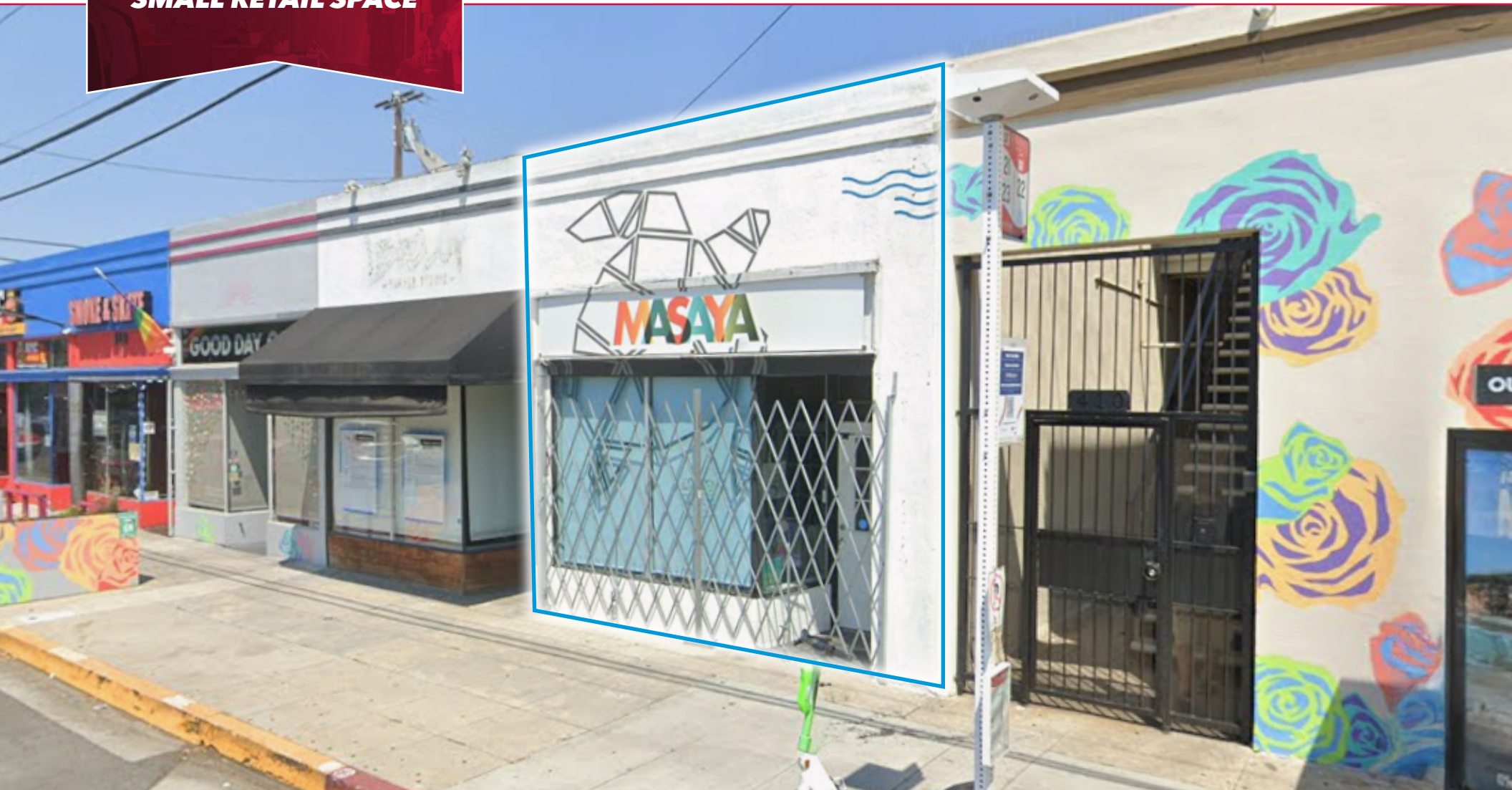


FOR SUBLEASE

**RARE TURN-KEY
SMALL RETAIL SPACE**

412 CHERRY AVE, LONG BEACH, CA 90814




NOEL AGUIRRE


Principal | DRE 01263417


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MASAYA
Accessories:

PROPERTY OVERVIEW

412 Cherry is located at the gateway of the eminent arts community known as "Retro Row." Join Plantitas, Starday Vintage Too, Therapy Ink, and NYC Chop Cheese on the NEC of 4th + Cherry. Positioned in the heart of "Retro Row", this location places retailers within one of the city's most established independent shopping and dining corridors. Stretching between Cherry and Junipero, Retro Row is known for its concentration of 40+ independent merchants and its distinct mix of vintage, fashion, design, books, food, and lifestyle concepts, drawing both neighborhood shoppers and destination-oriented consumers seeking something more curated than conventional retail.

LISTING SUMMARY

Property Address	412 Cherry Ave, Long Beach, CA 90814
Available	± 652 SF
Rental Rate / Mo.	\$ 4.40 / SF NNN
NNN Rate / Mo.	± \$0.18 / SF
Sublease Term	Ending June 14, 2029
Occupancy	Immediate





AREA OVERVIEW

Fourth Street is a community that brings business, residents and visitors together in celebration of independence and diversity. Diversity means everyone looks different and cares about different things. Diversity means each storefront and residence has a personality unto itself. Diversity means we create experiences you won't find elsewhere. Diversity means that our difference is our biggest strength.

Fourth Street is a creative launching pad for ideas and enterprises. We live in support of originality and independent thinking to create an environment where everyone is free to live and create as they want. The more unique ideas, personalities and lifestyles we have, the better we are and the closer we become.

Fourth Street was born of authentic roots. Nothing has been manufactured. We grew organically from a few personalities with a vision for a completely different kind of culture and experience.

We celebrate and use our legacy as a roadmap for the future to make sure we maintain our independence while always making progress and reinventing ourselves along the way. Fourth Street means the freedom to live the way you want, shop somewhere special, and eat something different.

For more information, please visit:
<https://www.4thstreetlongbeach.com/>



NEARBY AMENITIES

DRINKS & DINING

- 4th Street Vine
- Gusto Bread
- Aji Peruvian Cuisine
- Oh La Vache
- Little Coyote
- Salud Juice
- Dolores LBC
- Fatima's Grill
- Alder + Sage
- Mangiafolie
- Due Fiori
- Fantastic Burgers
- Lola's Mexican Cuisine
- RetRoll Sushi
- NYC Chop Cheese

SHOPPING

- Artistic Edge
- Casa
- East 4th Skate
- Hobo lane
- Meow
- Old Gold Boutique
- Pigeon's Roller Skate Shop
- Seams Botique
- Sneaky Tiki Botique
- Assistance League of LB
- Earthing
- Far Outfit
- La Bomba
- Native SOL
- Page Against The Machine
- Port
- Starday Vintage Too

ENTERTAINMENT & SERVICES

- Art Theatre
- Tokyo Noir
- Vine
- 4th Street Postal
- Edgewater Convalescent Hospital
- Hard Worx Fitness
- Therapy Ink
- 4th Street Vine
- The Pike Bar & Restaurant
- Everywhere Brewery
- Artistic Edge Art & Framing
- Hawleywood's Barber Shop
- The LGBTQ Center Long Beach

ABOUT LONG BEACH

Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers.

The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the most diverse city in the United States - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one-third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.



± 470,000

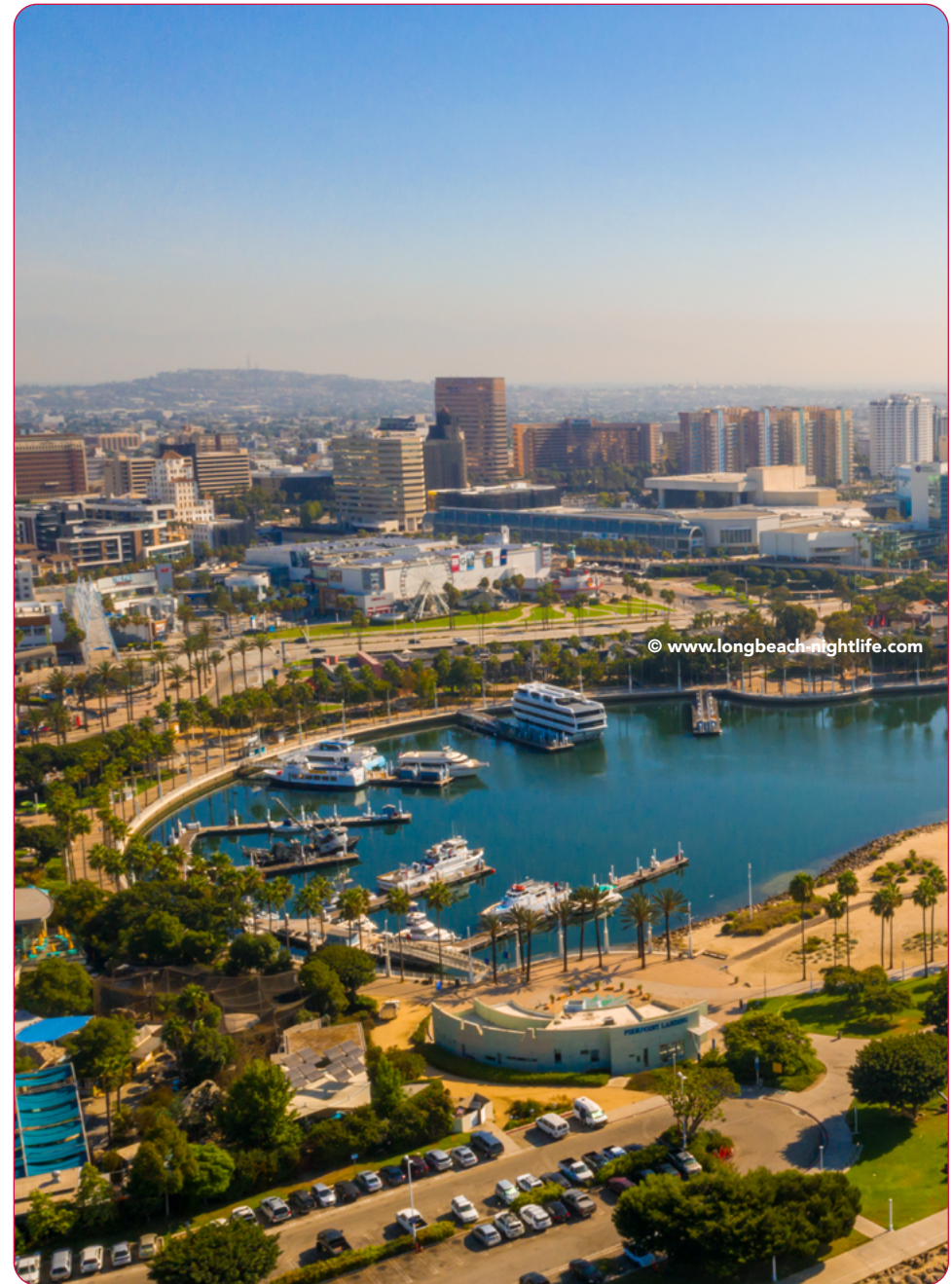
Estimated Population



84 Public Schools With
Over ± 81,000 Students



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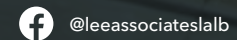
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