



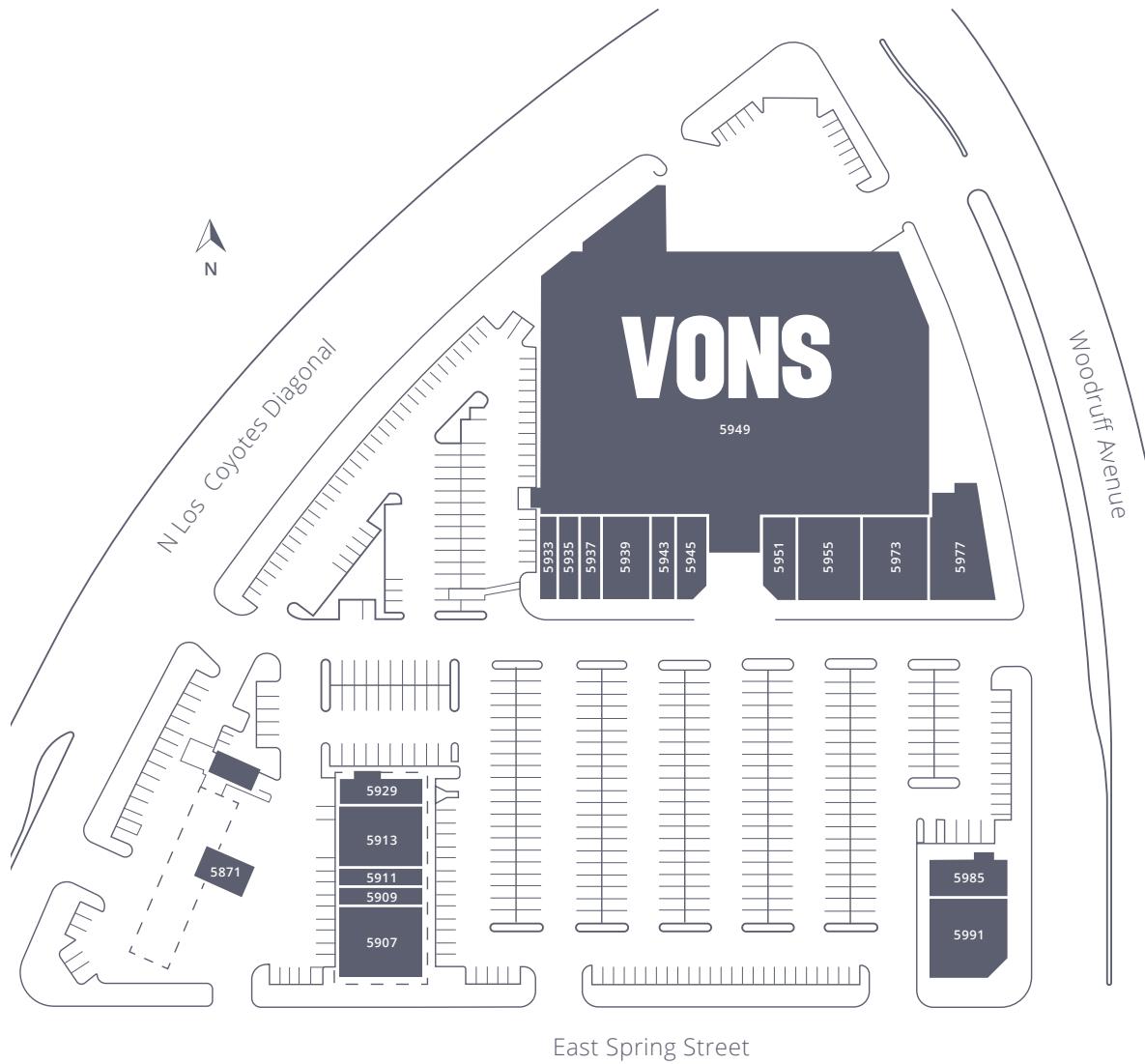
*Everyday Destinations. Extraordinary Locations.*

Spring Street Pavilion is a community retail center located in Long Beach, California. This prime commercial property is prominently situated at the convergence of three major arterials and is one-half of a mile north of I-405, one of the busiest freeways in the country. Spring Street Pavilion is a necessity-based retail center that encompasses a full city block and is minutes away from Long Beach Airport and California State University.

# SPRING STREET PAVILION

LONG BEACH, CALIFORNIA | TOTAL SQUARE FEET: 93,873

trc  
RETAIL



## SPRING STREET PAVILION

5949 East Spring Street, Long Beach, CA 90808



AVERAGE  
DAILY TRAFFIC

**54,000 ADT**

Spring Street, Woodruff Avenue  
& N. Los Coyotes Diagonal

**TOTAL SQUARE FEET: 93,873**

### LEASING MANAGER

Julie Roper

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### PROPERTY MANAGER

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### DEMOGRAPHICS

**1 MILE**

**3 MILE**

**5 MILE**

Population	21,207	167,424	603,393
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Average HH Income	\$173,215	\$153,331	\$128,775
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Workplace Population	17,995	180,420	569,049
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