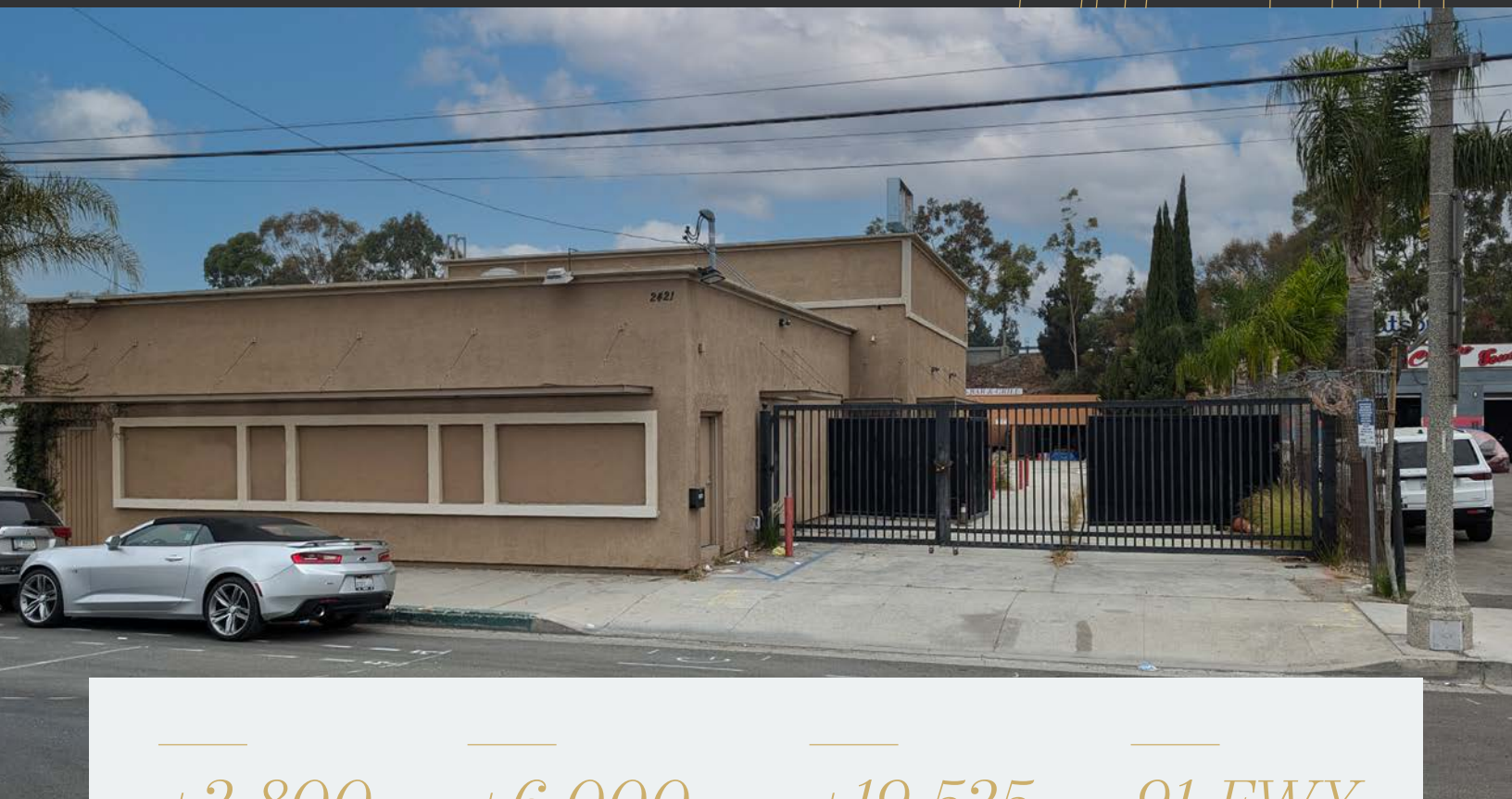


# RETAIL/OFFICE SPACE WITH PARKING STRUCTURE AVAILABLE *FOR LEASE*

2421 E ARTESIA BLVD, LONG BEACH, CA 90805



*±2,800*

BUILDING SF

*±6,000*

SF PARKING STRUCTURE

*±19,525*

LAND SF

*91-FWY*

MONUMENT SIGN

*For more leasing information contact*

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## Property Highlights

### Monument Sign

Permits for CALTRANS ODA-approved digital signage, visible to over 275,000 vehicles daily with prime placement off the 91 Freeway

### Parking Structure

Two-level structure with 40+ vehicle capacity

### Prime Freeway Access & Visibility

Immediate access to the 91 Freeway, located between the Cherry Ave and Paramount Blvd off-ramps

### Spacious Retail/Office

2,800 SF of flexible space on a 19,525 SF lot

### Cannabis Licenses

Local and State Licenses for Cannabis Distribution & Manufacturing



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