



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**AVAILABLE
±1,379 SF**



RESTAURANT SPACE AVAILABLE FOR LEASE WITH AMPLE PARKING

2620 Long Beach Blvd., Suite E & F, Long Beach, CA 90806



ROSELENE WHITE

(310) 227-0483 | roselene@illicre.com

DRE#01200010



RESTAURANT SPACE
LONG BEACH

EXCLUSIVELY LISTED BY

ROSELENE WHITE

SENIOR PROPERTY SUPERVISOR/LEASING
(310) 227-0483 | roselene@illicre.com
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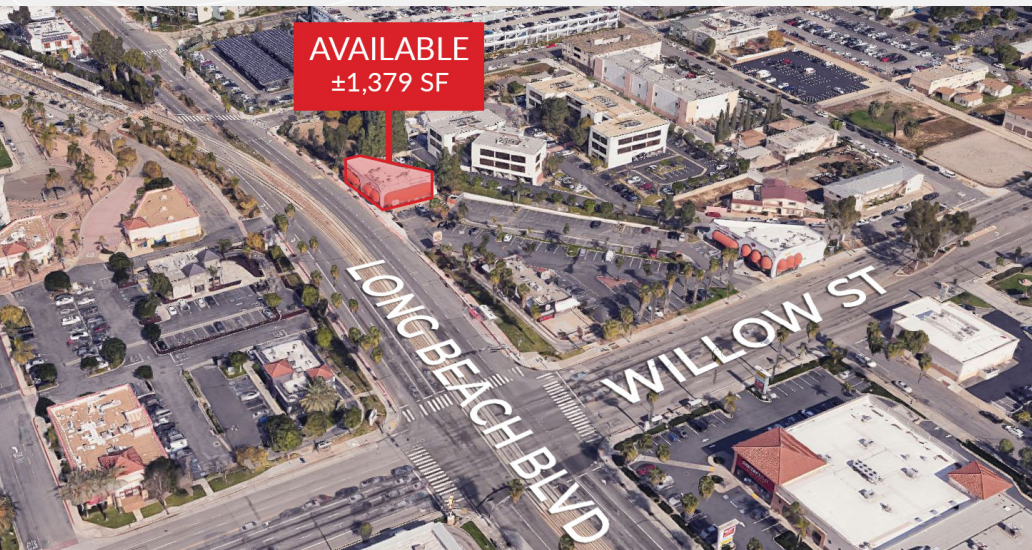
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE
LONG BEACH

PROPERTY FEATURES

2620 Long Beach Blvd., Suite E & F, Long Beach, CA 90806



APPROX. 1,379 SF

FORMER RESTAURANT SPACE

- ✓ Previously a sushi & ramen location
- ✓ One hood, shared interceptor
- ✓ Outdoor dining area
- ✓ New HVAC package unit

AREA AMENITIES

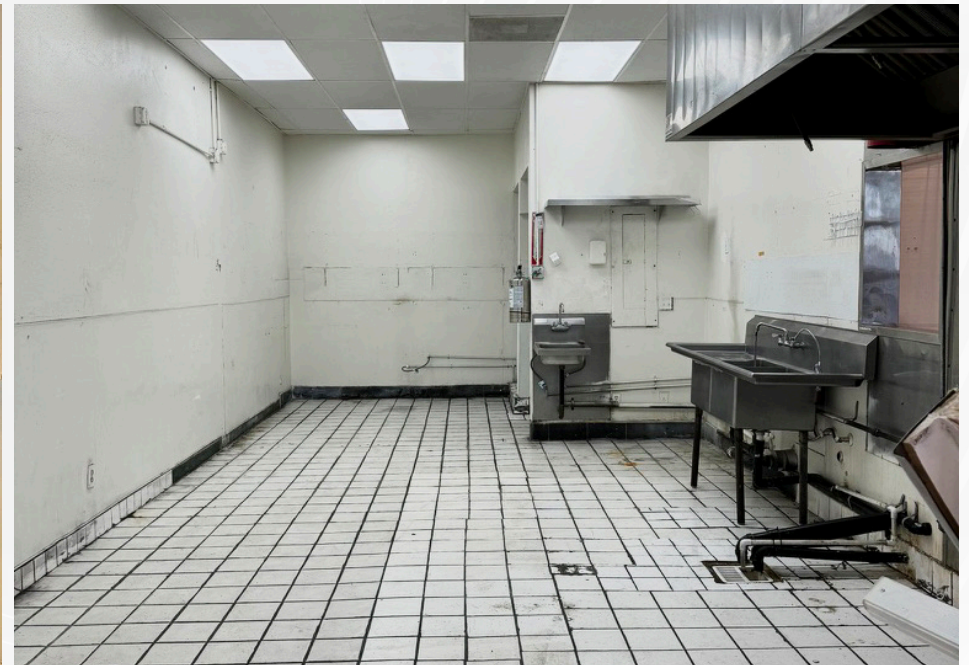
- ✓ Across from Wrigley Metro Sto
- ✓ Close proximity to 710 and 405 Freeways
- ✓ Hospitals/Retail and Residential Neighborhood
- ✓ Signalized Intersection of Long Beach & Willow

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	37,379	278,268	550,170
Avg. HH Income	\$56,362	\$74,533	\$76,488
Daytime Pop	29,291	220,775	440,825
Traffic Count	± 56,462 CPD ON LONG BEACH BLVD		

RESTAURANT SPACE
LONG BEACH

INTERIOR PHOTOS

2620 Long Beach Blvd., Suite E & F, Long Beach, CA 90806



SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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