

# FOR SALE/LEASE

## DRIVE-THRU RESTAURANT PAD

12056 E

### CARSON STREET

HAWAIIAN GARDENS, CA

## LOT SIZE ± 12,375 SF



**YAIR HAIMOFF, SIOR**

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**CHRIS ALIHEMMAT**

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## 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 & 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



**SALE PRICE: \$1,599,990**



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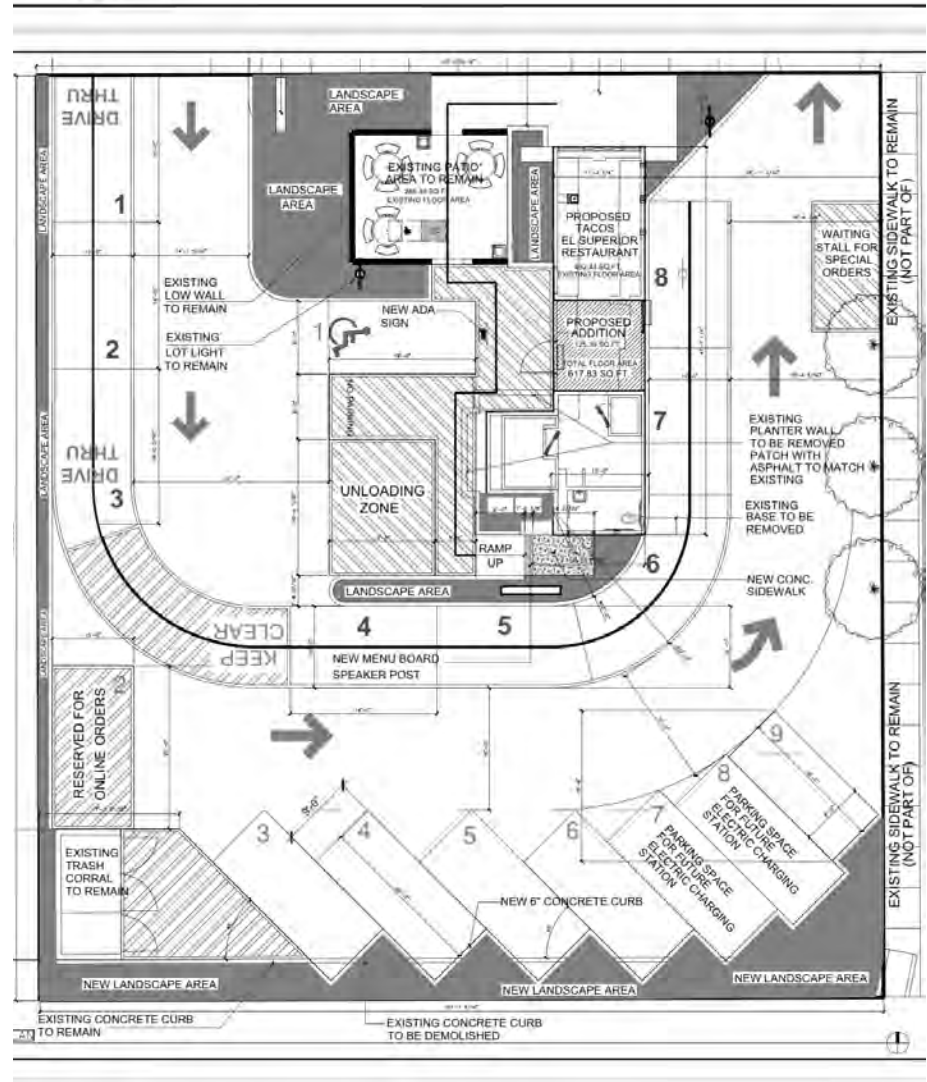
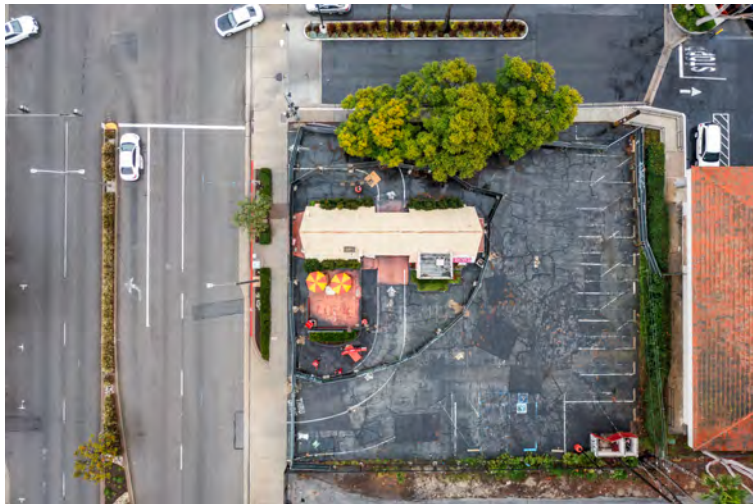
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## SITE SPECIFICATIONS

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



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# AMENITIES MAP



**SUBJECT  
PROPERTY**

**CPD ± 63,000**

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**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

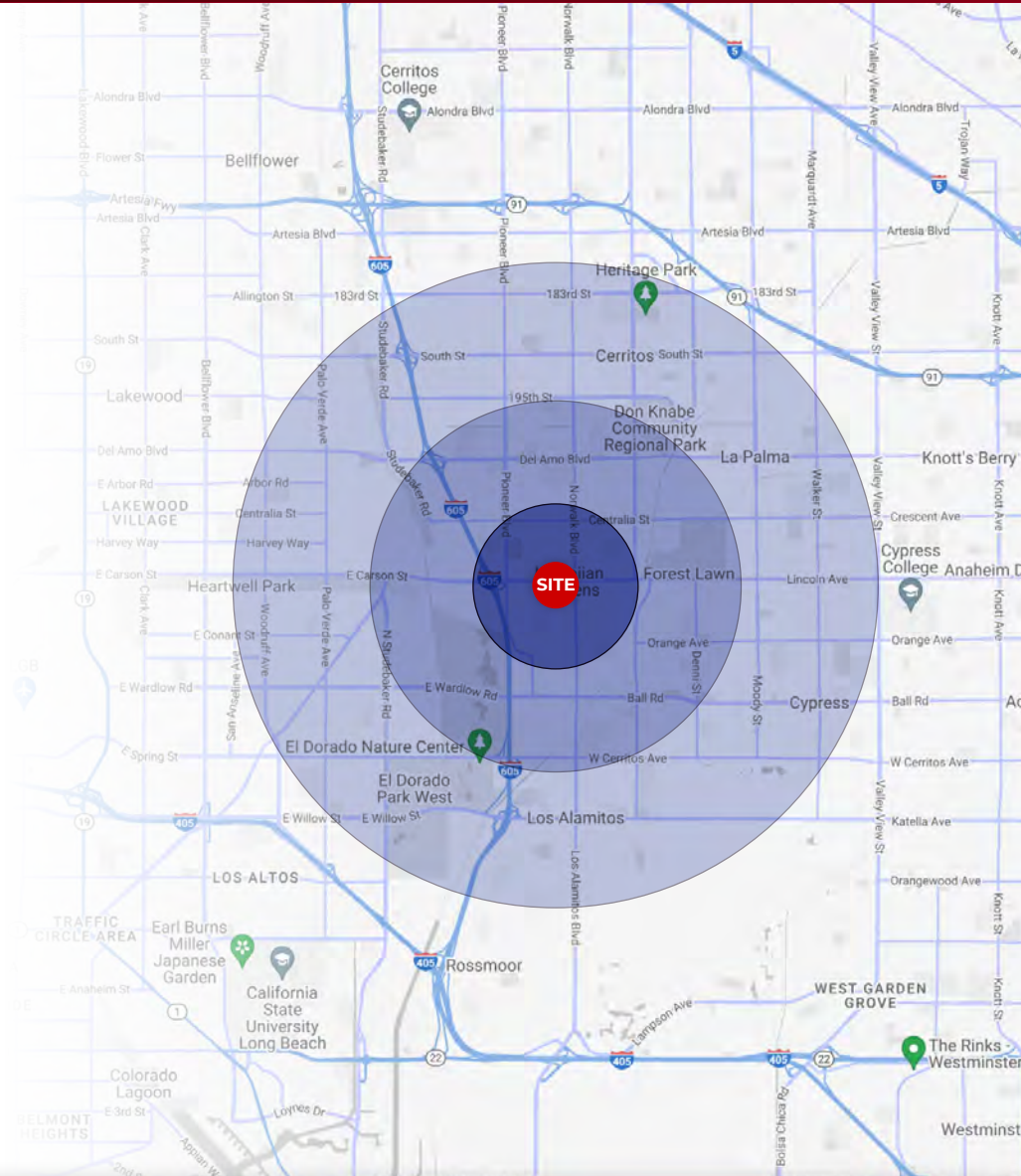


	1 MILE	3 MILES	5 MILES
Average Household Income	\$96,964	\$127,617	\$114,766
Median Household Income	\$82,860	\$105,991	\$95,766
Projected Household Income (2027)	\$119,520	\$158,672	\$144,783

## 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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