

FOR LEASE

DRIVE-THRU RESTAURANT PAD
LOT SIZE ± 12,375 SF

12056 E CARSON STREET | HAWAIIAN GARDENS, CA 90716

PACIFIC GARDENS
MEDICAL CENTER

the Gardens
CASINO



S
SKECHERS



SUBWAY

LA QUINTA
INNS & SUITES

CVS



E CARSON STREET

CPD ± 63,000

**SUBJECT
PROPERTY**

LONG BEACH
TOWNE CENTER

IN-N-OUT
BURGER

Chick-fil-A

DAVE &
BUSTERS

EDWARDS
THEATRES



metro
by T-Mobile



POPEYES

WaBa grill

FOOD 4 LESS

O'Reilly
AUTO PARTS

HAWAIIAN GARDENS
TOWNE CENTER

EoS FITNESS
BETTER GYM. BETTER PRICE.

NORWALK BOULEVARD

THE BINGO CLUB

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FEATURES/HIGHLIGHTS

PROPERTY FEATURES

- Tremendous visibility on E. Carson Street
- 500 SF Free Standing Building with 12,375 SF of Parcel
- Previously Wienerschnitzel Drive-Thru
- Adjacent to Hawaiian Gardens Town Center and Long Beach Towne Center
- Premier Positioning on Major Street
- Available for Immediate Occupancy
- Ground Lease, Fast-Food Restaurant, & Development opportunity



LOCATION HIGHLIGHTS

- Prime Hawaiian Gardens Location
- Excellent Demographics & Day Time Population
- Immediate Access to I-605 Freeway
- Heavy Daily Vehicle & Foot Traffic Counts
- Located on Major Thoroughfare
- Close Proximity to Long Beach Airport, Hotels, Casino, Fitness Facilities, Daycare Centers, Restaurants, Shopping and Golf Courses

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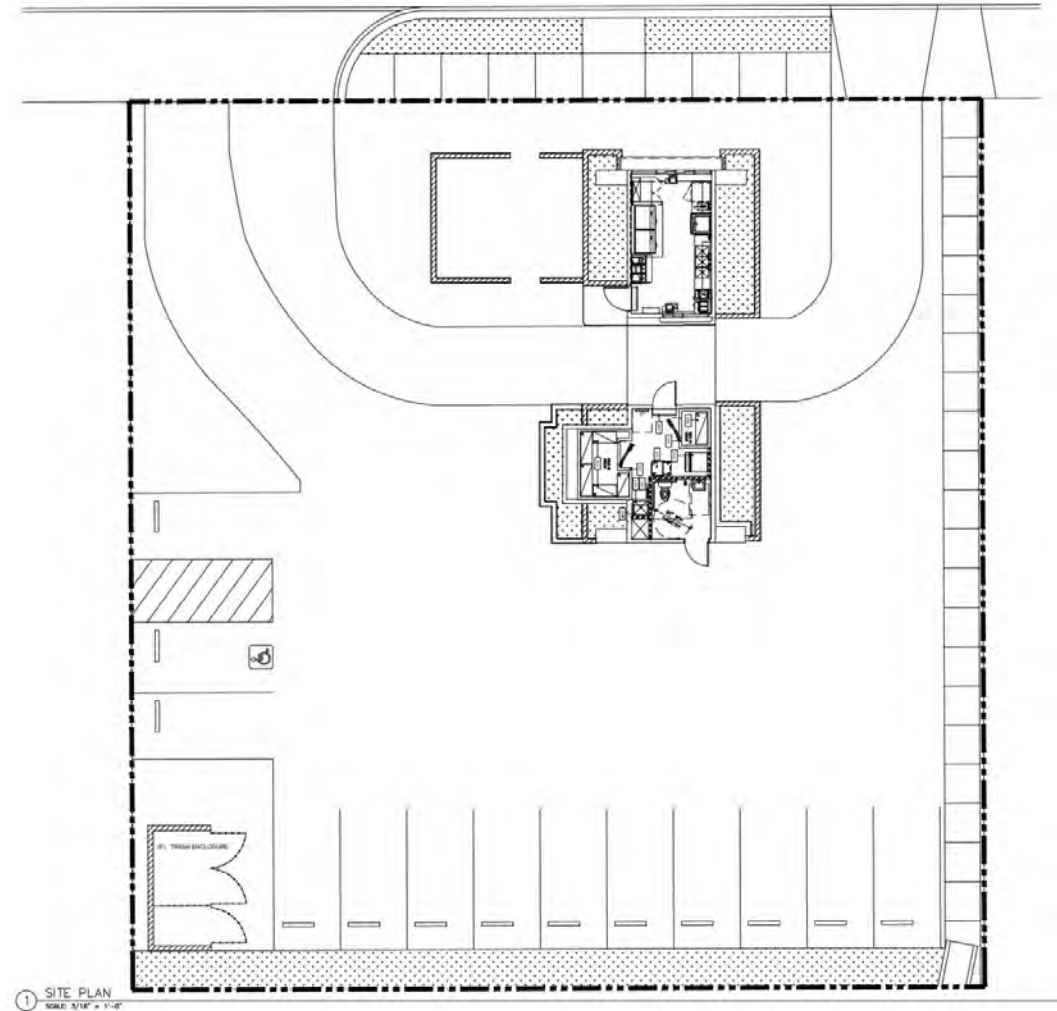
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SITE PLAN

SITE SPECIFICATIONS

- Pad Size: ±12,375 SF
- Zoning: HG C4
- APN: 7068-008-040
- Frontage: ±115' on E. Carson Street



① SITE PLAN
SCALE: 3/16" = 1'-0"

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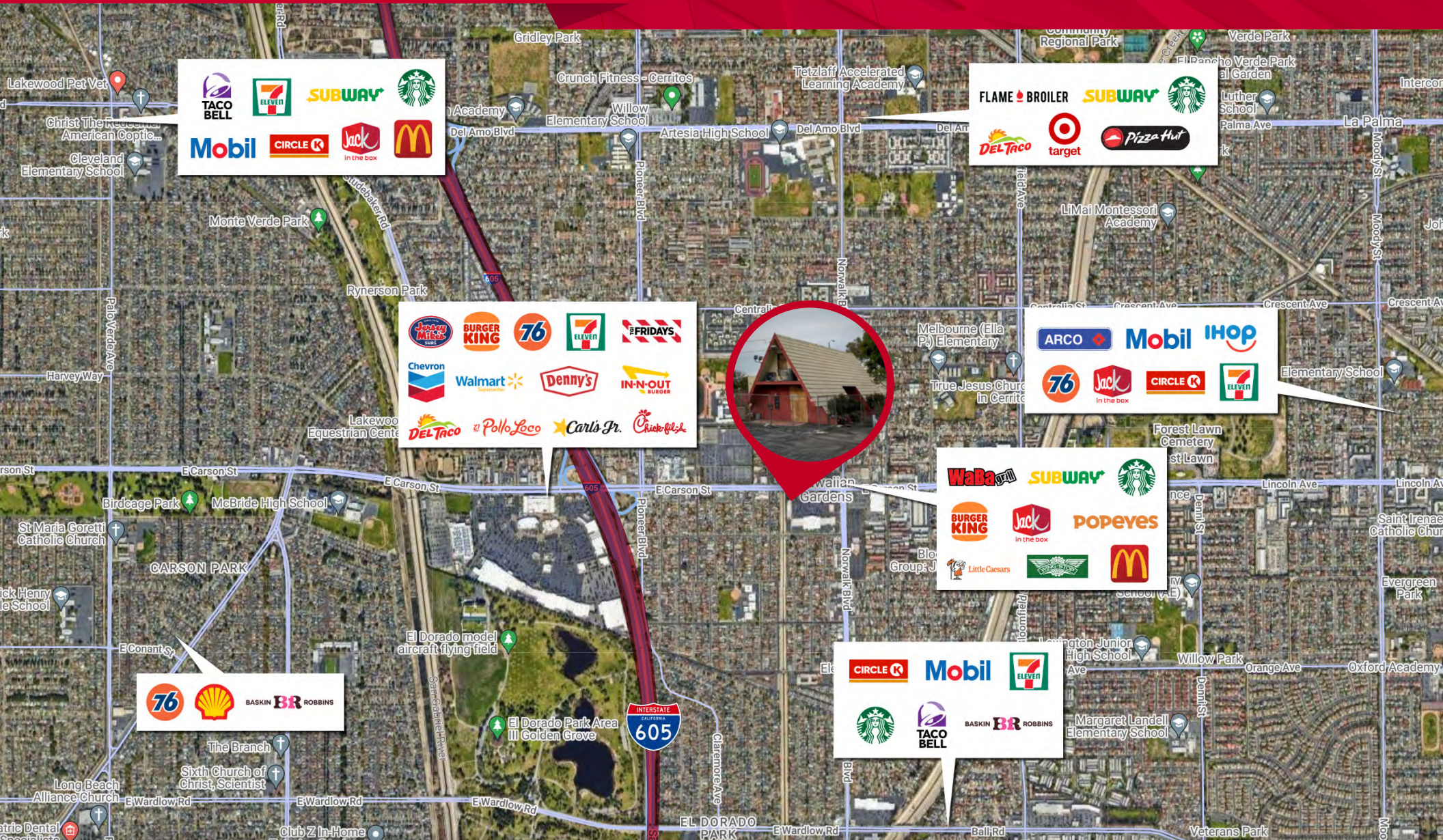
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AMENITIES MAP



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DEMOGRAPHICS



WALK SCORE

88



BIKE SCORE

79



TRANSIT SCORE

84



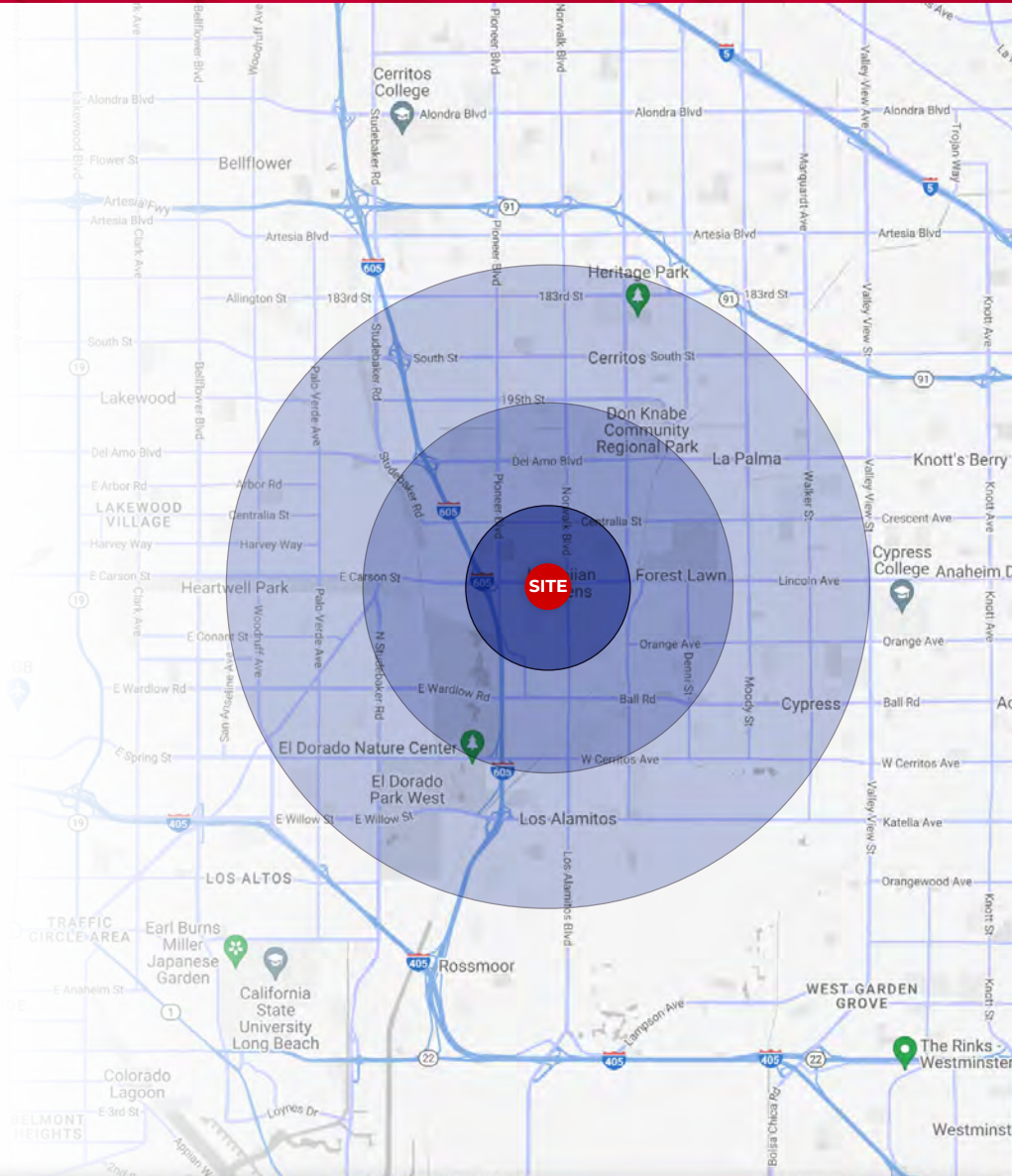
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	34,243	205,534	544,720
Estimated Households	9,990	68,127	182,851
Projected Households (2027)	9,719	66,920	178,813
2010 - Current Household Growth	2.79%	1.73%	2.18%



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$96,964	\$127,617	\$114,766
Median Household Income	\$82,860	\$105,991	\$95,766
Projected Household Income (2027)	\$119,520	\$158,672	\$144,783



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	738	8,604	22,154
Total Employees	6,073	81,105	254,177
Employees Per Business	822.9	942.59	1,147.32



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