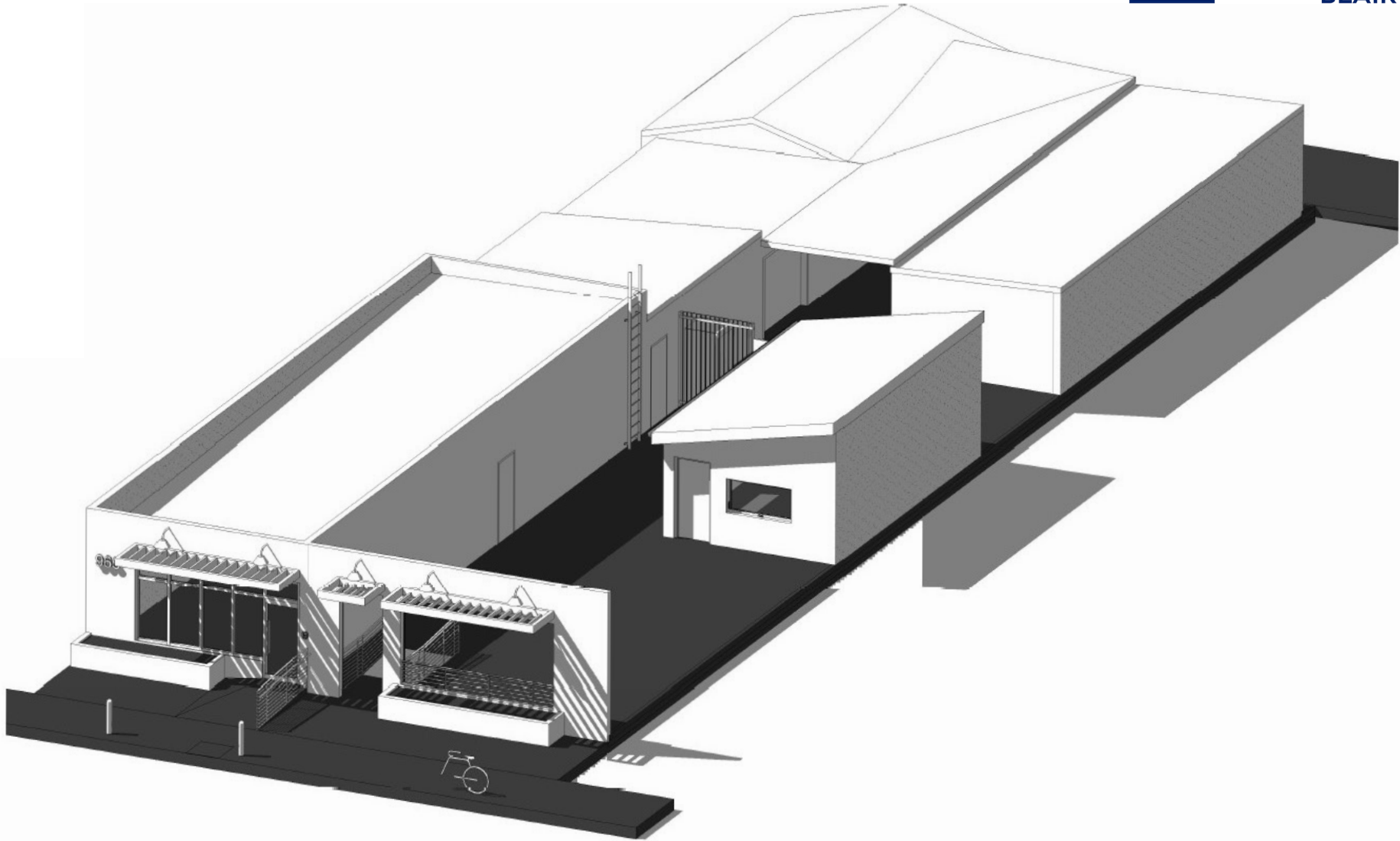




COLDWELL BANKER  
COMMERCIAL  
BLAIR



# BOND'S

965 E. 4TH STREET, LONG BEACH, CA

4,023 SQUARE FEET  
GROUND FLOOR RETAIL



# BOND'S

## GROUND FLOOR RETAIL

965 E. 4TH STREET, LONG BEACH, CA

**Available SF:** Approx. 4,023 SF

**Lot SF:** Approx. 7,200 SF

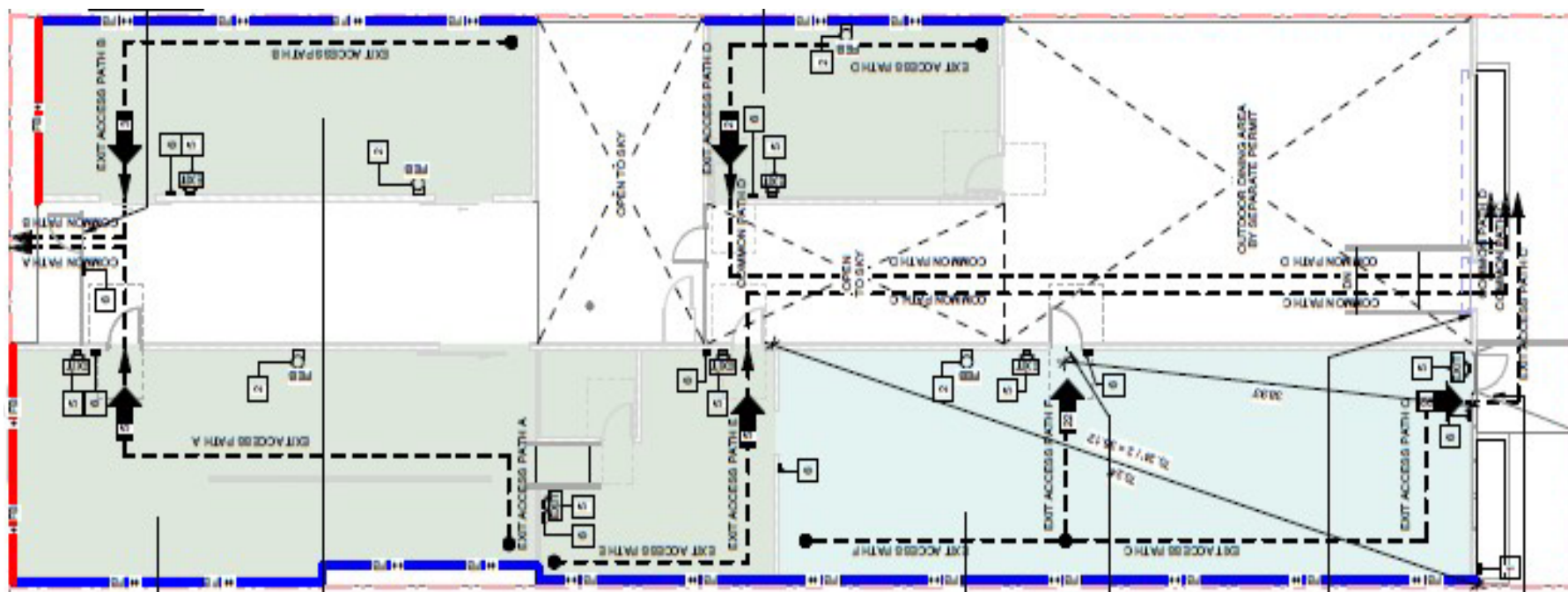
**Lease Rate:** \$1.00 PSF

- Highlights:**
- Includes 1,500 SF outdoor patio
  - Along the busy 4th Street Corridor
  - Heavy foot traffic
  - Excellent signage opportunities
  - Minutes to the 710 FWY, beach access, East Village Shops and restaurants.

\* Landlord is motivated and open to negotiate terms, buildout and/or TI allowance

Coldwell Banker Commercial Blair is pleased to present the properties located at 965 E. 4th Street in Long Beach for Lease. Located on the corner of 4th Street and Bonito Avenue, this property benefits not only from its proximity to the East Village Arts District but also from their easy access to local freeways and downtown Long Beach restaurants and retailers. 965 E. 4th St totals approximately 4,023 SF of improvements on approximately 7,200 SF of land to include approximately 1,500 SF of outdoor courtyard and/or patio space. This property comes with three (3) designated parking spaces in the parking lot facing Bonito Ave.

Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.



# BOND'S

## GROUND FLOOR RETAIL

965 E. 4TH STREET, LONG BEACH, CA

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Email: Sheva@cbcblair.com

LIC# 01922147

**Vachel McKeever**

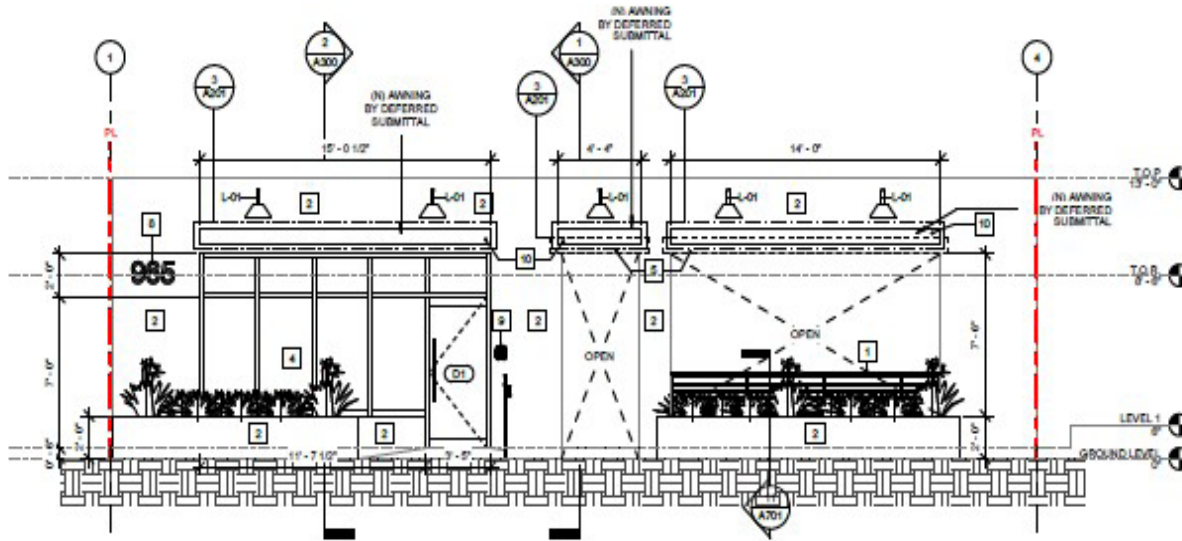
Associate Vice President

Cell: (562) 900-2938

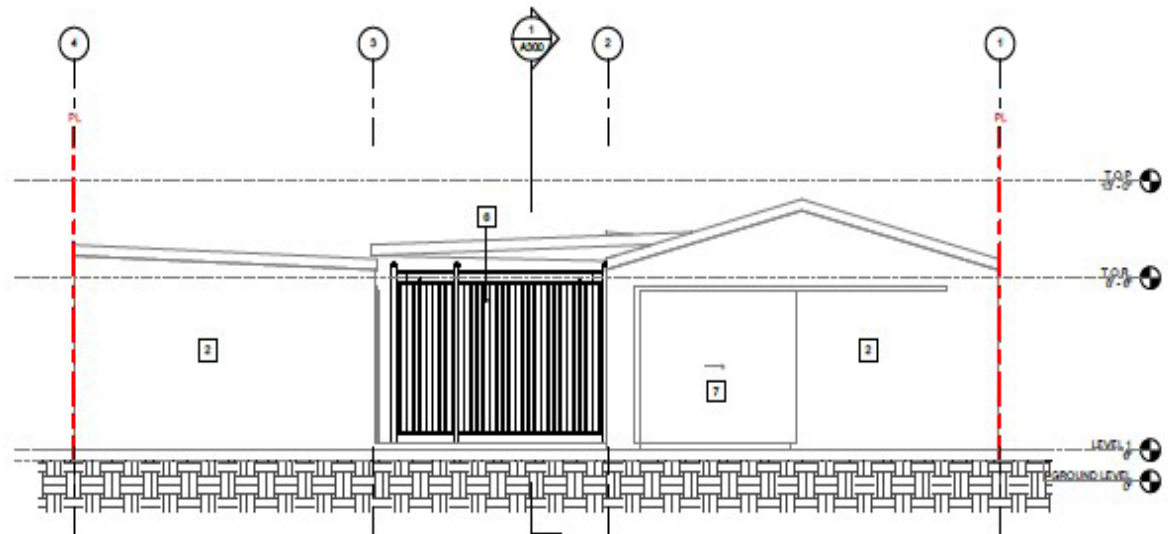
Email: VMcKeever@cbcblair.com

LIC# 02074710

# North + South Elevation



1 ELEVATION-SOUTH  
1/4" = 1'-0"

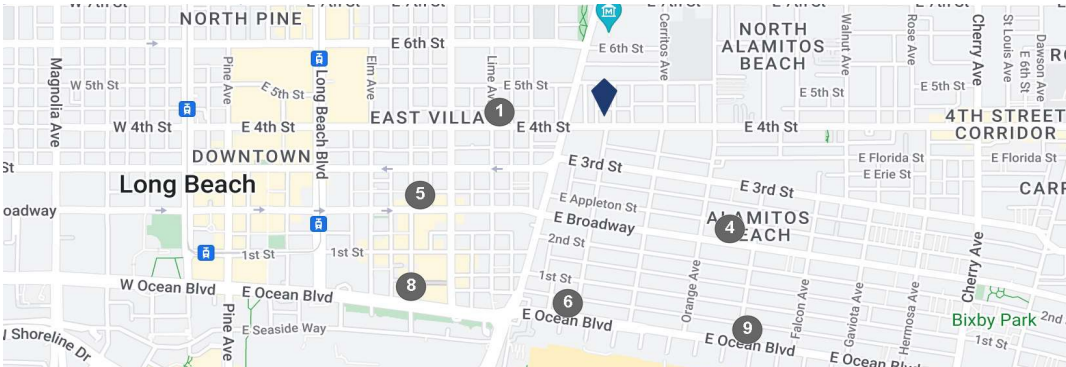


2 ELEVATION-NORTH  
1/4" = 1'-0"

# BOND'S

965 E. 4TH STREET, LONG BEACH, CA

# Traffic Counts & Demographics



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	79,295	247,280	378,209	1,476,208	300,987
Households	32,957	92,519	139,664	482,999	112,310
Average Household Income	\$80,637	\$85,788	\$97,066	\$103,672	\$95,390
Median Household Income	\$59,538	\$64,292	\$72,871	\$79,901	\$71,977

	1 Mile	3 Miles	5 Miles	10 Min. Drive
<b>2023 Households by HH Income</b>	<b>32,959</b>	<b>92,518</b>	<b>139,663</b>	<b>112,310</b>
<\$25,000	6,894	20.92%	17,720	19.15%
\$25,000 - \$50,000	7,135	21.65%	18,542	20.04%
\$50,000 - \$75,000	5,754	17.46%	16,378	17.70%
\$75,000 - \$100,000	4,090	12.41%	11,723	12.67%
\$100,000 - \$125,000	2,827	8.58%	9,432	10.19%
\$125,000 - \$150,000	1,997	6.06%	5,987	6.47%
\$150,000 - \$200,000	2,453	7.44%	6,440	6.96%
\$200,000+	1,809	5.49%	6,296	6.81%
<b>2023 Avg Household Income</b>	<b>\$80,637</b>	<b>\$85,788</b>	<b>\$97,066</b>	<b>\$95,390</b>
<b>2023 Med Household Income</b>	<b>\$59,538</b>	<b>\$64,292</b>	<b>\$72,871</b>	<b>\$71,977</b>



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