

3380

N LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

FOR LEASE

ANCHOR SPACE
20,000 - 46,146 RSF AVAILABLE



CBRE

EXECUTIVE SUMMARY

CBRE has been exclusively retained by Ownership to offer the opportunity to lease a 46,146 square-foot anchor space (the "Property") located one mile north of the I-405 (286,000 VPD) in Long Beach, CA. This standalone grocery store, which has the potential to be demised, features two prominent entrances which will allow for successful co-tenancy. The Property is prominently situated at the intersection of three highly trafficked streets (54,000 VPD) only a few blocks from the Long Beach Airport and from Cal State Long Beach in a densely populated, affluent area of Long Beach.



PROPERTY HIGHLIGHTS



Tenants benefit from a dense residential and daytime population.



Convenient access to Interstate 405 Freeway.



Notable Tenants in the immediate trade area include Target, Lowe's, Vons, Stater Bros, Grocery Outlet, Sprouts, Walgreens, Ace Hardware.



1.5 miles east of brand new LBX (Long Beach Exchange) home to Nordstrom Rack, TJ Maxx, Whole Foods 365, "The Hangar" food hall, Ulta, Petsmart, and many more.



Easy access to Long Beach Airport (4,000,000 passengers per year)



Established market and highly visible storefront.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	22,176	179,159	610,368
2028 Population - Five Year Projection	21,050	175,985	600,784
2023 Average Household Income	\$162,706	\$145,162	\$127,451
2028 Daytime Population	24,005	188,614	606,106

*Source: Esri

TRAFFIC COUNTS

N Los Coyotes Diagonal/ Conquista Ave	+/- 11,966
E Metz St/Palo Verde Ave	+/- 14,568

*Source: Kalibrate

AERIAL



PROPERTY PHOTOS



DEMOGRAPHICS

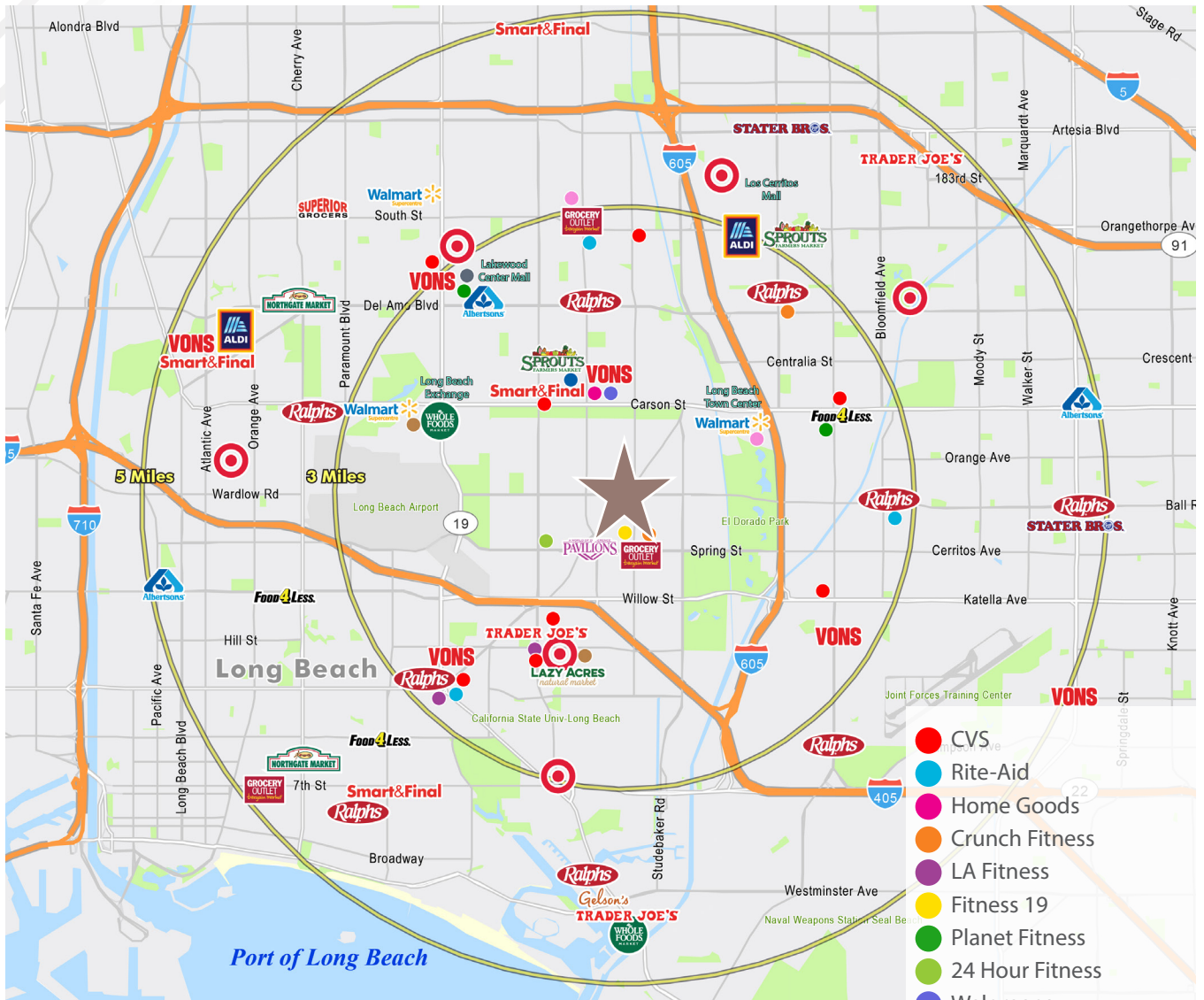
POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	22,176	179,159	610,368
2028 Population - Five Year Projection	21,050	175,985	600,784
2020 Population - Census	22,116	182,404	619,720
2010 Population - Census	22,665	176,023	608,091
2020-2023 Annual Population Growth Rate	-0.64%	-0.54%	-0.44%
2023-2028 Annual Population Growth Rate	-0.49%	-0.32%	-0.31%
HOUSEHOLDS			
2023 Households - Current Year Estimate	8,195	60,804	215,445
2028 Households - Five Year Projection	8,115	60,516	214,742
2010 Households - Census	8,238	61,091	215,390
2020 Households - Census	8,270	61,218	215,503
2020-2023 Annual Household Growth Rate	-0.06%	-0.02%	0.03%
2023-2028 Annual Household Growth Rate	-0.2%	-0.09%	-0.07%
2023 Average Household Size	2.7	2.86	2.83
HOUSEHOLD INCOME			
2023 Households	8,195	60,801	215,440
2023 Average Household Income	\$162,706	\$145,162	\$127,451
2028 Average Household Income	\$184,325	\$166,684	\$142,317
2023 Median Household Income	\$128,885	\$108,985	\$88,639
2028 Median Household Income	\$148,469	\$121,743	\$102,560
2023 Per Capita Income	\$58,312	\$49,291	\$44,542
2028 Per Capita Income	\$67,572	\$58,767	\$52,562
HOUSING UNITS			
2023 Housing Units	7,051	42,143	115,597
2023 Median Value of Owner Occ. Housing Units	\$675,151	\$689,102	\$678,520
2023 Average Value of Owner Occ. Housing Units	\$726,071	\$757,794	\$750,171

*Source: Esri

AMENITIES



AREA MAP



- CVS
- Rite-Aid
- Home Goods
- Crunch Fitness
- LA Fitness
- Fitness 19
- Planet Fitness
- 24 Hour Fitness
- Walgreens
- Ross Dress for Less
- T.J. Maxx
- Marshall's
- Burlington Coat Factory

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