

# 1601

## E 7<sup>th</sup> Street

RARE ± 1,775 SF 2<sup>ND</sup> GENERATION DRIVE-THRU  
SIGNALIZED HARD-CORNER INTERSECTION  
TERRIFIC TRAFFIC COUNTS & ACCESSIBILITY  
STRONG WALK SCORE (92)

1601 E 7<sup>TH</sup> STREET  
LONG BEACH, CA 90813

[VIEW ON MAP](#)

# LONG BEACH CALIFORNIA





## Downtown Long Beach

 **Dignity Health**  
St. Mary Medical Center  
389 Beds

# 1601

E 7<sup>th</sup> Street

 **LA TAQUERÍA**

**GROCERY  
OUTLET**  
*bargain market*

 **36,000 VPD**

E 7<sup>th</sup> STREET

DRIVE-THRU

## Long Beach Drive-Thru For Lease

Pegasus is pleased to present a premier drive-thru leasing opportunity located in Long Beach's Hellman District. This highly accessible hard-corner location dominates the signalized intersection of E 7<sup>th</sup> Street and Walnut Ave, which sees traffic counts of 36,000 vehicles per day.

This very walkable submarket of Long Beach is home to a strong showing of chef-driven and highly touted restaurants, including Little Coyote, Aki Sushi Bar, Que Sera, Alder & Sage, and is adjacent to the nightlife-heavy Alamitos Beach neighborhood. Surrounding average household incomes are \$95,510 in a 5-mile radius.

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**1,775 SF**  
Freestanding Drive-Thru  
QSR Building

**36,000 VPD**  
Excellent Visibility on  
E 7<sup>th</sup> Street

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Port of Long Beach

San Pedro

Downtown Long Beach



120,000 VPD

THE QUEEN MARY  
HOTEL • ATTRACTIONS • EVENTS

AQUARIUM OF THE PACIFIC

The Pike Outlets  
NikeFactoryStore, Starbucks, Levi's, H&M, OUTBACK STEAKHOUSE, Peppercorn's

LONG BEACH  
Conventions | Arena | Performing Arts

Walgreens, CVS, McDonald's, Starbucks, Panda Express, Chipotle, Denny's, TACO BELL

7 ELEVEN

VONS  
El Super, Rosaritos

SEABIRDS KITCHEN

1601  
E 7th Street

Dignity Health  
St. Mary Medical Center  
389 Beds

Long Beach Museum of Art

Bixby Park

RITE AID

BLACK

#9Pho

Hot Smokes

Cherry Ave

4th Street Corridor

E 7th Street

E 10th Street

Lola's mexican cuisine

PIKE

GROCERY OUTLET  
bargain market

Little Coyote

SALUD

EL BARRIO CANTINA

BAI-PLU  
AKI Sushi Bar  
Authentic Thai Cuisine

VINE

WE OP

PIZZA PAPA JOHN'S

Le Bomba BOUTIQUE

7 ELEVEN

Que Sera

Mangiafoglie

THE SOCIAL LIST  
FOOD + FAMILY + DRINKS



# Belmont Shore



## 4th Street Corridor

Bixby Park



# 1601

E 7th Street



Drive-Thru

36,000 VPD

Walnut Ave

E 7th Street





# Port of Long Beach

# Downtown Long Beach



# 1601 E 7<sup>th</sup> Street



36,000 VPD

E 7<sup>th</sup> Street

Walnut Ave



Drive-Thru



The Pike Outlets

Walgreens ROSS

CVS  
El Super

Downtown Long Beach

Torrance

VONS

ACE  
The helpful place.

LA MICHOACANA  
SUBWAY  
Domino's

NOVA  
Bakery

Dignity Health  
St. Mary Medical Center  
389 Beds

Smart & Final

holla smokes

GROCERY OUTLET  
bargain market

ALDI  
THE SALVATION ARMY  
7 ELEVEN

1601  
E 7<sup>th</sup> Street

LA TAQUERÍA

Drive-Thru

Walnut Ave

36,000 VPD

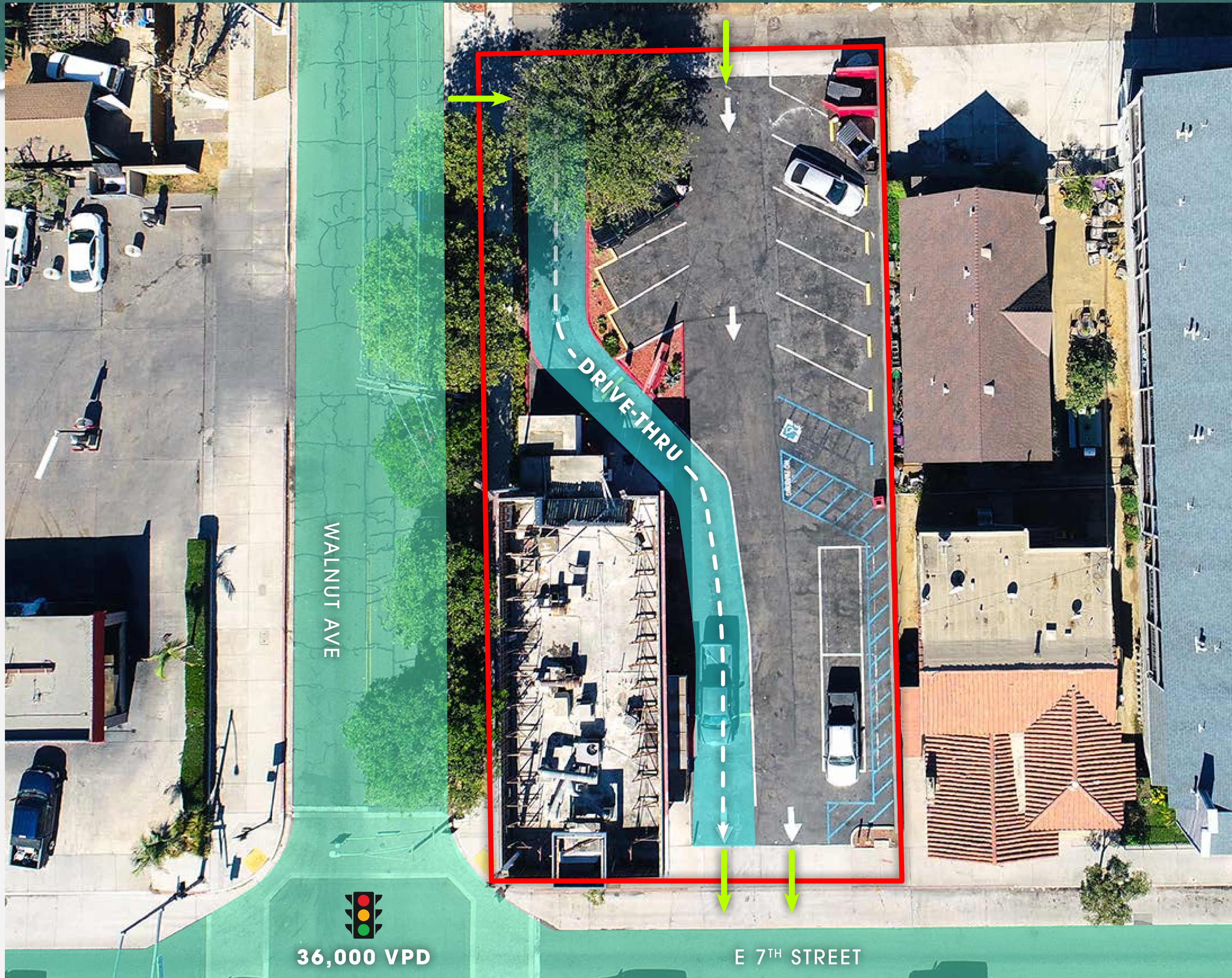


E 7<sup>th</sup> Street

BAI-PLU  
AKI Sushi Bar  
Authentic Thai Cuisine

Sunrise DONUT





# Physical Description

1601 E 7<sup>TH</sup> STREET  
LONG BEACH, CA 90813

[VIEW ON MAP](#)

<b>Zoning</b>	LBCNR
<b>GLA</b>	± 1,775 SF
<b>Lot Size</b>	±0.24 (10,454 SF)
<b>Year Built</b>	1970
<b>Parking Spaces</b>	± 14 Surface Spaces
<b>Parking Ratio</b>	7.8 : 1,000 SF

**Restaurant**  
Space Type

**Drive-Thru**  
Build Out

**102' (Wraparound)**  
Frontage

**NNN**  
Lease Type

**Negotiable**  
Lease Term

**Negotiable**  
Lease Rate



# Long Beach California

Long Beach is best known for its urban waterfront attractions and offers beautiful beaches and marinas along with a busy dining and shopping scene that perfectly blends urban sophistication with beach-town fun. The city features coastal breweries, a vibrant food scene, artist collectives, and many other hidden gems for locals and tourists to enjoy.

The subject property is situated in a walkable location in the Hellman district of Long Beach. It is often described as the most up-and-coming neighborhood within the city. With housing prices on the rise, Hellman is attracting many first-time buyers seeking an affordable yet attractive community in which to start a family. Additionally, many of these new residents have high-paying jobs in the booming economic sector of Downtown Long Beach, bringing a new level of discretionary spending to the neighborhood.



<i>Demographics</i>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>Population</b>	88,031	254,478	397,933
<b>Number of Households</b>	33,013	96,189	149,522
<b>Average Household Income</b>	\$68,467	\$83,772	\$95,510





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1601  
E 7<sup>th</sup> Street

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