

# Freestanding Retail/Flex Building/Pad For Lease

636 Locust Ave | Long Beach, CA 90802



## Leasing Opportunity

15,351 SF

Freestanding Building Available

0.52 acres (22,500 SF of Land)

Ceiling Height: 10'-0"

APN: 7273-026-004

Parking: 11 spaces

## DESCRIPTION

- Excellent owner/user purchase opportunity in the heart of Downtown Long beach
- Freestanding former Firestone Auto available on 7th Street – main east/west artery serving Long Beach
- Capacity for high Tenant Improvement allowance for qualified tenants
- Surrounding area gentrifying with new residential - East Village Arts District in downtown Long Beach
- Multiple roll-up doors, pylon signage, high ceilings
- Adjacent city-owned parking along with nearby monthly parking passes available for purchase
- Landlord open to demising/redevelopment options
- Los Angeles Metro line A runs to and immediately around property

## TRAFFIC COUNTS

Combined 7th St @ Locust Ave approx. 24,000 cpd

Source: Costar

## CONTACT

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## 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	69,356	235,208	408,820
Avg Household Income	\$79,327	\$91,453	190,547
Daytime Population	44,238	104,249	186,279

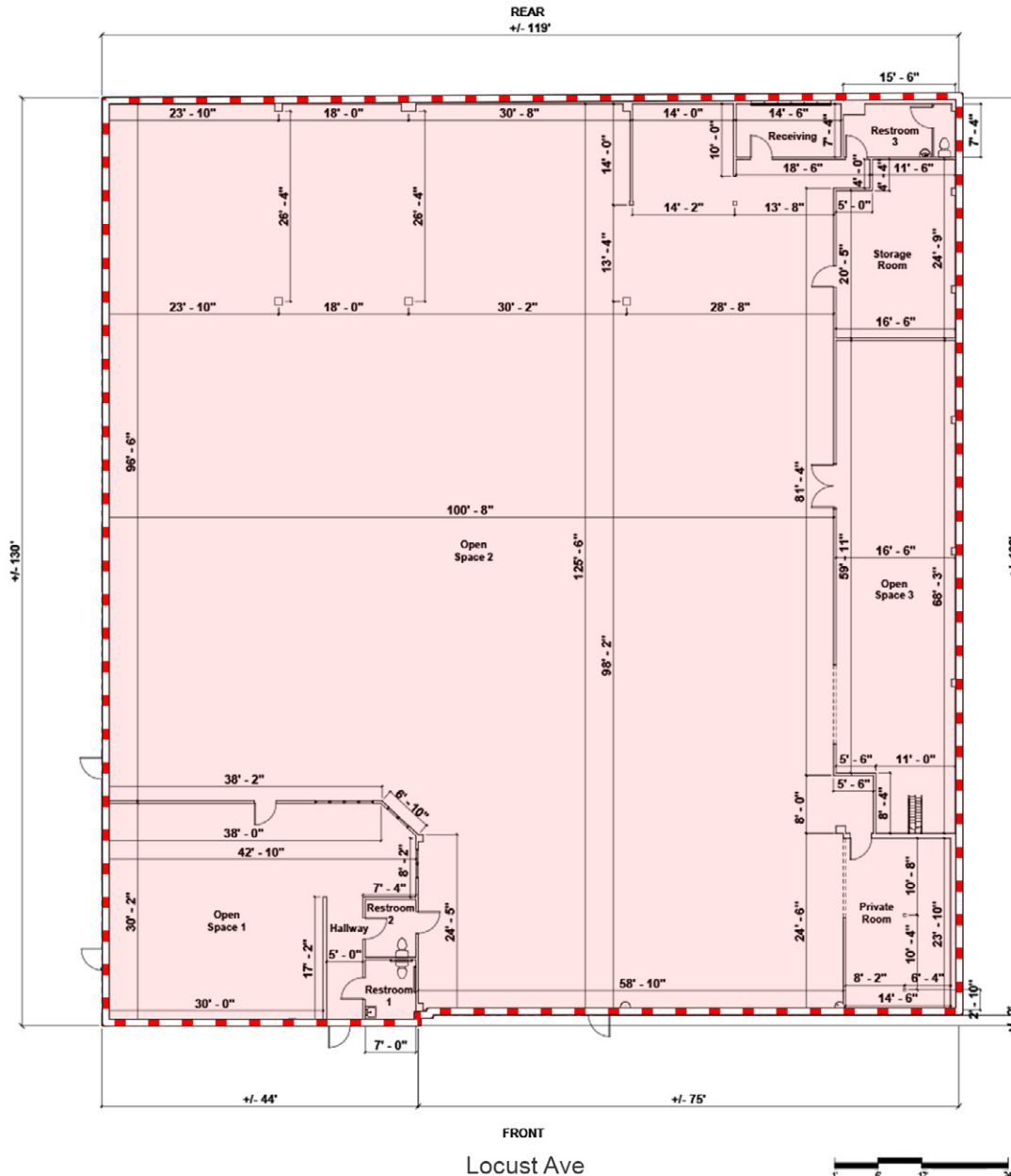
Source: Esri

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636 Locust Ave | Long Beach, CA 90802



W. 7th Street (approx. 23,000 cpd)



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**PLEASE CALL FOR SALE PRICE**

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**Site**  
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