

# AVAILABLE FOR LEASE

# 5365 CHERRY AVENUE, LONG BEACH, CA



**AVAILABLE: 6,750 SF  
Freestanding Building**

**RALPH CIMMARUSTI**  
Phone: 818 384 1154  
ralph@westpacpartners.com  
Lic: 01434335



# 5365 CHERRY AVENUE, LONG BEACH, CA

## AVAILABLE: 6,750 SF FREESTANDING BUILDING | FOR LEASE

### FEATURES:

- △ 6,750 SF Freestanding Building
- △ Prime Long Beach Location at Major Signalized Intersection
- △ Large Dedicated Parking Field
- △ Nearby Retailers Include:



### 2024 DEMOGRAPHICS:



#### POPULATION

1 Mile	36,420
3 Miles	230,163
5 Miles	660,879



#### AVERAGE HH INCOME

1 Mile	\$106,868
3 Miles	\$113,164
5 Miles	\$114,150



#### DAYTIME POPULATION

1 Mile	8,750
3 Miles	86,125
5 Miles	224,806

Demographic Source: Applied Geographic Solutions 05/2024, TIGER Geography



### TRAFFIC COUNTS:

CHERRY AVE  
31,750 CPD

MARKET ST  
15,696 CPD



Westpac Partners | [www.westpacpartners.com](http://www.westpacpartners.com)  
1711 Via El Prado, Suite 302, Redondo Beach, CA 90277

© 2024 | Westpac Partners | The information being provided by Westpac Partners and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies. 5365CherryAve\_BRO\_v01.indd|09/24

For additional information, please contact:

**RALPH CIMMARUSTI**

Phone: 818 384 1154

[ralph@westpacpartners.com](mailto:ralph@westpacpartners.com)

Lic: 01434335



# 5365 CHERRY AVENUE, LONG BEACH, CA

## AVAILABLE: 6,750 SF FREESTANDING BUILDING | FOR LEASE



For additional information, please contact:

**RALPH CIMMARUSTI**

Phone: 818 384 1154

ralph@westpacpartners.com

Lic: 01434335



Westpac Partners | [www.westpacpartners.com](http://www.westpacpartners.com)

1711 Via El Prado, Suite 302, Redondo Beach, CA 90277

© 2024 | Westpac Partners | The information being provided by Westpac Partners and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies. 5365 CherryAve\_BRO\_v01.indd | 09/24

