

# 1136 & 1140

## PACIFIC COAST HWY

*Gems Uncovered*

FOR LEASE  
562-495-6070

# FOR LEASE

## 650 & 1,900 SF STREET FRONT RETAIL



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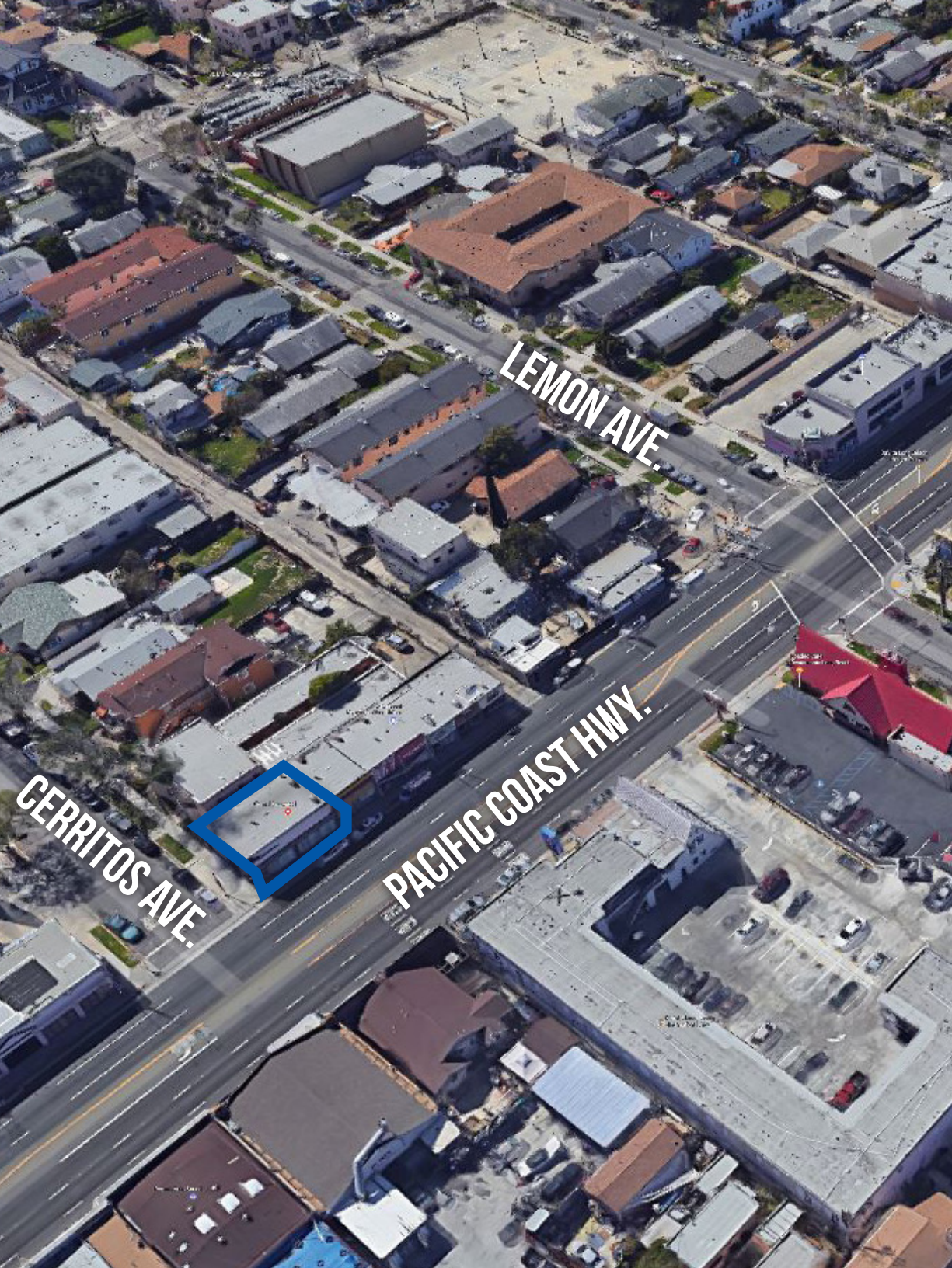
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## HIGHLIGHTS

- Located on the Busy Pacific Coast Hwy.
- Close Proximity to Long Beach Poly High School
- Great Visibility
- High Traffic Counts: 48,100 Cars/Day



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# 1136 & 1140

E. PACIFIC COAST HWY.  
LONG BEACH, CA 90806

**Lease Rate:** \$1.65/PSF/Mod. Gross  
**Available:** 1136 PCH - 650 SF  
1140 PCH - 1,900 SF  
**Zoning:** LBCHW  
**APN:** 7268-026-003

**Description:**  
The Subject property is located at 1136 & 1140 E. Pacific Coast Long Beach, California between Orange Ave. and Martin Luther King Jr. Ave. The immediate area surrounding the property is retail, residential, and service oriented type businesses.

The building totals approximately 4,644 square feet (SF) located on 4,680 (SF) of land. The building itself has been kept in great condition and is located in a high traffic corridor of Long Beach. The property has 2 vacancies with approximately 650 SF and 1,900 SF available for lease.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395.

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# PHOTOS: 1136 PACIFIC COAST HIGHWAY



# PHOTOS: 1140 PACIFIC COAST HIGHWAY



### The Pike Outlet Marketplace



Subject Property



4.1 miles from long beach airport

### Traffic Circle Marketplace (Partial List)



10 Minutes from Downtown Long Beach



Cherry Ave. & Willow St. Retail



20.5 miles from Los Angeles International airport

### Signal Hill Car Dealerships



Kilroy Airport  
Long Beach Airport (LGB)

# Sheva Hosseinzadeh

Principal

Mobile: (562) 400-5949

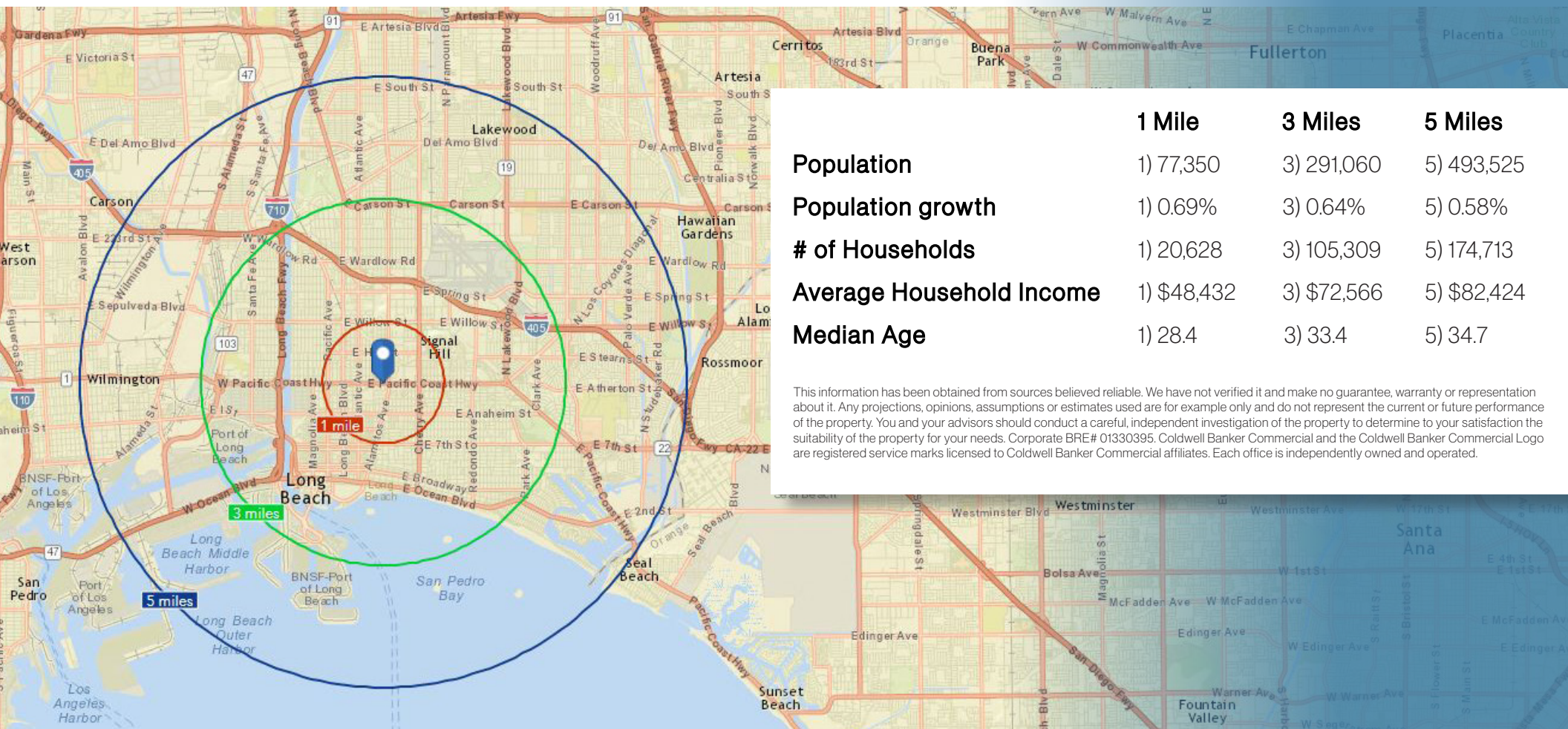
Email: Sheva@cbcblair.com

BRE# 01922147



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# DEMOGRAPHICS - 1/3/5 MILE RADIUS



	1 Mile	3 Miles	5 Miles
<b>Population</b>	1) 77,350	3) 291,060	5) 493,525
<b>Population growth</b>	1) 0.69%	3) 0.64%	5) 0.58%
<b># of Households</b>	1) 20,628	3) 105,309	5) 174,713
<b>Average Household Income</b>	1) \$48,432	3) \$72,566	5) \$82,424
<b>Median Age</b>	1) 28.4	3) 33.4	5) 34.7

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## Sheva Hosseinzadeh

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